2805 Dallas Parkway, Suite 600
Plano, Texas 75093
Tel: 972.488.3880
www.quiddity.com

May 20th, 2026

APPENDIX A

John Mears
1515 N. Galloway Ave
Mesquite, Texas 75149

Re: Professional Surveying and Engineering Services for City of Mesquite 2026 Street Reconstruction

Dear Mr. Mears:

We appreciate the opportunity to present this proposal for engineering and surveying services for various street and utility improvements in Mesquite, Texas.

Project Understanding

The scope of work involves topographic survey, preliminary and final design, project plans, specifications, and estimates for various street and utility improvements in Mesquite, Texas. For the roadway reconstructions, it is the Engineer's (Quiddity Engineering, LLC) understanding that the Owner (City of Mesquite) does not intend to widen the roadways. All roads will be reconstructed using a concrete pavement section provided by the Owner. The proposed construction plans will include notes and details to replace existing adjacent sidewalks, driveways, retaining walls (less than 4' tall), landscaping, or miscellaneous items impacted by the street improvements. Additionally, any reconstructed wet utilities will be replaced with the same size unless specifically mentioned in this proposal. The scope for each street is further described below:

- **Brazoria Drive**: The improvements will include constructing a new concrete roadway with 5' sidewalk from Childress Ave to Lyndon B Johnson Fwy Frontage Road (approx. 280 feet). The improvements will also include curb ramps at the intersection at Childress Ave and underground storm drain infrastructure (as necessary) to convey stormwater to existing facilities located at the frontage road. No water or sewer improvements are anticipated.
- **Ashwood Drive**: The improvements will include reconstruction of the existing road from Whitson Way to Linhaven Drive (approx. 1,200 feet). Work will consist of installing concrete pavement with curb and gutter, upgrading pedestrian facilities (sidewalk and curb ramps) and replacing the existing waterline and sewerline. The existing underground storm will remain, but the work will replace all inlet tops.
- **Greenland Drive**: The improvements will include reconstruction of the existing road from Ashwood Drive to Linhaven Drive (approx. 1,000 feet). Work will consist of installing concrete pavement with curb and gutter, upgrading pedestrian facilities (sidewalk and curb ramps) and replacing the existing waterline. The existing underground storm will remain, but the work will replace all inlet tops. The improvement will include replacing the existing sanitary sewer crossing near Ashwood Drive.
- **Linhaven Drive**: The improvements will include reconstruction of the existing road from Sarazen Drive to Greenland Drive (approx. 1,300 feet). Work will consist of installing concrete pavement with curb and gutter, upgrading pedestrian facilities (sidewalk and curb ramps), and replacing inlet tops. This work will not include any replacement or modifications to the existing underground utilities.
- **Moon Drive**: The improvements will include reconstruction of the existing road from Hyde Park Drive to Modlin Street (approx. 1,200 feet). Work will consist of installing concrete pavement with curb and gutter, upgrading pedestrian facilities (sidewalk and curb ramps), and replacing the existing waterline. The work will also include upsizing approximately 250 foot the existing 39" reinforced concrete storm main on Moon Drive to 42". As part of the storm improvements, the Engineer will replace the existing laterals and inlets. No hydraulic or hydrologic calculations will be performed for the storm main.

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- **Modlin Drive**: The improvements will include reconstruction of the existing road from Oates Drive to Moon Drive (approx. 1,100 feet). Work will consist of installing concrete pavement with curb and gutters, upgrading pedestrian facilities (sidewalk and curb ramps) and replacing the existing waterline.
- **Ruby Drive**: The improvements will include reconstruction of the existing road from Hyde Park Drive to Modlin Drive (approx. 1,150 feet). Work will consist of installing concrete pavement with curb and gutters, upgrading pedestrian facilities (sidewalk and curb ramps) and replacing the existing waterline.
- **Sheryl Drive**: The improvements will include reconstruction of the existing road from Motley Drive to Modlin Drive (approx. 2,300 feet). Work will consist of installing concrete pavement with curb and gutter and upgrading pedestrian facilities (sidewalk and curb ramps). This work will not include any replacement or modifications to the existing underground utilities.
- **Sandra Lynn**: The improvements will include reconstruction of the existing road from Strayhorn Drive to City Limits (140 feet south of Mandalay Drive) (approx. 985 feet). Work will consist of installing concrete pavement with curb and gutter and upgrading pedestrian facilities (sidewalk and curb ramps). This work will not include any replacement or modifications to the existing underground utilities.
- **Presidential Row**: The improvements will include reconstruction of the existing road from US-80 Frontage Road to Forney Avenue (approx. 950 feet). Work will consist of installing concrete pavement with curb and gutter and upgrading pedestrian facilities (sidewalk and curb ramps) and replacing the existing waterline. The existing underground storm or sewer mains will not be replaced. However, it is anticipated that minor modifications or grading will be necessary to convey storm across Presidential Row near the Forney Avenue intersection.
- **E. Brite:** The improvements will include reconstruction of the existing sewer main from W. Davis Street to Holley Park (approx. 1,300 feet). No waterline or street improvements are included in the scope of work.

Task 1 Topographic Survey

The Engineer's survey team will perform an on-the-ground survey of the streets listed in the Project understanding under the direct supervision of a Registered Professional Land Surveyor.

1.1 Roadway

- Survey area generally includes ROW (Right-of-Way) to ROW for the limits outlined in the Project Understanding. The survey shall include natural ground shots 10-ft outside the ROW unless restricted by private fence or obstruction.
- Intersecting Streets: 50-ft up each intersecting road, including ramps
- 10-ft into driveway approaches
- This item shall include location of permanent improvements along the project sites, pavement cross sections (generally every 50-ft), trees and landscaping, mailboxes, retaining walls, fences, sidewalks, and ramps.
- Property pins at intersections only if the pins are readily found.

1.2 Utilities

- Above visible ground features of existing utilities within the ROW for the limits of the project will be field located including manholes, inlets, cleanouts, power poles, pedestals, and valves.
- For streets with sanitary and storm replacements, the Surveyor will survey the flowlines of manholes.
- 811 Utility Locate will be requested. The Surveyor will survey any pin flags and markings that are present when our team is in the field.
- The excavation and other costs required to expose or probe the underground utilities will be the responsibility of others.

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- The nearest water valve, sanitary sewer manhole, and storm manhole and inlet will be surveyed outside the above mentioned project limits.

1.3 The survey does not include:
- Metes and bounds descriptions
- Locating monumentation to establish boundary lines of properties or confirmation of street ROW.
- Title research

Task 2 Preliminary Design Plans (50% Submittal)

The Engineer shall prepare and submit the following sheets for the Owner's review:

2.1 **General Design**: Cover Sheet, Sheet Index, City of Mesquite Standard General Notes Sheet(s), Survey Control and Project Layout, and Estimated Quantities

2.2 **Typical Sections** (based on the City-provided pavement section)

2.3 **Street Plan and Profiles**: plan and profile for new or reconstructed streets, construction limits, sidewalk improvements, driveway replacement, existing and proposed utilities, and franchise utilities.

2.4 **Water Utility Plan and Profiles**: proposed mains, connections, valves, services, and any other miscellaneous items.

2.5 **Storm and Sanitary Plan and Profiles**: the proposed main, manholes, cleanouts or inlets (as applicable), connections, and any other miscellaneous items.

2.6 **Opinion of Probable Construction Cost** (separated by Street)

2.7 **Standard Details**: City, TXDOT, and NCTCOG as required for the work.

Task 3 Pre-Final Submittal (90%)

3.1 Address Owner comments from Preliminary Design and update the sheets listed in Task 2

3.2 Additionally, the Engineer will provide the following sheets:
- **Grading Layouts** for ramps and intersections as necessary
- **Traffic Control Narrative and Phasing Narrative**
- **Erosion Control Notes**
- **Project Specific Details**
- **Technical Specifications and Bid Descriptions**

3.3 The Engineer will submit an updated Opinion of Probable Construction Cost (OPCC).

Task 4 Final Plans and Contract Documents (100%)

4.1 The Engineer will address the Owner's comments from Task 3.

4.2 The Engineer will submit final signed and sealed plans, OPCC, Bid Proposal, and specifications

4.3 The Engineer will submit plans for TDLR/PROWAG review as outlined in Task 5.

Task 5 TDLR/RAS

5.1 A Registered Accessibility Specialist (RAS) will review the plans before bidding and inspect the project after construction is completed to ensure compliance with accessibility regulations.

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Task 6 TxDOT Coordination (Brazoria Drive)

For Brazoria Drive improvements, TxDOT coordination is required for work in TxDOT's ROW.

6.1 The Engineer will coordinate improvements with TxDOT throughout design.

6.2 The plans will be submitted to TxDOT at each milestone (50%, 90%, Final) for their review and comments. The Engineer will address one (1) round of comments for each submittal.

6.3 The owner will provide any previous driveway permits.

6.4 The Owner will execute any driveways permits, agreements, etc. necessary for the construction work.

Task 7 Bid Phase Services

As requested by the Owner, the Engineer will perform the following bid services on an hourly fee basis according to the fee rate sheet attached:

7.1 Help answer questions during the bid phase and provide responses to the Owner. The Owner will prepare the final proposed responses to all bidder's questions and requests, in the form of addenda.

7.2 Attend pre-bid conference in support of the Owner. The Owner will prepare the agenda and manage the meeting.

Task 8 Construction Phase Services

As requested by the Owner, the Engineer will perform the following construction phase services on an hourly fee basis according to the fee rate sheet attached:

8.1 Answer requests for information (RFI) as necessary during construction.

8.2 Review submittals as requested by the Owner.

8.3 Attend project progress meetings or site visits, when requested by the City.

8.4 Obtain Contractor/City's redlines and create digital and electronic Record Drawings

Exclusions

The following items are excluded from the Project Scope:

- Geotechnical investigation or testing
- Pavement Section Design
- Hydraulic modeling or calculations
- Subsurface Utility Engineering (SUE)
- Franchise utility relocation or coordination
- Environmental services
- ROW, easement, or temporary construction documentation, negotiations, survey, or coordination necessary for work. The Engineer will provide exhibits to the Owner as needed for coordination purposes.
- Construction administration, management, or inspection
- Material testing
- Construction staking
- Public involvement or meetings
- Property owner coordination
- Utility coordination or relocation
- Signalization and illumination
- Design of landscaping, or irrigation
- Effort resulting from changes to the scope after commencement of work
- Any items not specially mentioned in this scope

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Additional Services

Any additional services not specifically defined in the scope of services will be at the direction of the Owner and will be performed on an hourly fee basis according to the fee rate sheet attached. Any request for additional services shall be in writing by the Owner or Owner's representative.

Proposed Fees

Tasks to be billed on a Lump Sum Basis:

Task 1 Topographic Survey	$138,000.00
Task 2: Preliminary Design Plans (50%)	$354,000.00
Task 3: Pre-Final Design (90%)	$316,000.00
Task 4: Final Design (100%)	$30,000.00
Task 5: TDLR/RAS	$3,500.00
LUMP SUM TOTAL FEE	$841,500.00

Task to be billed hourly with a Do Not Exceed Amount:

Task 6: TxDOT Coordination	$10,000.00
Task 7: Bid Phase Services	$5,000.00
Task 8: Construction Phase Services	$25,000.00
DO NOT EXCEED (HOURLY BILLED) TOTAL	$40,000.00
TOTAL	**$881,500.00**

We thank you for the opportunity to submit this proposal.

Sincerely,
Quiddity Engineering, LLC

Attest:

Dave Kochalka, PE
Regional Manager, North Texas

Steven Martin, PE
Senior Project Manager

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100