



Mansfield Park Facilities Development Corporation - Regular Meeting

August 13, 2026 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. CITIZEN COMMENTS

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Business Services Manager prior to the start of the meeting.

3. APPROVAL OF MINUTES

26-2590 Approval of Regular Meeting Minutes - July 9, 2026

Presenters:

Attachments:

1. 7-9-2026

4. CASH FLOW STATEMENT

5. STAFF COMMENTS

A. Executive Director or Authorized Representative

i. Current/Future Agenda Items

ii. Executive Director Updates

iii. Departmental Updates

Attachments:

1. MPFDC Monthly Report - August 2026

6. PUBLIC HEARING AND RESOLUTION

26-2592 Resolution - Public Hearing and Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the FY2026-2027 Budget Including Purchase of Land, Improvements to Existing Park Land, Construction of New Parks and Facilities, Paying Maintenance and Operating Costs of Such Projects; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as required by Law; And Declaring an Effective Date. (MPFDC Fund)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A
3. Exhibit B

7. NEW BUSINESS

26-2593 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to CGC General Contractors, Inc. in an Amount Not to Exceed \$876,449.12 for Construction of the Disc Golf Course at James McKnight Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund, TPWD Grant)

Presenters: Mitali Mandlekar, Park Project Manager II

Attachments:

1. Resolution
2. Exhibit A

26-2594 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Professional Services Contract With LJA Engineering, Inc. in an Amount Not to Exceed \$406,250 for Landscape Architecture and Engineering Design Services for the Forest Brook Linear Trail System; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)

Presenters: Garrett Smith, Park Project Manager I

Attachments:

1. Resolution
2. Exhibit A

8. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

9. INFORMATIONAL ITEMS

10. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 13, 2026 Mansfield Park Facilities Development Corporation Meeting Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on August 7, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

Sarah Speer, Business Services Manager

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.



Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
July 9, 2026 - 6:00 PM
Final

Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Lindsay Cadenhead, President, called the meeting to order at 6:01 p.m.

Present: Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski

Absent: Roderic Russell

2. CITIZEN COMMENTS

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Business Services Manager prior to the start of the meeting.

None

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

Lindsay Cadenhead, President, recessed into Executive Session at 6:16 p.m.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

- i. Seek Advice of City Attorney Regarding Pending Litigation - Cause no. 348-270155-14

B. Discussion Regarding Possible Purchase, Exchange, Lease or Value of Real Property Pursuant to Section 551.072

- Land Acquisition for Future Development
 - i. Park Project #08-22-01

4. RECONVENE INTO REGULAR SESSION

Lindsay Cadenhead, President, reconvened the Regular Meeting at 7:22 p.m.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

Raul Najera made a motion to authorize the city attorney and staff to proceed with cause no. 348270155-14 including but not limited to any necessary court filings, agreements, payments, and/or other matters required to resolve the matter as discussed in Executive Session. Board member Kowalski seconded the motion. The motion PASSED by the following vote:

Aye: 7	Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0	None
Abstain: 0	None

6. APPROVAL OF MINUTES

26-2460 Approval of Regular Meeting Minutes - May 14, 2026

Attachments:

1. 05-14-2026

A motion was made by Board Member Francis to approve the item. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 7	Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0	None
Abstain: 0	None

26-2461 Approval of Regular Meeting Minutes - June 11, 2026

Attachments:

1. 6-11-2026

A motion was made by Board Member Knappenberger to approve the item. Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:

Aye: 7	Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0	None
Abstain: 0	None

26-2462 Approval of Special Meeting Minutes - June 13, 2026

Attachments:

1. 6-13-2026

A motion was made by Alternate Board Member Kowalski to approve the item. Seconded by Board Member Najera. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0 None
Abstain: 0 None

7. CASH FLOW STATEMENT

26-2463 Cash Flow Statement June 30, 2026

Attachments:

1. MPFDC Sales Tax - June 2026

A month-to-month sales tax comparison through June was reviewed. For the month of July, sales tax is up 8.99% for the month over last year and up 5.71% for the year.

8. STAFF COMMENTS

26-2464 A. Executive Director or Authorized Representative
i. Current/Future Agenda Items
ii. Executive Director Updates
iii. Departmental Updates

Attachments:

1. MPFDC June and July 2026

Matt Young, Executive Director of Community Services, reviewed the status of current projects with the board.

9. NEW BUSINESS

26-2465 Resolution - Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Authorizing the Issuance and Sale of Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds, New Series 2026, in an Aggregate Principal Amount Not to Exceed \$10,500,000; Prescribing the Form of Said Bonds; Providing for the Security for and Payment of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement; Paying Agent/Registrar Agreement and Bond Counsel Engagement Letter; Approving the Official Statement; Containing Other Provisions Relating to the Subject; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as required by Law; And Declaring an Effective Date. (MPFDC Fund)
Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

This item was moved to just after Citizens Comments. Lance Hood had not yet arrived at the

time of the vote.

**A motion was made by Board Member Najera to approve the item.
Seconded by Board Member Francis. The motion PASSED by the following vote:**

Aye: 6 Lindsay Cadenhead, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0 None
Abstain: 0 None

26-2466 Resolution - Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Authorizing the Purchase of Property Located at 113 N. 4th Avenue for the Walnut Creek Linear Park Trail System; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as required by Law; And Declaring an Effective Date. (MPFDC Fund)
Attachments:
1. Resolution

A motion was made by Board Member Francis to approve the item. Seconded by Board Member Hood. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis, Bob Kowalski
Nay: 0 None
Abstain: 0 None

10. WORK SESSION

FY2026-2027 MPFDC Budget

Matt Young, Executive Director of Community Services, provided the board with an update on the FY26-FY27 budget.

Bob Kowalski left the meeting at 8:30 p.m.

11. DISCUSSION ITEMS

Parks Chapter Ordinance Changes

No discussion was held.

12. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Lance Hood commented on how often he has heard people across the DFW talking about Geyer Commons.

Malinda Knappenberger complimented staff on their hard work.

Jessica Hinojosa thanked staff for their work.

Mialinda Francis thanked staff for their extra time spent making things great for residents.

Raul Najera said it was an honor to be part of the board and commented on how much work must get done during budget season and is impressed with the information he received at the meeting.

Lindsay Cadenhead thanked staff for putting all of the budget information together as well as the park tour.

13. INFORMATIONAL ITEMS

A Park Ordinance Subcommittee meeting will be scheduled in the coming weeks.

NRPA is the week of September 29 through October 1. During this week staff will find out if Mansfield has won the NRPA National Gold Medal Award.

14. ADJOURN

A motion was made by Board Member Najera to adjourn the meeting at 9:06 p.m. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 6	Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Mialinda Francis
Nay: 0	None
Abstain: 0	None

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager

MANSFIELD PARKS & RECREATION

AUGUST 2026

OUR VISION

to inspire Mansfield to
gather, grow, preserve & play
through welcoming spaces
& remarkable
experiences

OUR MISSION

to create community by
exceeding expectations
in design, maintenance, operations
and programming with a commitment
to **lead as a team**
with uncompromising integrity

OUR GOALS



Increase Access to
Parks and Programs



Develop, Maintain
and Innovate



Improve Health
and Wellness



Preserve
Natural Spaces



Cultivate
Community Pride



DIVISION UPDATES

RECREATION & OPERATIONS	THIS MONTH	YOY	JUN 26	MAY 26	APR 26
MAC VISITORS	15,133	17,316	17,438	13,028	14,299
RECREATION PARTICIPANTS	799	860	968	828	514
SENIOR MEALS SERVED	900	561	781	773	821
SENIOR DAILY VISITS	1,325	994	1,203	1,100	1,258
MAC MEMBERSHIPS SOLD	175	219	223	256	208
NATURE EDUCATION PARTICIPANTS	108	61	106	80	77
FIELD TRIP PARTICIPANTS	99	270	195	305	541
PAVILION RENTALS	55	74	80	137	73
FIELD AND COURT RENTALS	83	98	59	26	31
EVENTS & OUTREACH	THIS MONTH	YOY	JUN 26	MAY 26	APR 26
PROJECT 365 EVENT PARTICIPANTS	3,339	n/a	2,631	2149	2033
FB: PARKS & REC FOLLOWERS	26,511	17,538	26,251	26,034	25,876
FB: PARKS & REC VIEWS	507,902	774,760	458,538	337,661	421,323
FB: GEYER COMMONS FOLLOWERS	4,196	n/a	4,047	3,678	3,219
FB: GEYER COMMONS VIEWS	7,620	n/a	57,115	98,984	38,210
IG: PARKS & REC FOLLOWERS	6,236	4,948	5,947	5,834	5,776
IG: PARKS & REC VIEWS	483,905	47,735	70,494	58,971	70,922
IG: GEYER COMMONS FOLLOWERS	2,667	n/a	2,524	2,312	2,100
IG: GEYER COMMONS VIEWS	29,707	n/a	36,715	42,249	55,041

PARK & FACILITY ATTENDANCE

MONTHLY PARK VISITS	THIS MONTH	YOY	JUN 26	MAY 26	APR 26
Chandler	21,775	25,569	23,339	34,457	28,904
Geyer	13,593	2,996	19,770	19,177	15,757
McKnight	12,002	11,686	11,202	19,540	21,415
ONP	21,957	24,227	24,710	34,941	32,083
Rose	37,227	25,399	46,820	57,068	49,114
Skinner	2,430	3,001	3,404	25,862	24,792
Town	17,201	20,350	17,505	19,567	17,535
Hawaiian Falls	48,276	46,621	36,944	13,952	844
Fields at Station 63	54,800	26,717	53,319	45,834	29,557
Fieldhouse USA	54,914	66,822	56,349	68,401	58,434
Mansfield National	9,044	10,520	8,463	9,131	9,696
StarCenter	9,902	8,296	8,680	11,793	9,432

Note: Current total may not include the full month due to delays in reporting.



DEPARTMENT UPDATES

Miracle League at Fields at Station 63

Construction on the Miracle League Field was completed in June, and the dedication event has been scheduled for Tuesday, August 18th at 11:00am. KemperSports has partnered with Miracle League Arlington to manage the spring and fall league seasons beginning in 2027. In preparation for opening day, the City is partnering with KemperSports and Miracle League Arlington to host monthly open houses beginning in October.

Southwest Community Park

Staff is working with Burditt Consultants, LLC on a master plan for the 138-acre site, including the alignment of the future extension of Retta Road through the park into Jessica Drive. Staff conducted several internal design-coordination meetings to examine various road alignment concepts and layout of future park amenities. Through these coordination meetings, City staff developed an overall masterplan concept. Based on this concept, Burditt will now begin detailed master planning and programming work for the park. Construction of the first phase for a new soccer complex is tentatively scheduled to begin by the end of 2027.

Skinner Park Improvements

CEI Engineering Associates is under contract to master plan a 2-mile trail and equipment additions, including playground, fitness stations, sport courts, pavilion and more, at Skinner Sports Complex. Staff continues to revise and evaluate concepts for the master plan layout, consulting with local associations and utilizing staff-collected data to determine the number and size of fields needed. The survey team has completed their work during this time, and that data is now being reviewed and utilized by staff and the consultant to refine the looped trail around the park while the field needs continue to be evaluated.

Walnut Creek Linear Trail Phase 4

Dunaway Associates is under contract for the design development of phase 4, which connects the existing trail system from Town Park to the western city limits. The project is phased into two sections. The 4A section of the trail extends from North Street to a few linear feet beyond Mans Best Field Dog Park. The 4B section extends from the dog park to the western limits at Retta Road. An alignment study for phase 4 sections of the trail was completed in 2025. A detailed land survey of the proposed trail corridor for the 4A section was completed in July 2026. The consultant has completed the preliminary alignment (30% Design) and will begin detailed design and construction document development for the 4A section soon. The survey and land acquisition portion of work for the 4B section is ongoing.

Forest Brook Linear Trail

Staff is working with LJA Engineering on the alignment of the 1.75-mile linear trail in the southwest quadrant. The project is being coordinated in conjunction with the Vinewood Drive extension to Heritage Parkway and will also require collaboration with several HOAs. The preliminary alignment has been completed, and trail corridor survey and geotechnical study work is now underway. Design development is scheduled to begin in September, with construction beginning in Fall 2027.

Geyer Commons Inaugural Season Recap

The first Spring Cottage Market Season at Geyer Commons concluded on Sunday, August 2, with rave reviews from residents and business owners alike. Key highlights include:

- Over \$500,000 combined gross sales for cottages with a median monthly sales of \$6,333.
- Over 150 events/classes held at the park, welcoming an extra 2,000 people per month
- \$13,500 generated in food truck and pop-up market fees, adding revenue as well as crowds
- Over \$90,000 in sponsorship or in-kind donations received through the Partners in Play program, from a wide range of business sizes and types

In total, the park drew 95,000 visitors (58% nonresidents) in its first five months, a huge win not only for the businesses and the department, but most importantly, for Historic Downtown Mansfield.

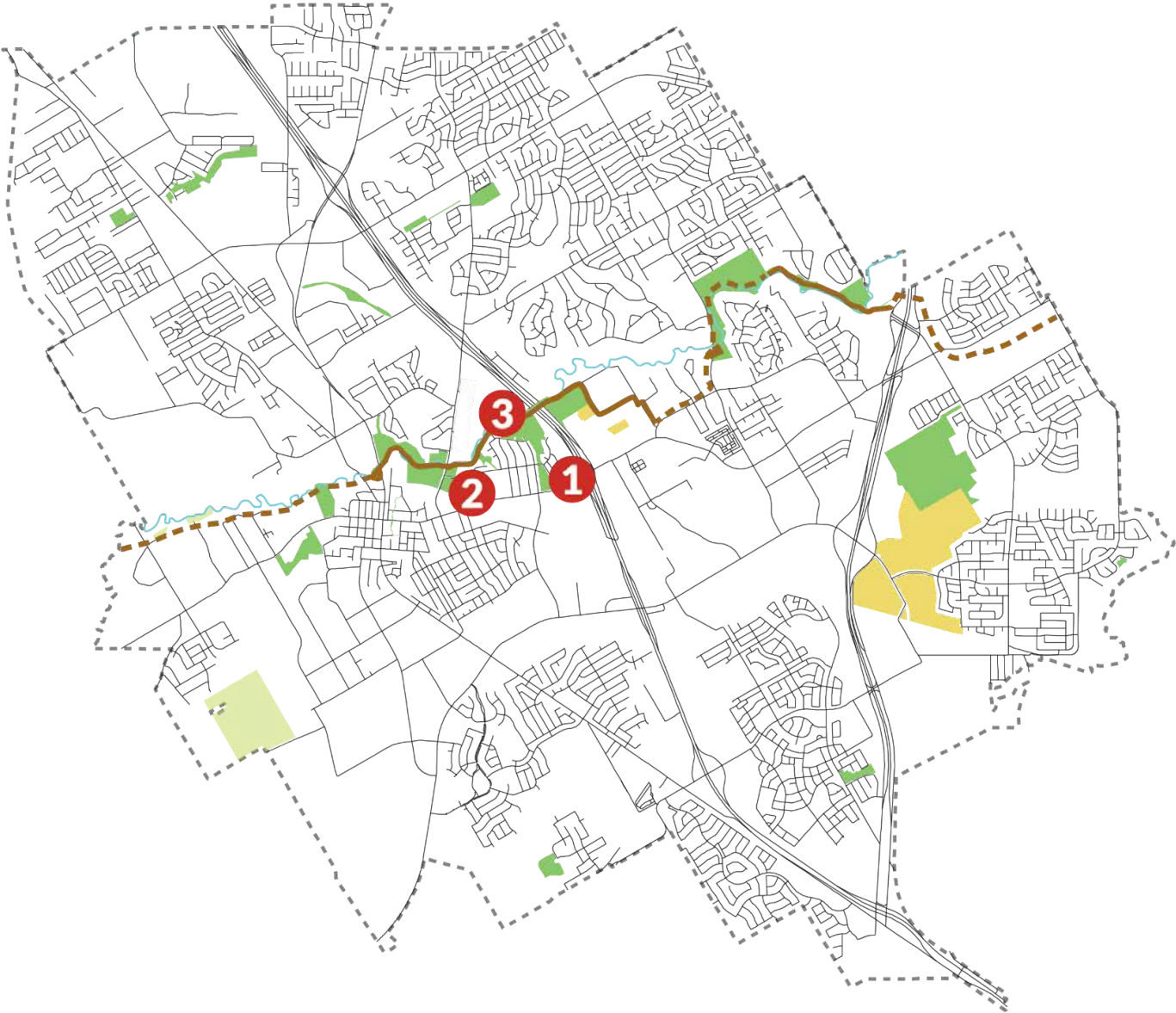
After this scheduled break, the market will reopen in September, with the first live concert in our Unplugged Friday series presented by Methodist Mansfield Medical Center on Friday, Sept. 4. The fall event schedule includes monthly concerts, multiple big Halloween activities, and a special tree lighting ceremony on Small Business Saturday.

The fall season will also welcome two new businesses to the market: Plantcessories, a boutique houseplant and plant accessory shop, and Niki Lee Pottery, a handmade ceramics and pottery artisan.

Full event schedule and more details on the new shops will be available online at geyercommons.com in the coming weeks.



PARK PROJECT UPDATES



	PROJECT	ADDRESS	DETAILS	STATUS
1	Julian Feild Park Phase 2	1531 E. Broad St.	Phase 2 trails	Complete
2	Katherine Rose Park Phase 2	310 N Walnut Creek Dr	Sport courts and outdoor fitness plaza	Design
3	Robert & Ann Smith Park	302 N Wisteria St	New playground, trails, and disc golf course	Design

Mansfield Parks and Recreation uses department goals and City Council priorities to develop both long and short-term projects and plans. All projects include icons indicating which of the priorities are being addressed.

1 JULIAN FEILD PARK PHASE 2



SUMMARY	Implementing the phase 2 portion of Julian Field Park with the soft surface trails and trail connection to Smith Park. The project includes 8' wide granite trails with 2 pedestrian bridges. the project is scheduled to be complete in the Summer of 2026				
CURRENT UPDATE	Project Construction is Complete and open to the public.				
PROJECT MANAGER	James Fish	TARGET COMPLETION	Summer 2026	BUDGET	\$873,055
DESIGN FIRM	In-house	CONTRACTOR	AUI Partners, LLC	SOURCE	MPFDC



PROJECTS IN DESIGN

2 ROSE PARK PHASE 2

This phase of the Rose Park reimagining will include adding tennis, pickleball, basketball and sand volleyball courts on the south side of Magnolia. The north side will include fitness amenities.

After further review of construction documents, it was determined that additional site survey and geotechnical survey work was necessary to inform the detailed engineering work. The anticipated timeline for completion of the survey work is approximately six weeks, upon which the construction documents will be complete. There is a slight delay in schedule due to this but staff is working diligently to prepare this project for bidding later this year.



PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Fall 2027	BUDGET	\$10 million
DESIGN FIRM	Parkhill	CONTRACTOR	TBD	SOURCE	MPFDC

3 ROBERT & ANN SMITH PARK

Mansfield Parks and Recreation was awarded a \$750,000 TPWD grant for James McKnight Park West in January 2023 to add a playground, walking trail with fitness stations and the city's first disc golf course.

The project has been divided into two phases. The initial phase includes construction of disc golf, parking lot improvements and construction of a pedestrian bridge. The disc golf construction was bid on July 21, 2026. City received 25 bids and has completed the bid evaluation for this phase. Staff will seek approval from MPFDC and City Council for the apparent, lowest, qualified bidder. Disc golf construction is anticipated to begin in late September. The second phase of the project includes design and construction of other park improvements such as trails, playground, pavilion, trail/boardwalk connection to Julian Feild Park. This second phase is currently under design pending State and Federal agency approvals.



PROJECT MANAGER	Mitali Mandlekar	TARGET COMPLETION	Summer 2027	BUDGET	\$4 million
DESIGN FIRM	Freese and Nichols, Inc. / Houck Design	CONTRACTOR	TBD	SOURCE	TPWD Grant, MPFDC



**City of Mansfield
Staff Report**

Item ID: 26-2592

Agenda Date: August 13, 2026

Title

Resolution - Public Hearing and Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the FY2026-2027 Budget Including Purchase of Land, Improvements to Existing Park Land, Construction of New Parks and Facilities, Paying Maintenance and Operating Costs of Such Projects; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as required by Law; And Declaring an Effective Date. (MPFDC Fund)

Description/History

Following Article V of the Mansfield Park Facilities Development Corporation's Bylaws, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year at least thirty (30) days prior to the commencement of each fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until the same has been approved by the City Council.

The public hearing is being held to receive input from citizens and MPFDC board members regarding the proposed FY2026-2027 annual operating budget.

Strategic Initiative

Focus on the Future
Improve City Wide Mobility
Provide a Safe Community
Building Strong Neighborhoods
Develop Strong Economy

Recommendation

Approve Resolution

Funding Source

MPFDC 1/2 cent sales tax

Prepared By

Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO. _____

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, ADOPTING THE FY2026-2027 BUDGET INCLUDING PURCHASE OF LAND, IMPROVEMENTS TO EXISTING PARK LAND, CONSTRUCTION OF NEW PARKS AND FACILITIES, PAYING MAINTENANCE AND OPERATING COSTS OF SUCH PROJECTS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (MPFDC FUND)

WHEREAS, the Mansfield Park Facilities Development Corporation (“MPFDC”) is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the “Act”), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the “City”) to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Texas Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The proposed budget of the revenues of the Mansfield Park Facilities Development Corporation and the expenditures of conducting the affairs thereof, providing a complete financial plan for the ensuing fiscal year beginning October 1, 2026 and ending September 30, 2027, in substantially the same form as Exhibit A, attached, is hereby approved.

SECTION 2.

That the sum of \$12,414,405 is hereby appropriated out of the Mansfield Park Facilities Development Corporation for the purpose of paying expenses to operate and maintain recreational and cultural facilities, with related costs thereto, and amending, approving, and adjusting various park fees as approved by the Mansfield Park Facilities Development Corporation.

SECTION 3.

That the sum of \$3,234,174 is hereby appropriated out of the Mansfield Park Facilities Development Corporation for the purpose of paying interest and principal requirements on its revenue bonds.

SECTION 4.

That the sum of \$22,323,104 is hereby appropriated out of the Parks Construction Fund for the purpose of paying for developing and constructing recreational facilities and related costs.

SECTION 5.

That the MPFDC President, or her designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 6.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7.

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION THIS 13TH DAY OF AUGUST 2026.**

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager

PUBLIC HEARING
MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION
August 13, 2026
PROPOSED FY 2026-2027 BUDGET

PROJECTED BEGINNING BALANCE**\$31,394,044****REVENUES:**

Sales Tax	\$12,308,944
Utility Sales Tax	\$18,000
Interest	180,000
PARD Programs	
Mansfield Activities Center Fees	513,450
Outdoor Recreation Program Fees	55,000
Athletic Field Fees	280,000
Pavilion Rental Fees	65,000
Sponsorships	75,000
Lease Revenue	
Other Fees (cell tower lease)	45,000
Mineral Lease	60,000
Mansfield National Golf Club	100,000
Hawaiian Falls Waterpark	350,000
Fields at Station 63	140,000
StarCenter	540,000
FieldhouseUSA Mansfield	600,000
Fieldhouse (transfer from General Fund)	318,185
Texas Parks and Wildlife Grant	750,000
Park Land Dedication and Development Fees	3,400,000
Total Revenues	19,798,579

OPERATING EXPENDITURES:

Administration	2,140,104
Outreach	830,027
Field Maintenance Operations	1,088,762
Fields at Station 63 Operations	430,000
Community Park Operations	1,330,330
Neighborhood Park Operations	965,056
Nature Education Programs	240,570
Mansfield Activities Center Operations	1,061,787
Non-Departmental	722,013
Capital Maintenance/Equipment	883,000
Debt Service	3,234,174
Total Operating Expenditures	12,925,823

PROJECTS:

Land Acquisition	500,000	
Playground Improvements	750,000	
Linear Trail Network Projects	4,100,000	
Rose Park Phase 2 Improvements	7,000,000	
Robert & Ann Smith Park Improvements	3,000,000	
Southwest Community Park - Phase 1	1,000,000	
Town Park	1,350,000	
West Broad Park	500,000	
Skinner Sports Complex Park Amenities	2,500,000	Park Fees
Toby Goodman Park	900,000	Park Fees
Total Projects	21,600,000	

PROJECTED ENDING BALANCE**\$16,666,800**

**Mansfield Parks and Recreation
Fee Schedule
2026-2027 Fiscal Year**

Athletic Field Use Fees

Athletic Field Fees	Sponsored Associations	Non-Sponsored
Field Use Fees Effective January 1, 2026 Resident (76063 zip code) Non-Resident	\$7/hour	\$25/hour \$40/hour
Light Use Fees Effective January 1, 2026 Resident Non-Resident	\$30/hour	\$35/hour \$50/hour
Concession/Vending Fees Effective December 1, 2013 Resident Non-Resident	5% of net sales or \$100, whichever is greater	\$100/day \$150/day
Field Maintenance Fees Effective October 1, 2025 <u>Field Marking</u> Sponsored – Baseball/Softball Sponsored – Soccer/Football Non-Sponsored – Baseball/Softball Non-Sponsored – Soccer/Football <u>Field Dragging</u> – Tournaments only – Two-week notice required – Light use fees may apply	Included in hourly fee for sponsored associations during contracted season \$300/occurrence (regardless of the # of fields)	\$125/field \$175/field \$300/occurrence (regardless of the # of fields)
Tournaments, Camps, Clinic Fees Effective January 1, 2026 Tournaments	\$7/hour/field if 100% association teams + Light use fees \$30/hour \$25/hour/field if any non-association teams + Light use fees \$35/hour	● \$350 damage deposit (refundable) ● \$300/field/day (resident) ● \$450/field/day (non-resident) ● Applicable light fees
Camps and Clinics	\$25/hour/field	

Pavilion and Amphitheater Rental Fees

Effective Date: **January 1, 2027 [last update January 1, 2024]**

<i>Pavilion Type</i>	<i>Period</i>	<i>Resident</i>	<i>Non-Resident</i>
Small Pavilion	Half Day	\$65 \$60	\$100 \$90
	Full Day	\$105 \$100	\$160 \$150
Large Pavilion	Half Day	\$130 \$125	\$200 \$175
	Full Day	\$215 \$210	\$325 \$300
Amphitheater	Half Day	\$210 \$200	\$315 \$300
	Full Day	\$365 \$350	\$550 \$525

Race Event Fees

Effective Date: **January 1, 2027 [last update January 1, 2024]**

<i>Type</i>	<i>Resident</i>	<i>Non-Resident</i>
Race Event	\$650 \$500 per event	

Mansfield Activities Center - Rental Fees

Effective Date: **January 1, 2027 [last update January 1, 2024]**

<i>Room</i>	<i>Resident</i>	<i>Non-Resident</i>
Deposit	\$150/rental	\$150/rental
Pecan / Cypress	\$90 \$80/hour	\$120 \$105/hour
Cypress	\$65 \$60/hour	\$85 \$75/hour
Pecan	\$45 \$40/hour	\$60 \$55/hour
Magnolia	\$45 \$40/hour	\$60 \$55/hour
Oak	\$45 \$40/hour	\$60 \$55/hour
Kitchen*	\$25 \$20/hour	\$30 \$25/hour
Gymnasium – Full Court	\$90 \$80/hour	\$120 \$110/hour
Gymnasium – Half Court	\$45 \$40/hour	\$60 \$55/hour
Additional Services - If additional services or equipment is provided by the city, fees will be applicable.		

*Additional \$50 deposit for kitchen rental

Mansfield Activities Center - Annual Membership Fees

Effective Date: January 1, 2024

<i>Age</i>	<i>Resident</i>	<i>Non-Resident</i>
Day Pass	\$4	\$6
Youth (ages 2-17)	\$15	\$20
Adult (ages 18-54)	\$20	\$25
Senior (ages 55 and up)	\$15	\$20
Family (six members)	\$50	\$65
Additional \$5 will be charged for each family member beyond six		

** Replacement Cards: \$3

Mansfield Activities Center - Pickleball Fees

Effective Date: August 15, 2024

<i>Type</i>	<i>Resident</i>	<i>Non-Resident</i>
Weekend and Weekday Evening Hours	\$5/participant	\$10/participant
Weekday Hours between 9 am and 5 pm: 3 hr sessions	\$3/participant	\$5/participant
Weekday Hours Between 9 am and 5 pm: 2 hr sessions	Free with MAC Membership	Free with MAC Membership

Tennis Court & Outdoor Pickleball Court Rental Fees

Effective Date: October 1, 2025

<i>Activity</i>	<i>Practice/Games</i>	<i>Tournament/Camp/Clinic</i>
Resident	\$10/court per hour	Hourly court fees plus \$350 damage deposit
Non-Resident	\$20/court per hour	

Sand Volleyball Court Rental Fees

Effective Date: October 1, 2025

<i>Activity</i>	<i>Practice/Games</i>	<i>Tournament/Camp/Clinic</i>
Resident	\$25/court per hour	Hourly court fees plus \$350 damage deposit
Non-Resident	\$40/court per hour	

*Select times available for rental

Nature Education Outreach

Effective Date: January 1, 2024

<i>Type</i>	<i>Fee</i>
MISD Schools	\$125 per hour
Other Schools	\$150 per hour
Deposit	\$75

Nature Education Field Trips

Effective Date: January 1, 2024

<i>Type</i>	<i>Fee</i>
MISD Schools	\$7 per student
Other Schools	\$10 per student
Deposit	\$75

Regularly Scheduled Bootcamp and Fitness Fees

Effective Date: October 1, 2025

7 days	\$700
6 days	\$600
5 days	\$500
4 days	\$400
3 days	\$300
2 days	\$200
1 day	\$100

Park Land Dedication and Development Fees

Effective Date: January 1, 2026

Ordinance# OR-xxxx-xx

<i>Residential Dwelling Unit Type</i>	<i>Fee in Lieu of Land</i>	<i>Park Development Fee</i>	<i>Total</i>
Single Family	\$1,400 per du	\$1,900 per du	\$3,300 per du
Multi Family	\$2,000 per du	\$2,714.28 per du	\$4,714.28 per du

***** See Exhibit B in Ordinance for Fee Calculation Methodology***



City of Mansfield Staff Report

Item ID: 26-2593

Agenda Date: August 13, 2026

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to CGC General Contractors, Inc. in an Amount Not to Exceed \$876,449.12 for Construction of the Disc Golf Course at James McKnight Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund, TPWD Grant)

Description/History

In the 2020 Parks and Recreation Master Plan, James McKnight Park was listed as the fourth highest priority project in the southwest quadrant and is currently the highest unfunded project. The City was awarded a matching grant in the amount of \$750,000 by Texas Parks and Wildlife with an agreement being executed on August 19, 2024. Park improvements planned for in the grant include trails and pedestrian bridges, a shaded accessible playground, pavilion, disc golf course, improved parking area(s), site utilities, native landscaping, irrigation, and park signage. The existing park amenities require renovation, relocation, and renewal due to increased use, flooding events and for added safety. This park is connected with various existing parks through the Walnut Creek Linear Trail system. On April 17, 2025 MPFDC approved a Professional Service Contract with Freese and Nichols, Inc. in an amount not to exceed \$236,300, for Design and Engineering services related to James McKnight Park. Since then the project has been divided into two phases. The initial phase will include the disc golf improvements and the second phase will encompass the remaining park improvements outlined in the TPWD grant.

The phase one scope includes the construction of an 18-hole disc golf course, featuring two tee pads and one basket per fairway. The proposed disc golf course is designed to offer a recreational experience for all skill levels, from beginner to advanced players. The project will preserve the natural topography and trees as much as possible, allowing users to experience the park's natural environment. Additionally, a pedestrian bridge will be constructed across the existing tributary, and accessibility improvements will be made to the current parking lot at James McKnight Park..

On July 21, 2026, 25 bids were received and publicly opened. CGC General Contractors, Inc. was identified as the lowest qualified and responsive bidder. After reviewing the bids, checking qualifications, including past project experience and references, staff recommends awarding the construction contract to CGC General Contractors, Inc. in the amount of \$876,449.12. This total includes \$150,000 in project contingency costs to address any unforeseen site conditions or issues. Construction is scheduled to begin in September 2026, with completion expected in Spring 2027. Funding for this project was approved in the FY2025-2026 MPFDC operating budget.

Strategic Initiative

Building Strong Neighborhoods
Focus on the Future

Recommendation

Approve Resolution

Funding Source

MPFDC 1/2 cent sales tax, TPWD Grant

Prepared By

Mitali Mandlekar, Park Project Manager II - (817) 728-3387

RESOLUTION NO. _____

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, AWARDED A CONSTRUCTION CONTRACT TO CGC GENERAL CONTRACTORS, INC. IN AN AMOUNT NOT TO EXCEED \$876,449.12 FOR CONSTRUCTION OF THE DISC GOLF COURSE AT JAMES MCKNIGHT PARK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (MPFDC FUND, TPWD GRANT)

WHEREAS, the Mansfield Park Facilities Development Corporation (“MPFDC”) is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the “Act”), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the “City”) to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, the City Council and MPFDC approved the Parks, Recreation, Open Space & Trails Master Plan in October 2020; and

WHEREAS, the MPFDC has determined that constructing the proposed disc golf course at James McKnight Park will fulfill a priority project as indicated in the Master Plan; and

WHEREAS, City staff has reviewed and considered a bid proposal from CGC General Contractors for construction of the disc golf course at James McKnight Park and recommends approval of a construction contract for said services; and

WHEREAS, funding for this project is available in the FY2025-2026 MPFDC Operating Budget; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

That a construction contract with CGC General Contractors, Inc. in an amount not to exceed Eight Hundred Seventy-Six Thousand Four Hundred Forty-Nine and 12/100 dollars (\$876,449.12) for construction of the disc golf course at James McKnight Park is hereby approved.

SECTION 2.

That the MPFDC President, or her designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION THIS 13TH DAY OF AUGUST 2026.**

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager

Owner: City of Mansfield Project: Robert & Ann Smith Park Disc Golf Improvements				Bid No. 2026-20-99-01 Date: 7/21/2026 at 2:00 p.m.	
Bidder Name	Bid Amount	Bid Bond	Addendum	Submission Date	Notes
Premier Site Services, LLC P.O. Box 122981Fort Worth, TX 76121	\$ 1,038,036.50	X	X	07/21/26 @ 8:38 a.m. by R.G.	Correct numbers in blue per Bid Proposal
AAA Time Saver Services	\$ 1,470,836.00	X	X	07/21/26 @ 9:37 a.m. by R.G.	
HD Way Concrete Service, LLC2760 Autumn BreezeGrand Prairie, TX 75052	\$ 1,356,883.76	X	X	7/21/26 @ 12:19 p.m. by K.S.	
Harper Smith & Associates4402 Rowlett RoadRowlett, TX 75088	\$ 1,044,646.37	X	X	7/21/26 @ 12:40 p.m. by K.S.	Correct numbers in blue per Bid Proposal
JB & Co2626 Cole Ave. Ste #300Dallas, TX 75204	\$ 1,145,717.50	X	X	7/21/26 @ 12:54 p.m. by K.S.	
North Rock Construction5501 Fishtrap Rd. Ste 331Denton, TX 76208	\$ 971,012.91	X	X	7/21/26 @ 12:55 p.m. by K.S.	Correct numbers in blue per Bid Proposal
Dean Electric Inc. dba Dean Construction, LLC701 Hall StreetCedar Hill, TX 75104	\$ 962,267.00	X	X	7/21/26 @ 12:58 p.m. by K.S.	
D.L. Mecham Construction1702 Washington Av.Houston, TX 77007	\$ 1,085,416.15	X	X	7/21/26 @ 1:19 p.m. by R.G.	
Cole Construction Inc.10315 Alta Vista Road Keller, TX 76244	\$ 891,600.00	X	X	7/21/26 @ 1:22 p.m. by R.G.	
L.J. Design & Construction LLC6548 Peden Rd Fort Worth, TX 76179	\$ 1,408,253.74	X	X	7/21/26 @ 1:23 p.m. by R.G.	
Infra Construction, LLC539 W Commerce St. #1685Dallas, TX 75208	\$ 1,090,430.00	X	X	7/21/26 @ 1:25 p.m. by R.G.	
Wall Contractors, LLCP.O. Box 1504Denton, TX 76202	\$ 1,144,261.25	X	X	7/21/26 @ 1:26 p.m. by R.G.	Non Conforming Bid Electronic Bid Form was not filled out electronically
Fain P.O. Box 164308Fort Worth, TX 76161	\$ 1,081,500.00	X	X	7/21/26 @ 1:27 p.m. by R.G.	
Vision Builders Management LLC3118 SE Loop Fort Worth, TX 76140	\$ 1,354,996.72	X	X	7/21/26 @ 1:33 p.m. by R.G.	
A T Construction, LLC8219 Mossberg Dr.Arlington, TX 76002	\$ 1,312,755.00	X	X	7/21/26 @ 1:36 p.m. by R.G.	
JC Commercial1801 Lakepointe Dr. Ste 129Lewisville, TX 75057	\$ 1,059,777.00	X	X	7/21/26 @ 1:38 p.m. by K.S.	
Home Run Construction, LLC104 Shorty LaneItaly, TX 76651	\$ 887,804.75	X	X	7/21/26 @ 1:45 p.m. by K.S.	
Tegrity Conractors, Inc. 202 N. AllenAllen, TX 75013	\$ 969,777.00	X	X	7/21/26 @ 1:45 p.m. by R.G.	
C. Green Scaping, LP2401 Handley Enderville Rd.Fort worth, TX 76118	\$ 1,004,755.50	X	X	7/21/26 @ 1:46 p.m. by R.G.	
CGC General Contractors, Inc.3212 Friendly LaneHaltom City, TX 76117	\$ 876,449.12	X	X	7/21/26 @ 1:47 p.m. by R.G.	
AUI Partners, LLC9800 Hillwood Pkwy., #160Fort Worth, TX 76177	\$ 1,139,843.02	X	X	7/21/26 @ 1:49 p.m. by R.G.	
A&C Construction, Inc.1400 Irving Blvd. Ste 360Irving, TX 75061	\$ 1,086,800.00	X	X	7/21/26 @ 1:50 p.m. by R.G.	
Northstar Construction, LLC2112 Solona StreetFort Worth, TX 76117	\$ 1,068,465.00	X	X	7/21/26 @ 1:51 p.m. by R.G.	
Authers Building Group 500 Industry Way #110Prosper, TX 75078	\$ 1,510,213.58	X	X	7/21/26 @ 1:53 p.m. by R.G.	
Mart, Inc. 1503 Perry StreetIrving, TX 75060	\$ 1,284,827.50	X	X	7/21/26 @ 1:57 p.m. by K.S.	



**City of Mansfield
Staff Report**

Item ID: 26-2594

Agenda Date: August 13, 2026

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Professional Services Contract With LJA Engineering, Inc. in an Amount Not to Exceed \$406,250 for Landscape Architecture and Engineering Design Services for the Forest Brook Linear Trail System; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)

Description/History

In the 2020 Parks and Recreation Master Plan, the Spine Trail network was tied for the second highest priority among future citywide projects, and in the 2025 update this Forest Brook Linear Trail system was listed as the highest priority trail project in the southwest quadrant. The trail will extend from S. Main Street just north of the Forest Brook neighborhood, looping around to the east and south and returning back to S. Main St. just south of the Dove Chase neighborhood, while serving the Vinewood, Remington Ranch, and Lone Star Ranch neighborhoods as well. The improvements planned for this trail system include, but are not limited to, a 12'-wide concrete hike and bike trail, boardwalks, elevated trail sections, site furnishings, signage and landscape improvements. The project is located within the Low Branch creek floodplain and may require necessary improvements to prevent erosive conditions.

The proposed professional services contract in an amount not to exceed \$406,250 with LJA Engineering, Inc. includes design and engineering services to provide detailed construction documents including plans, specifications and opinions of probable construction costs for linear park development. Their scope of work also includes special services, including additional flood study, erosion feasibility study and environmental permitting services on an as needed basis. Funding for this project was approved in the FY2025-2026 MPFDC operating budget.

Strategic Initiative

Focus on the Future
Improve City Wide Mobility
Provide a Safe Community
Building Strong Neighborhoods
Develop Strong Economy

Recommendation

Approve Resolution

Funding Source

MPFDC 1/2 cent sales tax

Prepared By

Garett Smith, Park Project Manager I - (817) 728-3393

RESOLUTION NO. _____

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH LJA ENGINEERING, INC. IN AN AMOUNT NOT TO EXCEED \$406,250 FOR LANDSCAPE ARCHITECTURE AND ENGINEERING DESIGN SERVICES FOR THE FOREST BROOK LINEAR TRAIL SYSTEM; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE. (MPFDC FUND)

WHEREAS, the Mansfield Park Facilities Development Corporation (“MPFDC”) is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the “Act”), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the “City”) to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, the City Council and MPFDC approved the Parks, Recreation, Open Space & Trails Master Plan in October 2020; and

WHEREAS, the MPFDC has determined that constructing the proposed linear park trail system improvements for Forest Brook Linear Trail System will fulfill the highest priority trail project in the southwest quadrant as indicated in the Master Plan; and

WHEREAS, funding for this project is available in the FY2025-2026 MPFDC Operating Budget; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

That a professional services contract with Dunaway Associates, LLC in an amount not to exceed Four Hundred Six Thousand Two Hundred Fifty no/100 dollars (\$406,250) for professional

design services for the Forest Brook Linear Trail System in substantially the same form as Exhibit A, attached, is hereby approved.

SECTION 2.

That the MPFDC President, or her designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

That this Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION THIS 13TH DAY OF AUGUST 2026.**

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager



EXHIBIT A
SCOPE OF SERVICES AND COMPENSATION

PROJECT IDENTIFICATION

Mansfield Forest Brook Trail
City of Mansfield, Tarrant County, Texas
LJA Job No. NTP645-TBD
LJA Proposal No. 26-14731

PROJECT DESCRIPTION

LJA Engineering, Inc. (LJA) shall provide Landscape Architecture and Engineering services for the Forest Brook Trail (Project), based on the alignment as set in the “Forest Brook Trail, Alignment Study, 2026” for the City of Mansfield (Client). Scope and fee herein anticipate the preparation of Design and Construction Documents relevant for the construction for on-site improvements, as shown on Exhibit A:

Trail Program & Amenities

- Trail Improvements (12’ Wide, 2.0 miles)
- Site Furnishings
- (01) Trailhead

Base Services

- Landscape Architectures
- Structural Engineering
- TDLR Registration and Review
- Civil Engineering
- Utility Coordination
- Environmental Assessment
- Bidding Services
- Construction Administration

Special Services

- Flood Study, Hydrologic & Hydraulic

Submittal Milestones include

Phase 00 – Trail Coordination Services

- Site Investigation Reports

Phase 01 – Trail Design Services

- 30% Schematic Design
- 60% Design Development
- 90% Construction Documents
- 100% Construction Documents

Phase 02 – Special Services

- Permit Applications

Phase 03 – Construction Phase Services

- Bidding Services
- Construction Administration Services

SCOPE OF SERVICES

BASE SERVICES

Phase 00 – Trail Coordination Services

100. PROJECT MANAGEMENT

A. Meetings

Attend meetings and coordinate with other disciplines, Client, and others, including sharing of files and coordination meetings, as requested by Client.

B. Schedule and Invoices

Prepare project schedule and provide service updates on Project Check-in Calls. Provide monthly progress reports for review by the City's Project Manager in the form of Project Check-in Call notes.

The project design is anticipated to take approximately 12 months. LJA will provide services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule, once authorized by the City to proceed. The schedule will be adjusted as needed, upon mutual understanding. Invoices for all work completed during the period will be submitted monthly for work performed with overall percentage complete of each task.

C. Project Check-in Calls

Prepare for and attend monthly coordination calls on Microsoft Teams with the Project Team, to include the LJA Project Manager/Deputy Project Manager and an authorized representative(s) from the City able to provide direction and make decisions as applicable. Up to 14 coordination meetings will be held. Calls may be scheduled every other week when there is a significant amount of project activity and can be cancelled if not needed. City will keep LJA informed of any new development activity, political context, policy changes, and relevant events to the Project.

Deliverables:

- Monthly Project Reports
- Meeting Minutes
- Ongoing Design Team Coordination

168. PHASE I SITE ASSESSMENT

Identify, to the extent feasible under the processes prescribed in ASTM E 1527-2013, the potential for recognized environmental conditions; that is, the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the ground, groundwater, or surface water of the property. The Phase I will have four components, described as follows:

1. Records Review: Obtain and review records that will help identify recognized environmental conditions in connection with the property. Some records will pertain to properties within an additional approximate search distance per ASTM E 1527-2013 in order to help assess the likelihood of potential problems from migrating substances.
2. Site Reconnaissance: Visually and physically inspect the property and adjoining properties - to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles - for evidence of hazardous substances or petroleum products.
3. Interviews: a) Interview owners and occupants, or their designated representatives, to obtain information regarding current and historical uses of the property that may be related to environmental conditions. b) Conduct inquiries of local agency (e.g. fire department, health department) officials or staff members that may have knowledge or records of environmental conditions or incidents related to the property or the surrounding area. Interviews may in the form of personal contact, telephone contact, or written correspondence.
4. Evaluation and Report Preparation: The information gathered from the aforementioned tasks will be evaluated, and the findings will be presented in a report that describes, at minimum, site and vicinity descriptions, current and past uses of the property and adjoining properties, information from records reviews, information from site reconnaissance and interviews, conclusions and opinions of impacts, if any, of recognized environmental conditions. The report will also describe the methodologies used and will include appropriate documentation and exhibits of information used to conduct the assessment. Recommendations for further study, if any, will be provided in a separate document.

169. JURISDICTIONAL WATERS DELINEATION

Identify potential jurisdictional Waters of the U.S. (WOUS) that may be present within the designated area. Provide on-site findings in a report, including a map and photographs, that will include sufficient detail for submittal to the USACE as a request for official determination of the identified WOUS limits. This scope does not include the preparation of a Pre-Construction Notification to the USACE.

250. UTILITY COORDINATION

Engage, facilitate, and schedule up to three (3) Coordination Meetings with the Client and impacted utilities companies. Meeting objectives will include confirmation of requirements, preliminary design discussions with general question and answer, and review of preliminary and approved plans. Provide meeting notes to record items discussed and decisions made.

Upon each submittal milestone to the utility company, schedule and conduct Drawing Deliverable Review/Comment Resolution Meetings with the Client and Utility to discuss submittal review comments related to the Project at the submittal milestones identified below. The number of Drawing

Deliverable Review/Comment Resolution Meetings shall not exceed two (02). Meeting objectives will include concept design feedback, comment review discussions, and subsequent submittal expectations, with general question and answer. Provide meeting notes to record items discussed and decisions made.

Upon trail alignment and 100% drawing approval, assist with necessary forms, reports, and/or applications as required to obtain Utility approval to bid and construct the trail adjacent to the utility and/or easement Corridor. Provide coordination between construction contractors and Utility to obtain any appropriate Contractor's Right of Entry agreements, land disturbance permits, and/or other permits required throughout the completion of construction activities.

Phase 01 – Trail Design Services

320. OPINION OF PROBABLE COST

Prepare an Opinion of Probable Cost (OPC) at each project milestone/submittal. In lieu of Client-provided unit prices, LJA standard pricing will be used. The estimates will include development costs for site preparation, grading, proposed project improvements, and City permitting fees.

Deliverables:

- One (01) PDF, 90% Construction Documents OPC

325. LANDSCAPE DESIGN

30% Schematic Design:

Prepare one (01) 30% Schematic Design to communicate the intent and vision of the Project. The Schematic Design shall include the layout of proposed improvements, including trail horizontal and vertical alignment to demonstrate compliance with applicable Federal, State, and local/stakeholder codes, standards, and requirements.

- A. Horizontal Alignments – Develop one (01) horizontal alignment plan view for the schematic trail design, including existing site features within the Project area along with roadway and waterway crossing locations. The design and development of vertical profiles is excluded. All base-map information and data gathered from the Trail Coordination Services will be used for the development of the horizontal alignment. The plan view will identify existing property lines, existing easements, existing topography, sidewalks, public and franchise utilities, and the recommended trail alignment.
- B. Design for all improvements shall follow current Client standards, supplemented with NCTCOG and TxDOT standards where necessary. Project will follow AASHTO design guidelines for bicycle facilities, unless directed otherwise by the Client.
- C. Prepare a 30% Schematic Design Package submittal milestone, may include the following sheets, in the order below:
 - Cover Sheet
 - Preliminary Demolition Plans and Tree Survey Log
 - Preliminary Layout Plans
 - Preliminary Landscape Plans

- D. In addition to the anticipated improvements described above, 30% Schematic Design plans 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 (sags if available), subsurface utility lines, and utility easements within the project limits, including the location of utility/power poles, generators, and equipment
- E. Schematic Design plans shall be formatted with black and white line work and a screened-back black and white (gray-tone) aerial photo background with a scale appropriate to illustrate the proposed improvements.
- F. Incorporate all applicable review comments and feedback received during the Comment Resolution Meeting into the preparation of the subsequent submittal milestones described below. All Scope of Services for Construction Documentation will not begin until the Client has provided formal Notice to Proceed (NTP) confirming the acceptance of the 30% Schematic Design.

Landscape Construction Documents:

Based upon Client approved 30% Schematic Design, prepare construction documents for the Proposed Improvements at 60%, 90%, and 100% milestones for approval by the Client. Upon completion of the plans, process the plans through the City for approval. This task may include the following drawings and deliverables:

- A. Demolition Plan: Prepare the demolition plan for existing site features that will be removed, preserved, or relocated for the project in conjunction with the site improvements.
- B. Trail and Site Amenities Plan – Provide horizontal control, typical dimensions, standard details, and notes required for the layout of proposed improvements.
- C. Fine Grading – Prepare a grading plan that includes the notes and details required to allow grading for proposed improvements. The grading plan will show existing and proposed contour lines and spot elevations, along with existing utility information.
- D. Planting Plan – Prepare the Planting Plans, Details and Notes required to show all plantings areas and arrangement of plant materials as required by the Client and the overseeing public agency. The quantity, species, size and spacing of all materials will be specified in a plant legend/schedule on the plan.
- E. Technical Specifications – Provide specifications following the Standard CSI Format. Specifications will be submitted at the 90% and 100% submittal milestones. The provided specifications will include all necessary technical specification for the proposed improvements.
- F. TDLR Compliance - Retain the services of a Registered Accessibility Specialist (RAS) to register the plans with Texas Department of Licensing and Regulation (TDLR), provide design and content review, and inspect all installed improvements to ensure ADA compliance, as required by TDLR.

410. STRUCTURAL DESIGN

Based upon the approved 30% Schematic Design Structural services shall include analysis, design, detailing, interdisciplinary coordination, and preparation of structural PS&E documents. A Structural Engineer shall prepare structural plans, details, and notes in accordance with applicable governing codes, project criteria, and generally accepted engineering practices. Structural plans shall include foundation layouts, reinforcements details, sections, and miscellaneous construction details necessary for construction.

The Engineer shall provide signed and sealed final structural construction documents for inclusion in the overall project bid package.

Task 1 – Structural Design Coordination:

Provide internal coordination, and interdisciplinary coordination

Boardwalk Wingwall Structural Design:

Provide limited structural design services for wing walls associated with two elevate boardwalk locations.

The boardwalk superstructure and abutments are designed by the boardwalk supply/manufacturer. Structural effort by LJA is limited to wingwall detailing and coordination at trail transitions.

425. CIVIL DESIGN

Based upon the approved 30% Schematic Design, develop design drawings and prepare construction documentation for the project improvements. Submittal milestone dates set forth by the Project Schedule are based on assumed Client and stakeholder submittal review periods of a maximum of two (02) weeks. Review periods exceeding two (02) weeks may impact subsequent submittals and milestone dates.

A. Prepare a 60% Design Development Package submittal milestone, to include the following sheets, in the order below:

- Cover Sheet
- General Notes
- SWPPP Sheets
- Signage & Pavement Marking Plan
- Erosion Control Plans and Details
- Geometric (Dimension Control) Plans and Tables
- Plan and Profiles
- Grading (as necessary)
- Construction Details
- Drainage Area Map(s)

B. Prepare both the 90% Construction Documents and 100% Bid Package submittal milestones, including the following sheets, in the order below:

- Cover Sheet
- General Notes
- SWPPP Sheets
- Signage & Pavement Marking Plan
- Erosion Control Plans and Details
- Geometric (Dimension Control) Plans and Tables
- Plan and Profiles
- Grading (as necessary)
- Construction Details
- Drainage Area Map(s)
- Project Manual with Proposal, Bid Schedule, Technical Specifications (Standard CSI Format), and Bid Forms for all site improvements following City of Mansfield and NCTCOG (5th Edition) standards and requirements. Technical Specifications will be provided for review at the 90% and 100% submittal milestone.

Note: Prior to the preparation of the subsequent 90% Construction Documents and 100% Bid Package, in accordance with the tasks and responsibilities described herein under Construction Documents, the Client shall understand and not, in coordination with all stakeholders, entities, and/or agencies associated with the design, development, and construction of the Project, deliberately alter the proposed trail alignment established through previously submitted milestone packages. LJA reserves the right to request a contract modification to increase the budget for Construction Documentation services if the actual effort exceeds the budgeted amount after the 60% Design Development Package has been submitted and upon any requested changes to the trail alignment have been received from the Client.

Unless otherwise requested by the Client, construction drawings shall be sheet sizes of 22-inch-wide x 34-inch-long (suitable for half size in 11-inch x 17-inch) format, with black and white line work. Electronic copies of work product components including data, photos, images, text, designs, and cost opinions for project-related use by Client including project budgeting and project coordination/communication are available upon request.

All TDLR, Client, and/or stakeholder comments from the 90% Construction Documents review period will be incorporated prior to the final submittal of the signed and sealed 100% Bid Package.

Phase 02 – Construction Phase Services

340. LIMITED BIDDING SERVICES

Based on approved construction documents, distribute bid documents, as noted below, directly to the Client to send to bidders. Perform bidding services as designated below.

Bid services to include:

- Attend (01) Pre-Bid Meeting
- Answer questions and prepare clarifications during the bidding process
- Aid in preparation of landscape addenda items if requested
- Review bids as requested

Bid Package to include:

- Bid schedule
- Construction plans
- Specifications

345. LIMITED CONSTRUCTION ADMINISTRATION

Construction is anticipated to be six (06) months. Construction phase services shall be limited and upon City request. Services shall include:

- A. Preconstruction Meeting: Conduct, in company with the Client, one preconstruction meeting for the project to review the construction scope and general outline of the project processes and procedures.
- B. RFI and Submittal Review: As requested by the Client, LJA will perform, review and approve up to ten (10) RFIs and submittals for consistency with the approved Construction Documents.
- C. Construction Observation: Provide services as requested by the Client, including participation in no more than six (06) construction meetings to review work for compliance with plans and specifications, address contractor inquiries, and confirm progress.
- D. Punch Walk: Conduct, in company with the Client, one (1) substantial and one (1) final inspection of the project for general conformance with the construction documents for the project and general compliance with the construction contract documents. Approve, in writing, final payments to the contractor.

Based on construction observed by LJA, issue certification to the Client that the project or any phase thereof has been completed in substantial compliance with the construction contract documents.

In performing this service, LJA will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work; LJA will not be responsible for the techniques and sequences of construction or the safety precautions incident thereto, and LJA will not be responsible or liable in any degree for the contractor's failure to perform the construction work in accordance with the Contract Documents. During visits to the construction site and based on, on-site observations, LJA will keep the Client informed of the extent of the progress of the work and advise the Client of material and substantial defects and deficiencies in the work of the contractor, which are discovered by LJA or otherwise brought to LJA's attention during construction.

SPECIAL SERVICES (AS NEEDED)

Phase 03 – Floodplain Studies

142. THREATENED AND ENDANGERED SPECIES SURVEY

Review the current listings maintained by state (Texas Parks and Wildlife) and federal (U.S. Fish and Wildlife) agencies to evaluate the potential for the existence of critical or irreplaceable habitats, which are considered protected under the Endangered Species Act of 1973. Review and document the biological aspects of the potential habitat to determine if the habitat is desirable or reproductively useful to the specific species. Prepare a technical report summarizing findings and recommendations.

143. ARCHEOLOGICAL RECORDS REVIEW

Review related historical information, including the Texas Historical Commission's (THC) records and property characteristics, to determine if the subject tract possesses sufficient criteria to necessitate a detailed study that would evaluate the potential to contain historical, cultural, or archeological sites of public value. Upon completion of the research, prepare a letter of findings and recommendations for documentation. If a detailed Archeological Pedestrian Survey is recommended, an additional service proposal will be provided.

145. USACE NATIONWIDE PERMIT

Based on engineering construction documents, prepare and a Clean Water Act Section 404 Permit and submit to the USACE for review and approval. Permit package will follow criteria set forth in 33 CFR 330 (Nationwide) ordinance. Task includes two (2) on-site meetings with USACE and/or resource protection agency staff and two (2) meetings with the USACE Fort Worth staff. Consult with the Client, engineering and/or land planner regarding the site development plan and alternatives. If a Wetland Mitigation Plan and design is required, a separate additional services proposal will be provided.

160. FLOOD STUDY – UNMAPPED TRIBUTARY

Prepare a flood study for the proposed boardwalk crossing the unmapped tributary to Low Branch. This task includes a hydraulic assessment of properties that could be impacted by the proposed trail alignment as compared to existing conditions. Prepare a hydrologic and hydraulic model for existing and fully developed watershed conditions using the SCS unit hydrograph method for the 1-, 5-, 10-, and 100-year storm events. Develop the existing and fully developed conditions hydraulic model and prepare a proposed conditions model for one trail alignment and a proposed mitigation model to add floodplain storage to mitigate for proposed conditions. No floodway model will be provided in this effort.

Assumptions:

- Hydraulic modeling will be performed only on the unmapped tributary to Low Branch within the project limits through the zone of influence. Should modeling be required on other waterways, it will be accomplished as additional services.
- This task will not include floodplain mapping of the unmapped tributary.
- A CLOMR, LOMR, and FDP are not included in this task

164. FLOODPLAIN AND EROSION FEASIBILITY STUDY

This scope of work considers two (2) conceptual alternatives to evaluate impacts to the floodplain and floodway per the proposed trail and boardwalk located along Low Branch between Main Street and US HWY 287 in the City of Mansfield, Texas. This scope also includes an erosion investigation for Low Branch. The goal is to provide a trail boardwalk design that meets current City of Mansfield floodplain criteria. The analysis will be based on the current FEMA effective hydraulic model. The boardwalk is intended to run parallel to the stream and may increase water surface elevations.

Scope items include:

Task 1: Data collection:

- Kickoff meeting with client.
- Obtain Low Branch model from the City of Mansfield.
- Obtain Geographic Information System (GIS) data for storm sewer lines, inlets, manholes, and outfalls from the City.
- Conduct a field visit to walk the existing channel and observe current channel conditions
- Collect the as-built plans for the area of interest from the City.
- Obtain any past H&H reports/studies associated with Low Branch
- Obtain the latest available LiDAR data from the City
- Perform a field survey for multiple cross sections

Task 2: Hydraulic Analysis – Revised Existing Conditions:

- Update the existing ground elevation with survey data.
- Add additional cross sections as needed.
- Debug model and review results only for the effective storm events
- Perform QA/QC.

Task 3: Erosion Analysis – Existing Conditions:

- Document existing erosion conditions along the creek with an exhibit and site photographs.
- Develop the 1- and 2- year storm events based on the effective hydrologic model for Low Branch
- Model the 1- and 2- year storm events in the Revised Existing Conditions Model
- Analyze velocities within the channel to determine erosive velocities within the channel, particularly near the proposed trail and boardwalk
- Document velocities and erosive areas within the report in Task 6 below.
- Perform QA/QC.

Task 4: Hydraulic Analysis – Proposed Conditions:

- Modify the revised existing conditions model to reflect the proposed trail and boardwalks to meet the City of Mansfield criteria. A maximum of two (2) conceptual alternatives will be evaluated for Low Branch.
- Debug model and review results for the effective storm events
- Meeting with the Client.
- Perform QA/QC.

Task 5: Erosion Analysis –Proposed Conditions:

- Model the 1- and 2- year storm events in the Proposed Conditions Model
- Analyze velocities within the channel to determine erosive velocities within the channel, particularly near the proposed trail and boardwalk
- Make recommendations for erosion mitigation measures within the channel to protect the proposed trail.
- Perform QA/QC.

Task 6: Report:

- Prepare one (1) report summarizing the results of the hydraulic and erosion analysis.
- Respond up to two (2) rounds of comments.

Assumptions:

- Hydraulic modeling will be performed only on Low Branch within the project limits through the zone of influence. Should modeling be required on other waterways, it will be accomplished as additional services.
- It is assumed that the boardwalk and trail improvements will not cause a rise in the base flood elevation. If mitigation modeling is needed, it will be accomplished as additional services.
- Design of channel erosion protection is not included in this task. If design services are required, it will be accomplished as additional services.
- This task assumes the effective models are available and are in HEC-HMS and HEC-RAS format. If the models are not available or are in HEC-1 and HEC-2 format, additional scope will be needed to update the models.
- A CLOMR, LOMR and FDP are not included in this scope. They can be performed as special services as noted below.
- This scope is not a geomorphic study of the channel. If a full fluvial geomorphological study is required, it will be accomplished as additional services.

878. FLOODPLAIN DEVELOPMENT PERMIT (FDP) – LOW BRANCH

Prepare a hydrologic and hydraulic summary and other supporting documentation to accompany a Floodplain Development Permit (FDP) application as required for grading within the existing FEMA effective 100-yr floodplain or floodplain easement. Coordinate with the City Floodplain Administrator and City's Storm Water Management Division/review consultant as needed for permit processing.

GENERAL CONDITIONS

This Scope is based on the following General Conditions:

- The scope of work herein is for Forest Brook Trail only (shown on Exhibit A) and represents a single, stand-alone project consisting of tasks described herein 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.
- All Phases described herein will be completed consecutively prior to beginning all subsequent Tasks.
- The Project will follow AASHTO, City-Specific, and TxDOT design requirements as applicable.
- Trail and railing improvements will meet current accessibility and AASHTO requirements.
- The trail alignment(s) will be located and designed to avoid and/or minimize impacts to the existing 100-year floodplain limits, creek geomorphology, and creek flows.
- Client, TxDOT, and other franchise utility providers (facilitated by Client) close to or adjacent to the Project area will provide available existing conditions information and base-map data, including master drainage plans, effective FEMA models, and or other approved flood studies prepared for Low Branch, but not limited to:
 - As-built plans, record drawings, lay drawings, and/or condition assessments for all existing utilities located close to or adjacent to the Project area
 - Construction and/or as-built drawings, if available, for the roadway improvements along future Vinewood Drive and proposed development west of Lone Star Ranch connecting to Rockcress Drive
 - Current property and easement information
 - Aerial Data
 - Existing or previous environmental reporting
- If required for the Project development, Client shall be responsible for the acquisition of land or obtaining access to private property.

- Scope herein does not include acquiring Right of Entry (ROE). If required for the completion of the Project Tasks, Client shall be responsible for the facilitation and coordination with all impacted utility franchise and/or private property owners for providing access and ROE for any necessary data collection, field assessments, and/or site investigations. Alternatively, a separate proposal for ROE and ROW support can be provided.
- The Client will be responsible for distributing, coordinating, and facilitating all submittal milestones/packages to all necessary stakeholders, including correspondence during the submittal review period(s) and providing organized reviews/comments/feedback from all reviewing entities.
- In addition to any base map data provided by the Client (as described above), publicly available and Client-provided data (aerial ortho imagery, NCTCOG contours, record drawings, etc.) will be utilized to supplement Project development outside the limits of survey. All supplemental information will be used in the assessment, review, and design of the proposed improvements.
- The schedule milestone dates are based on an assumed Client and stakeholder submittal review period of a maximum of two (02) weeks. Review periods exceeding two (02) weeks may impact subsequent submittals and milestone dates.
- The survey will be completed and provided by the City of Mansfield.
- All meetings described herein will be held virtually, unless otherwise requested by the Client. LJA shall notify Client and request additional compensation if additional meetings are necessary for ongoing coordination and/or the completion of the Project.
- For Client generated changes to the design once Construction Document Preparation is in progress time will be billed at an hourly rate, per a proposal approved by the Client, until the work is at the same level of completion as it was prior to the change.
- The Client shall, in a timely manner, provide full information regarding the requirements of the project, including design objectives, constraints and criteria, and any other relevant information; shall designate a representative to act on Client's behalf to examine the documents or the work as necessary and to render decisions related thereto in a timely manner so as to avoid unreasonable delays; and shall furnish all services required for the expeditious completion of the project which are not part of LJA services to be provided under this agreement.
- The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. The Board's address and phone is P. O. Box 12337, Austin, TX 78711, phone: 512-305-9000, fax: 512-305-8900. The Board's web site address is www.tbae.state.tx.us.
- All negotiations and coordination with adjoining property owners will be by Client.
- All entitlements and accompanying engineering documents and/or studies not included herein have been approved.
- Construction contract documents will be prepared by others.
- Pavement section design will be the responsibility of the Client and is not included in this Scope. City standards will be used unless otherwise directed by Client.
- Construction staking is not included within this scope but can be provided as an additional service.
- Boardwalk/Elevated walk designs will incorporate PermaTrak system including applicable PermaTrak structural design, details and specifications.
- All negotiations and coordination with adjoining property owners will be by Client.
- Geotechnical report will be prepared by others.

COMPENSATION SCHEDULE

BASE SERVICES

(00) TRAIL COORDINATION SERVICES

100	Project Management	Lump Sum	\$23,500
168	Phase I ESA Assessment	Lump Sum	\$7,250
169	Jurisdictional Waters Delineation	Lump Sum	\$12,500
250	Utility Coordination	Lump Sum	\$9,500
TOTAL			\$52,750

(01) TRAIL DESIGN SERVICES

320	Opinion of Probable Cost	Lump Sum	\$14,250
325	Landscape Design	Lump Sum	\$52,500
410	Structural Design	Lump Sum	\$20,500
425	Civil Design	Lump Sum	\$107,500
TOTAL			\$194,750

(02) CONSTRUCTION PHASE SERVICES

340	Bidding Services	Hourly	\$8,250
345	Construction Administration	Hourly	\$7,750
TOTAL			\$16,000

SPECIAL SERVICES (AS NEEDED)

\$263,500

(03) FLOODPLAIN STUDIES

142	Threatened and Endangered Species Survey	Lump Sum	\$3,750
143	Archeological Records Review	Lump Sum	\$2,500
145	USACE Nationwide Permit	Lump Sum	\$10,250
160	Flood Study – Unmapped Tributary	Lump Sum	\$68,000
164	Floodplain & Erosion Feasibility Study – Low Branch	Lump Sum	\$57,500
878	Floodplain Development Permit (FDP)	Lump Sum	\$750
TOTAL			\$142,750
GRAND TOTAL			\$406,250

ADDITIONAL SERVICES

Compensation for Additional Services not listed herein or services required due to change in municipal ordinances and/or State legislation will be billed on a time and materials basis in accordance with LJA Standard Rate Schedule below or on a lump sum basis agreed upon at the time the work is authorized.

GENERAL:

- Any additional work not specifically included in the Proposed Scope of Work will be accomplished as Additional Services.
- Client generated changes to the design once Construction Document Preparation has reached the 60% level of completion. Time will be billed at an hourly rate, per a proposal approved by the Client, until the work is at the same level of completion as it was prior to the change.
- Revisions to the plans requested by the Client after the plans are approved, unless necessitated by errors on the plans.
- Design of areas outside the limits of the defined Project site.
- Design and coordination of existing utility relocations and modifications, including, gas, telephone, or other franchise utility improvements outside of the Project site.
- Additional graphic products.
- Additional meetings not identified in the project scope of services.
- Printing of additional drawings, specifications and contract documents not identified in the project deliverables.
- The development of alternative trail alignments along with Trail Alignment Feasibility Studies are excluded.
- The development of trail amenities in addition to the proposed Scope of Work is excluded.

PUBLIC ENGAGEMENT:

- Public Engagement, such as public meetings or hearings, is excluded.
- Community Engagement and coordination with impacted stakeholders, adjacent property owners, and agencies are excluded.

TRAFFIC:

- Preparation of Traffic engineering reports or studies is excluded.
- Roadway/Traffic Modification Plans are excluded.

CONSTRUCTION DOCUMENTATION AND ADMINISTRATION:

- The preparation and development of Construction Documentation beyond the scope of services described above is excluded.
- Construction staking is excluded.
- Value Engineering Services are excluded.
- Construction Administration Services beyond the scope of services described above is excluded.

SUE:

- Quality Level A, B, or C is excluded.
- Permitting is excluded.
- Work Zone Traffic Control is excluded.

SURVEY:

- Field survey of channel cross sections is excluded.
- Field survey is excluded.
- Geospatial Survey Services are excluded.
- Right of Entry preparation and coordination is excluded.

ENVIRONMENTAL:

- Environmental services not described in this Scope of Work are excluded.

HYDROLOGIC/HYDRAULIC (H&H):

- Hydrologic/hydraulic (H&H) services not described in this Scope of Work are excluded.

MEP:

- MEP services not described in this Scope of Work are excluded.

REIMBURSABLE EXPENSES:

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

If this proposal meets with your approval, please prepare a Professional Services Contract for our signature.

We appreciate this opportunity to submit this proposal and look forward to working with you on this project. If you have questions, please call me at 214.451.0928.

Sincerely,

Kirk Wilson, RLA, CLARB
Principal

Brian Haynes, PE, CFM
Vice President

KW/rr