



EXHIBIT A

SCOPE OF SERVICES ITEMS TO BE PROVIDED BY THE OWNER

MIKE SKINNER SPORTS COMPLEX AND McKNIGHT PARK EAST City of Mansfield

The Owner will provide the following services to the Consultant in the performance of the Project upon request.

- A. Provide any existing data the Owner has on file concerning the Project, if available.
- B. Assist the Consultant, as necessary, in obtaining any required data and information from local utility companies and adjacent property owners.
- C. Give prompt written notice to Consultant whenever the Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Consultant's services.
- D. The Owner will coordinate Stakeholder participation communications, invitations, and facilities.



EXHIBIT B

SCOPE OF SERVICES TO BE PERFORMED BY CONSULTANT

MIKE SKINNER SPORTS COMPLEX AND McKNIGHT PARK EAST City of Mansfield

SUMMARY OF PROJECT

- A. This project consists of Master Plan for the redevelopment of two existing park sites: Mike Skinner Sports Complex and McKnight Park East.

Mike Skinner Sports Complex is approximately 100 acres developed in the 1990s which has eight lighted soccer fields, nine lighted baseball fields, parking and an entrance drive/park road off of Holland Rd.

McKnight Park is approximately 23 acres located near Hwy. 287 and Broad St. The site has four lighted softball fields, one concession/restroom building, a natural area, trails and parking.

Both complexes need to be upgraded and repurposed to fit current use patterns.

The proposed developments will include lighted baseball, softball, soccer fields, multi-use fields, trails, batting cages, parking, restroom/concession buildings, playgrounds, and other miscellaneous facilities appropriate to a tournament level sports complex. As many of the existing facilities will be retained as possible.

- B. The Consultant shall perform, for the Owner, the Basic Professional Services and Special Services for the phases of the Project to which this agreement applies. Services include, but are not limited to, professional consultation and advice pertaining to civil engineering, architectural and landscape architectural services as necessary to complete the master plan.
- C. For purposes of this Service Agreement and its Exhibits, the term "Engineer", where appropriate, shall be interchangeable with the terms "Landscape Architect" or "Architect" or "Consultant." Schrickel, Rollins and Associates, Inc., is a firm composed of practicing Planners, Registered Engineers, Registered Architects, and Registered Landscape Architects. The firm does not represent itself solely as an engineer nor solely as a practitioner of landscape architecture or architecture as defined in the applicable State of Texas registration laws.
- D. The following consumer information is required by the Landscape Architects Registration Law, Article 249c, VTCS: The Texas Board of Architectural Examiners has jurisdiction over individuals licensed under the above named Act. Their address and telephone number are: 8213 Shoal Creek Blvd., Suite 107; Austin, Texas 78758-7589; (512) 458-4126.



DESCRIPTION OF PARTIES

A. The following definitions apply to the other parties participating in the project:

1. Owner: City of Mansfield
1200 East Broad Street
Mansfield, TX 76063

PART I – MASTER PLANNING PHASE

- A. General. The Owner has established a preliminary program of elements. The Owner is aware that the program elements may change through the master planning process. However, it is the Owner's intent that the Consultant have the flexibility and creativity to provide as many of the program elements as possible. The Owner shall cooperate with the Consultant to achieve a final program based on the conceptual design that meets the project budget.
- B. Sports Complex Elements: The program of development shall include, but not be limited to, the following elements. It is understood that the cost of the total development may exceed the allocated funds for the project. The Master Plan Update will focus on full development of the park. Strategies for phasing and funding sources will be incorporated into the plan.
1. Athletics (number of fields depends on site conditions)
 - a. Multi-use fields
 - b. Baseball fields
 - c. Soccer fields
 - d. Softball fields
 - e. T-Ball fields
 2. Facilities
 - a. Concession/restroom buildings – (number depends on park layout)
 - b. Maintenance areas
 - c. Playgrounds
 - d. Large pavilion(s)
 - e. Satellite shelters
 - f. Batting cages
 3. Miscellaneous
 - a. Recreational trail network to connect to existing trails
 - b. Pedestrian bridges
 - c. Security lighting
 - d. Sports lighting
 - e. Tree plantings
 - f. Natural areas
 - g. Picnic areas
 - h. Open space



4. Utilities
 - a. Sewer mains and services
 - b. Domestic water service and fire protection
 - c. Storm sewer/channels

 5. Park Roads, Parking, and Site Structures
 - a. Park roads and drives
 - b. Vehicular bridges
 - c. Parking areas (sized to fit demand)
 - d. Alignment for future street(s)
- C. Services. Consultant will provide/perform the following Master Planning Phase Services:
1. Conduct reconnaissance of the park sites and prepare graphics of findings.
 2. Analyze the capabilities and limitations of the park sites and prepare descriptive graphics in a study of development feasibility.
 3. Participate in meetings with each athletic association.
 4. Conduct work session(s) with Owner to determine a Program of Development for the park sites which includes the "Elements" referenced above. Program of Development to be determined by the Reconnaissance findings and the current Conceptual Plan.
 5. Prepare conceptual park development plans in sketch form for each park.
 6. Present the Conceptual Master Plans for each park in a work session with the Owner for review and further development.
 7. Prepare a first draft of the master plans for staff review and revisions prior to Park Board and City Council presentations.
 8. Prepare general opinions of probable cost and recommendations for construction phasing. Increments of development will correspond to park budget plans.
 9. Present the final master plans, opinions of probable cost and phasing recommendations for each park to the Parks and Recreation Board and to the City Council.
 10. Upon final approval and authorization to proceed, make any necessary final revisions to the master plan.
- D. Products. The following products will be provided by the Consultant in completion of the Master Plan:
1. A refined line drawing of each park site of the final approved plan suitable for public display. A reproducible copy on a 42" x 30" sheet will be furnished to the Owner.
 2. A colored rendering of the 42" x 30" master plan mounted on foam board.
 3. Digital format files will be provided for the Owner's use.
 4. An Opinion of Probable Cost and recommended phasing.
 5. Printing costs shall be paid for by the City or charged as a reimbursable expense.



E. Meetings

1. The Consultant will prepare for one meeting with the sports associations and specific stakeholders identified by the Owner for the purpose of discussing the updated plan and gathering input.
2. One presentation will be made to the Parks and Recreation Board and/or the City Council, as required.
3. In addition to the above, the Consultant will attend meetings with the Owner, including kick-off meeting. (Other meetings may occur before or after board and commission meetings at no additional charge.)
4. Additional meetings may be scheduled with the Consultant, as an additional service, as mutually agreed to in advance of any such meeting(s).
5. The Owner will be responsible for advertising all meetings.

F. 3D Animations. A flyover 3D animation will be prepared of each site to aid in visualization of the selected concept. This animation can be used as a communication tool to gather support and promote bond funding.

PART II - REIMBURSABLE EXPENSES

A. The Owner will reimburse the consultant for costs related to the following:

1. Printing and reproduction.
2. Postage/delivery services.
3. Other permits.
4. Travel expenses.

PART III - ADDITIONAL SERVICES

If the budget or the scope is increased beyond that established in the Master Planning Phase, Professional Services required to include said changes shall be considered Additional Services, and compensation for the Consultant's services shall be adjusted appropriately according to the magnitude of the change. All changes in service shall be agreed to in writing by both the Owner and the Consultant prior to any additional services being provided.

The following services are not included in this Agreement but are available to the Owner upon written authorized approval and mutual agreement:

- A. Topographic Survey.
- B. Geotechnical Investigation and Report.
- C. Permit Identification.
- D. Schematic Master Planning.
- E. Construction/Bidding Documents.



- F. Renderings, models or mock-ups requested by the Owner.
- G. Project Website.
- H. Traffic Impact Analysis.
- I. Flood Studies.
- J. Meetings (beyond those listed in the Proposed Schedule).

PART V - EXCLUSIONS

The intent of this Scope of Services, Exhibit B, is to include only the services specifically listed herein for this Project. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Offsite field surveying or production of related maps for purposes of determining off-site utility locations.
- B. Design of off-site utility services or drainage facilities to more than a distance of 100 feet from any boundary of the project site.



EXHIBIT C

FEE SCHEDULE

**MIKE SKINNER SPORTS COMPLEX AND McKNIGHT PARK EAST
City of Mansfield**

A. Basic Professional Planning and Design Services

Mike Skinner Sports Complex and
McKnight Park East Master Plans \$ 85,000.00

B. 3D Animation and Graphics (optional) \$ 23,650.00

TOTAL **\$ 108,650.00**