



**AMENDMENT NO. 1  
TO  
AGREEMENT FOR PLANNING, DESIGN & ENGINEERING SERVICES**

**PROJECT:** Expo Center Various Improvements (Parks Bond A) ("Project")

**PLANNER, LANDSCAPE  
ARCHITECT, ARCHITECT  
& ENGINEER:**

**Parkhill, Smith and Cooper, Inc.** ("A/E")  
dba Schrickel Rollins | PSC  
Victor Baxter, RLA  
Director Landscape Architecture & Planning Business Development  
255 N. Center St., Suite 200  
Arlington, TX 76011

**COUNTY'S DESIGNATED  
REPRESENTATIVE:**

**Williamson County Parks Department**  
Director of Parks  
219 Perry Mayfield  
Leander, Texas 78641

**THIS AMENDMENT NO. 1** to Agreement for Planning, Design and Engineering Services, effective as of the latest date of the signatories indicated at the conclusion of this document (the "Effective Date"), by and between **Williamson County**, a body corporate and politic under the laws of the State of Texas ("County") and A/E.

**R E C I T A L S**

**WHEREAS**, County and A/E previously executed Agreement For Planning, Design and Engineering Services being dated effective August 5, 2020 ("Agreement");

**WHEREAS**, pursuant to **Article 13**, the terms of the Agreement may be modified by a written, fully executed Amendment;

**WHEREAS**, the **Scope of Work for Basic Services** under **Exhibit A** of the Agreement **has been modified at the request of County**; and,

**WHEREAS, the Fee Schedule under Exhibit B of the Agreement needs to be amended to reflect adequate compensation for modified Basic Services; and,**

**WHEREAS, the Preliminary Work Schedule under Exhibit C of the Agreement needs to be amended to reflect Basic Services performed to date and the requirements updated Basic Services; and,**

**WHEREAS, the "Basic Fee" under Article 6 of the Agreement limits the maximum amount payable for Basic Services under the Agreement to Five Hundred Eighty-One Thousand, Three Hundred Eighty-Eight Dollars (\$ 581,388); and,**

**WHEREAS, it has become necessary to modify and amend the Agreement in accordance with the provisions thereof.**

**NOW, THEREFORE, premises considered, County and A/E agree that Agreement is amended and modified as follows:**

**ARTICLE 6, Paragraph A – Basic Fee shall be amended as follows:**

For and in consideration of the Basic Services rendered by A/E, County shall pay to A/E up to **Seven Hundred Eight Thousand, Seven Hundred Thirty-Seven Dollars (\$ 708,737)** hereinafter called the "Basic Fee", plus the amount payable under **Article 7** (Additional Services and Charges). All other terms of the Agreement and any prior amendments thereto, if any, shall remain the same and shall continue in full force and effect.

**EXHIBIT A – Basic Scope of Services shall be replaced in its entirety with the attached revised EXHIBIT A**

**EXHIBIT B – Fee Schedule / Hourly Rates shall be replaced in its entirety with the attached revised EXHIBIT B**

**EXHIBIT C – Preliminary Work Schedule shall be replaced in its entirety with the attached revised EXHIBIT C**

**IN WITNESS WHEREOF, County has caused this Amendment No. 1 to be signed in its name by its duly authorized County Judge, thereby binding the parties hereto, their successors, assigns and representatives for the faithful and full performance of the terms and provisions hereof. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, TERMINATE OR MODIFY THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.**

**A/E:**

Parkhill, Smith and Cooper, Inc.  
dba Schrickel Rollins | PSC

By: \_\_\_\_\_  
Signature

Victor W. Baxter

Printed Name

Director of Business Development  
Landscape Architecture

Title

Date Signed: July 10, 2021

**WILLIAMSON COUNTY:**

By: \_\_\_\_\_

Bill Gravell Jr.  
Williamson County Judge

Date Signed: \_\_\_\_\_

## EXHIBIT A

### BASIC SCOPE OF SERVICES

THE FOLLOWING SCOPE OF SERVICES IS INTENDED TO BE CONSISTENT WITH THE AGREEMENT. TO THE EXTENT THIS SCOPE OF SERVICES IS INCONSISTENT WITH THE AGREEMENT, THE AGREEMENT WILL SUPERSEDE THE SCOPE OF SERVICES AND WILL BE CONTROLLING.

In consideration of the Basic Fee provided in the Agreement, A/E shall perform the following Basic Services, based on standard planning, landscape architectural, architectural, and engineering practices:

These services may include, but are not limited to as-built drawings, programming, architectural, structural, civil, mechanical, plumbing, electrical, hazardous materials, IT and security, landscape and irrigation, cost estimates and construction administration, master planning, facility condition assessment, forensic investigations, real estate evaluations, and specialized studies and analyses as agreed to by County and A/E.

### GENERAL REQUIREMENTS

**Design Criteria.** A/E shall prepare all work in accordance with the latest version of applicable County's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications. A/E shall prepare each Plans, Specifications, and Estimates (PS&E) package in a form suitable for letting through County's construction contract bidding and awarding process.

**Right-of-Entry and Coordination.** A/E shall notify County and secure permission to enter private property to perform any surveying, environmental, engineering or geotechnical activities needed off County property. In pursuance of County's policy with the general public, A/E shall not commit acts which would result in damages to private property, and A/E shall make every effort to comply with the wishes and address the concerns of affected private property owners. A/E shall contact each property owner prior to any entry onto the owner's property and shall request concurrence from County prior to each entry.

A/E shall notify County and coordinate with adjacent A/Es on all controls at project interfaces.

A/E shall prepare each exhibit necessary for approval by each utility, and other governmental or regulatory agency in compliance with the applicable format and guidelines required by each entity and as approved by County. A/E shall notify County in writing prior to beginning any services on any outside agency's exhibit.

**Progress Reporting.** A/E shall submit monthly (at a minimum) a progress status e-mail to County's Project Manager (PM) regardless of whether A/E is invoicing for that month.

A/E shall prepare and maintain a design and estimated construction schedule in a format reasonably acceptable to County during project phases prior to the Construction Administration Phase. A/E shall schedule milestone submittals per Exhibit C – Production Schedule. Contractor shall prepare and maintain a construction schedule in Gantt chart format during the project Construction Administration Phase through the Close-out Phase.

Within **thirty (30) days** of completion of construction of the project, A/E shall deliver all electronic files in formats reasonably acceptable to County.

Final payment is contingent upon County's receipt and confirmation by County's PM that the electronic files function and are formatted in accordance with the Agreement and all review comments are addressed.

A/E shall prepare a letter of transmittal to accompany each document submittal to County. At a minimum, the letter of transmittal must include County's project name, Agreement and Work Authorization numbers, as well as facility name and address.

**Coordination.** A/E shall coordinate issues through County's PM. County will communicate, in writing, resolution of issues and provide A/E direction through County's PM.

**Level of Effort.** A/E shall base the level of effort at each phase on the prior work developed in earlier phases without unnecessary repetition or re-study.

**Quality Assurance (QA) and Quality Control (QC).** A/E shall provide peer review at all levels. For each deliverable, A/E shall maintain evidence of A/E's internal review and mark-up of that deliverable as preparation for submittal. When internal mark-ups are requested by County in advance, County, at its sole discretion, may reject the deliverable should A/E fail to provide the evidence of internal mark-ups. A/E shall clearly label each document submitted for quality assurance as an internal mark-up document.

A/E shall perform QA and QC on all consultant products (when applicable to the project) prior to delivery to County. If, during the course of reviewing a submittal, it becomes apparent to County that the submittal contains unreasonable errors, omissions, or inconsistencies, County may cease its review and immediately return the submittal for appropriate action by A/E.

A submittal returned to A/E for this reason is not a submittal for purposes of the submission schedule. Rejected submittals shall neither impact the overall deadline of the Project nor the review period allotted to County officials. A/E shall provide an updated schedule showing interim submission date changes to make-up for any lost time. A/E shall not submit an invoice

until County accepts the submittal as reasonably complete.

**Organization of Plan Sheets.** The PS&E package shall be complete and organized in a manner that is suitable for the bidding and awarding of a construction contract.

**Naming of Electronic Project Files and Organization of Design Project Folders.** A/E shall use succinct and understandable file names including project name, file content, date created (i.e. "Project Name\_SD PLANS\_year.month.day"). A/E shall maintain files in an organized folder structure that is readily understandable to outside users to facilitate communication and minimize complications in project close-out.

**SCOPE OF WORK:**

Williamson County Expo Center  
5350 Bill Pickett Trail  
Taylor, Texas 76574  
Precinct 4  
Program 2020-A  
P562

**EXPO CENTER IMPROVEMENTS**  
PARKS BOND PROGRAM 2020-A (7/1/21)



**SCOPE OF WORK**

1. CONSTRUCT A COVERED WEST ARENA
  - PRE-ENGINEERED METAL BUILDING - APPX. 180 x 250-FT.
  - CMU RESTROOMS, SHOWER ROOMS, SALES, & JANITOR AREAS
  - MAINT. EQUIPMENT STORAGE (APPX. 40-FT x 100-FT)
2. DESIGN IMPROVED EVENT TARMAC
  - PAVED / ALL-WEATHER SURFACE (APPX. 100,000-SQFT)
  - INCLUDES LIGHT POLES W/ WATER & ELECTRICAL HOOK-UPS
3. WIDEN MAIN ARENA
  - INCREASE PERFORMANCE AREA WIDTH BY 10-FT ON EAST & WEST SIDES
  - ADD PERIMETER STEM WALLS FOR DIRT CONTROL
  - RECONFIGURE BLEACHERS FOR BOX SEATING & ADA COMPLIANCE
4. ADD (2) PAVILIONS AS RV PARK AMENITIES
  - CONCRETE FOUNDATION, PRE-FABRICATED CANOPY
5. PERFORM PASSIVE VENTILATION STUDY
  - STUDY EFFECTS ON MAIN ARENA OF BLOCKING WIND DIRECTION FROM SOUTH
  - EXISTING SOUTH FACADE OPENING = APPX. 110-FT WIDE x 20-FT TALL

Design services shall be conducted in phases as outlined herein. Phases may be combined to expedite design process when defined in Exhibit C – Production Schedule. Individual phases or groups of phases shall be authorized herein or by fully executed Supplemental Agreement .

**Phase I - SCHEMATIC DESIGN – 30% Program, Plans, Outline Specifications and Estimate**

Upon receipt of written Notice to Proceed, A/E shall accomplish the following:

- A. Investigate site/facility and verify known existing or available utility locations.
- B. Review International Building Code (IBC), ASHRAE 90.1, ASHRAE 62.1, International Mechanical Code (IMC), National Electric Code (NEC), International Energy Conservation Code (IECC), and any other applicable codes and ordinances.
- C. Advise County of any changes, additions, or corrections to the preliminary program, plans, specifications, and budget.
- D. Provide deliverables in accordance with County's Design Submittal Guidelines.

**Phase II - DESIGN DEVELOPMENT – 60% Plans, Specifications and Estimate**

Upon County acceptance of previous phase, A/E shall proceed with the following:

- A. Consult freely with County concerning the principal phases of the work and immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design Phase.
- B. Develop plans and specifications, which indicate materials, construction methods and buildings systems. These building systems may include (but are not limited to) structural, mechanical, plumbing, and electrical.
- C. Prepare a Design Development level cost estimate in a form acceptable to County.
- D. Submit Plans, Specifications, and all other required documentation for Site Development Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.
- E. Provide deliverables in accordance with County's Design Submittal Guidelines.

**Phase III - CONSTRUCTION DOCUMENTS – 100% Plans, Specifications, and Estimate**

Upon County acceptance of previous phase, A/E shall proceed with the following:

- A. Prepare complete plans, specifications, and engineering calculations (without professional seals) setting forth in detail the work required for the structural, mechanical, plumbing, and electrical work.
- B. Consult freely with County concerning the principal phases of the work immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design and Design Development Phases.
- C. Complete the PS&E for the entire Project and its component parts. The Project detailed cost estimate shall not exceed the project construction budget as approved in writing by County.
- D. Provide deliverables in accordance with County's Design Submittal Guidelines.

**Phase IV – REGULATORY REVIEW AND PERMITS - Plans, Specifications, and Permits:**

Upon County acceptance of previous phase, A/E shall proceed with the following:

- A. When applicable, register the project with the Texas Department of Licensing and Regulation (TDLR) and obtain an EABPRJ number for inclusion on the project coversheet prior to Permit application submittal to the local jurisdiction having review authority. Register as the Owner's Designated Agent for further correspondence with TDLR and Registered Accessibility Specialist (RAS).
- B. Participate in any Pre-submittal Meetings required by local jurisdiction prior to Permit application submittal.
- C. Submit Plans, Specifications, and all other required documentation for construction Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.
- D. Submit Construction Documents and Specifications to the Registered Accessibility Specialist (RAS) approved by County for Architectural Barriers plan review.
- E. Receive and respond to permitting comments by the local jurisdiction having review authority.
- F. Revise plans and specifications as necessary to conform to permitting, accessibility, and budget requirements without additional charge to County.
- G. Provide deliverables in accordance with County's Design Submittal Guidelines.



**Phase V – CONSTRUCTION CONTRACT BIDDING, AWARD, AND EXECUTION**

Upon County acceptance of previous phase, A/E shall proceed with the following:

- A. Participate in a Pre-bid Meeting, answer RFI's from Contractors and suppliers, and prepare addenda items as required.
- B. Provide deliverables in accordance with County's Design Submittal Guidelines.

**Phase VI - CONSTRUCTION ADMINISTRATION - Project Observation and Inspection:**

Upon County acceptance of previous phase, A/E shall perform the following services:

- A. Provide general administration and be County's representative during the construction of the project. Advise, consult, and issue County's instructions to Contractor in writing with copies furnished to all parties. Prepare change orders and supplementary drawings.
- B. Review and submit copies of each shop drawing and submittal of materials and equipment to County.
- C. Conduct site visits with personnel technically qualified by education and experience to competently observe relevant aspects of construction. Make necessary observations to determine if workmanship and quality of materials generally conform to the plans and specifications, and that provisions of the contract are complied with.
- D. Reject work performed by Contractor which does not meet the requirements of the Construction Documents; and, order removal and replacement of such work.
- E. Review progress estimates of work performed and invoiced by Contractor. Within **three (3) business days** of receipt, submit written reviews to County.
- F. Coordinate Texas Accessibility Standards (TAS) Inspection to be concurrent with Substantial Completion Inspection.
- G. Accompany County on Substantial Completion Inspection with appropriate staff and affiliates. Prepare a punch list of items needing correction. After Contractor has performed the required corrections, notify County in writing that the contract has been performed in general conformance with the plans and specifications and is ready for Final Inspection.
- H. Provide deliverables in accordance with County's Design Submittal Guidelines.

**Phase VII – PROJECT CLOSE-OUT – Final Inspection and Document Review:**

Upon County acceptance of previous phase, A/E shall perform the following services:

- A. Accompany County on Final Inspection to determine if construction has been completed in general accordance with the Contract Documents.
- B. Review warranties, guarantees, bonds, equipment operating instructions, and similar deliverables to verify receipt, and general conformance to requirements of the Contract.
- C. After determining that the general requirements of the Plans and Specifications have been met, certify and approve Contractor's Final Application for Payment.
- D. Upon completion of construction and prior to the request for final payment, make changes in the original REVIT or model CAD files of the Project to show changes made and noted by Contractor of the work and final location of the mechanical service lines and outlets including outside utilities. Develop project Record Construction Drawings and Specifications.
- E. Provide deliverables in accordance with County's Design Submittal Guidelines.

**EXHIBIT B**

**FEE SCHEDULE / HOURLY RATES**

This schedule indicates fees by Phase of the Basic Fee:

**\$ 708,737** 100%

10%	<b>Phase I - SCHEMATIC DESIGN</b>	<b>\$ 73,824</b>
18%	<b>Phase II - DESIGN DEVELOPMENT</b>	<b>\$ 128,080</b>
26%	<b>Phase III - CONSTRUCTION DOCUMENTS</b>	<b>\$ 185,305</b>
6%	<b>Phase IV - REGULATORY REVIEWS AND PERMITS</b>	<b>\$ 44,983</b>
4%	<b>Phase V - BIDDING, AWARD, AND EXECUTION</b>	<b>\$ 25,711</b>
23%	<b>Phase VI - CONSTRUCTION ADMINISTRATION</b>	<b>\$ 164,518</b>
6%	<b>Phase VII - PROJECT CLOSE-OUT</b>	<b>\$ 42,316</b>

	<b>Survey</b>	<b>\$ 44,000</b>
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**SCOPE 1 - WEST ARENA** **\$ 413,484** 58%

Phase I - SCHEMATIC DESIGN	\$ 46,496
Phase II - DESIGN DEVELOPMENT	\$ 69,170
Phase III - CONSTRUCTION DOCUMENTS	\$ 111,159
Phase IV - REGULATORY REVIEWS AND PERMITS	\$ 23,614
Phase V - BIDDING, AWARD, AND EXECUTION	\$ 22,097
Phase VI - CONSTRUCTION ADMINISTRATION	\$ 109,800
Phase VII - PROJECT CLOSE-OUT	\$ 31,148

**SCOPE 2 - EVENT TARMAC** **\$ 134,813** 19%

Phase I+II - SCHEMATIC DESIGN + DESIGN DEVELOPMENT	\$ 26,117
Phase III - CONSTRUCTION DOCUMENTS	\$ 46,995
Phase IV - REGULATORY REVIEWS AND PERMITS	\$ 11,189
Phase V - BIDDING, AWARD, AND EXECUTION	\$ 2,634
Phase VI - CONSTRUCTION ADMINISTRATION	\$ 38,793
Phase VII - PROJECT CLOSE-OUT	\$ 9,085

<b>SCOPE 3 - WIDEN MAIN ARENA</b>		<b>\$ 49,253</b>	<b>7%</b>
Phase I - SCHEMATIC DESIGN	\$	6,328	
Phase II - DESIGN DEVELOPMENT	\$	8,933	
Phase III - CONSTRUCTION DOCUMENTS	\$	14,914	
Phase IV - REGULATORY REVIEWS AND PERMITS	\$	8,160	
Phase V - BIDDING, AWARD, AND EXECUTION	\$	-	
Phase VI - CONSTRUCTION ADMINISTRATION	\$	9,823	
Phase VII - PROJECT CLOSE-OUT	\$	1,095	
<b>SCOPE 4 - ADD (2) COVERED PAVILLIONS TO RV PARK</b>		<b>\$ 32,187</b>	<b>5%</b>
Phase I+II - SCHEMATIC DESIGN + DESIGN DEVELOPMENT	\$	11,860	
Phase III - CONSTRUCTION DOCUMENTS	\$	10,237	
Phase IV - REGULATORY REVIEWS AND PERMITS	\$	2,020	
Phase V - BIDDING, AWARD, AND EXECUTION	\$	980	
Phase VI - CONSTRUCTION ADMINISTRATION	\$	6,102	
Phase VII - PROJECT CLOSE-OUT	\$	988	
<b>SCOPE 5 - PASSIVE VENTILATION STUDY</b>		<b>\$ 35,000</b>	<b>5%</b>
Phase I - Wind Comfort Analysis (Interim Report)	\$	21,000	
Phase II - Thermal Comfort Analysis (Interim Report)	\$	12,000	
Phase III - FINAL STUDY REPORT	\$	2,000	

Prime Consultant and Subconsultant individual hourly rate schedules attached below:

**CPI Rate Adjustments:** Rates shall remain firm for the first year of the Agreement and such rates shall be deemed the “Initial Base Rates”. A/E must request rate adjustments, in writing, at least **thirty (30) days** prior to each annual anniversary date of the Agreement and any rate changes will take effect on the first day following the prior year. If A/E fails to request a CPI rate adjustment, as set forth herein, the adjustment will be effective **thirty (30) days** after County receives A/E’s written request. No retroactive rate adjustments will be allowed. All rate adjustments and modifications shall be set forth in a written fully executed amendment.

Price adjustments will be made in accordance with changes in the U.S. Department of Labor Consumer Price Index (CPI-U) for All Urban Consumers, All Items, South Region (Base 1982-84 = 100).

The rate adjustment will be determined by multiplying the Initial Base Rates by a fraction, the numerator of which is the index number for most recently released index before each annual anniversary date of the Agreement and the denominator of which is the index number for the first month of the Agreement (the index number for the month in which the Agreement was originally executed). If the products are greater than the Initial Base Rates, County will pay the greater amounts as the rates during the successive year until the next rate adjustment. Rates for each successive year will never be less than the Initial Base Rates.

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
<b>SUPPORT STAFF I</b>	\$64.00	<b>PROFESSIONAL LEVEL II</b>		<b>PROFESSIONAL LEVEL V</b>	
Trainee		Mechanical & Electrical	\$138.00	Mechanical & Electrical	\$237.00
Design/Engineer Student		Civil & Structural	\$137.00	Civil & Structural	\$239.00
Design/Engineer/Survey Technician		Architect	\$132.00	Architect	\$223.00
Administrative Assistant		Design Intern			
Word Processor				Landscape & Interior	\$178.00
File Specialist		Landscape & Interior	\$123.00	Construction Project Manager	
		Design Intern		Geologist	
<b>SUPPORT STAFF II</b>	\$107.00	Planner		Resident Project Representative	
Design/Engineer Student		Resident Project Representative		Technologist	
Design/Engineer/Survey Technician		Technologist		Project Assistant	
CADD		Project Assistant		Surveyor	
Administrative Assistant		Surveyor		Client Manager	
Project Assistant		Clerical Supervisor			
Word Processor				<b>PROFESSIONAL LEVEL VI</b>	
File Specialist		<b>PROFESSIONAL LEVEL III</b>		Mechanical & Electrical	\$268.00
		Mechanical & Electrical	\$164.00	Civil & Structural	\$257.00
<b>SUPPORT STAFF III</b>	\$117.00	Civil & Structural	\$170.00	Architect	\$248.00
Design/Engineer Student		Architect	\$149.00		
Design/Engineer/Controls/Survey Technician		Design Intern		Landscape & Interior	\$216.00
CADD				Construction Project Manager	
Administrative Assistant		Landscape & Interior	\$136.00	Geologist	
Project Assistant		Design Intern		Resident Project Representative	
Proposal Editor/Technical Writer		Resident Project Representative		Technologist	
		Technologist		Surveyor	
<b>PROFESSIONAL LEVEL I</b>		Project Assistant		Client Manager	
Mechanical & Electrical	\$122.00	Surveyor			
Civil & Structural	\$122.00	<b>PROFESSIONAL LEVEL IV</b>		<b>PROFESSIONAL LEVEL VII</b>	
Architect	\$122.00	Mechanical & Electrical	\$194.00	Mechanical & Electrical	\$288.00
Design Intern		Civil & Structural	\$198.00	Civil & Structural	\$281.00
		Architect	\$184.00	Architect	\$269.00
Landscape & Interior	\$116.00				
Design Intern		Landscape & Interior	\$147.00	Landscape & Interior	\$242.00
Planner		Resident Project Representative		Construction Project Manager	
Resident Project Representative		Resident Project Representative		Resident Project Representative	
Technologist		Technologist		Technologist	
Project Assistant		Project Assistant		Surveyor	
Surveyor		Surveyor			
Clerical Supervisor					

## EXHIBIT C

### PRODUCTION SCHEDULE

A/E agrees to complete the professional design services called for in **Exhibit A** of this Agreement within **Nine Hundred Twelve (912) calendar days** from the date of this Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and target dates. Standard end-of-phase review periods for County shall be (10) business days minimum.

<i>Agreement Execution Date</i>	<b>08/04/20</b>
<i>Agreement Amendment #1 Execution Date</i>	<b>07/27/21</b>
<i>Agreement Termination Date</i>	<b>02/02/23</b>
 <i>Topographic Survey and Base Data Compilation complete</i>	 09/18/20
<b>Phase I - SCHEMATIC DESIGN</b>	
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<i>Preliminary Scope and Budget analysis deliverables (Scopes 1-4)</i>	10/19/20
<i>30% Plans, Specifications and Estimate deliverables (Scopes 1-4)</i>	11/20/20
<i>County written authorization to proceed to next phase</i>	12/01/20
<b>Phase II - DESIGN DEVELOPMENT</b>	
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<i>60% Plans, Specifications and Estimate deliverables (Scopes 1-4)</i>	01/11/21
<i>County written authorization to proceed to next phase (Scope 2)</i>	04/05/21
<i>County written authorization to proceed to next phase (Scopes 1+3)</i>	07/01/21
<b>County written authorization to proceed to next phase (Scope 4)</b>	<b>07/20/21</b>
<b>Phase III - CONSTRUCTION DOCUMENTS</b>	
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<i>Site Development Plans application submittal to City (Scope 2)</i>	04/09/21
<i>SDP application submittal to City (Scopes 1+4)</i>	04/23/21
<i>SDP approval by City (Scope 2)</i>	05/26/21
<i>Complete Plans &amp; Specifications (Scope 2)</i>	07/09/21

<b>75% Design Development Comments Addressed (Scopes 1+3)</b>	<b>07/14/21</b>
<b>SDP approval by City (Scopes 1+4)</b>	<b>07/12/21</b>
<b>Complete Plans, &amp; Specifications (Scope 1+3)</b>	<b>08/23/21</b>
<b>County written authorization to proceed to next phase (Scopes 1+3+4)</b>	<b>08/26/21</b>

**Phase IV - REGULATORY REVIEW AND PERMITS**

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<b>Sealed Plans and Specifications deliverables to County (Scopes 1+3+4)</b>	<b>09/02/21</b>
<b>Plans submittal to TDLR (Scopes 1+3+4)</b>	<b>09/09/21</b>
<b>Permit application to City (Scope 3)</b>	<b>09/09/21</b>
<b>Construction Permits received from City (Scope 3)</b>	<b>10/08/21</b>
<b>Permitted Plans and Specifications to County (Scopes 1+3+4)</b>	<b>10/15/21</b>

**Phase V-VI - CONSTRUCTION ADMINISTRATION\***

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<b>Contractor Notice to Proceed (Scope 2)</b>	<b>07/14/21</b>
<b>Construction Substantial Completion (Scope 2)</b>	<b>10/15/21</b>
<b>Construction Substantial Completion (Scopes 1+3+4)</b>	<b>06/09/22</b>

**Phase VII - PROJECT CLOSE-OUT**

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<b>Record Documents deliverables</b>	<b>07/08/22</b>
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