



AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: Aledo ISD – Aledo Middle School Parking Lot and Drive Improvements
Surveying, Civil Engineering, and Electrical Engineering

TNP PROJECT NUMBER: ALO 26____

CLIENT: Aledo ISD
Attn: Caleb Bell, Chief Facilities & Construction Officer

ADDRESS: 1008 Bailey Ranch Road
Aledo, Texas 76008

Aledo ISD (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (the CONSULTANT) to perform the following services:

Article I

SCOPE: Provide Surveying, Civil Engineering, and Electrical Engineering services for parking lot and drive improvements at the existing Aledo MS campus in Aledo, Texas.

A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION to be on the basis of the following:

A. Basic Services: The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee:

• Topographic Surveying	\$ 7,000
• Site Circulation Planning/Studies	\$ 10,000
• Civil Engineering Design	\$ 65,000
• Electrical Engineering Design (If Required)	\$ 8,000
• Construction Administration	\$ 15,000

The above costs include expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging. Payment to the CONSULTANT shall be due in monthly installments based on the CONSULTANT's estimate of the percentage of the contract completed during the billing period.

B. Special Services: Services required for the project, but not included in the fixed fee for Basic Services, are considered Special Services. The CONSULTANT's compensation for Special Services included in Attachment 'A' may be on a Fixed Fee, Hourly Reimbursable, or Unit Cost basis. Refer to Attachment 'B-1' Compensation Summary for the compensation basis for Special Services.

Fixed Fee Compensation for Special Services: Payment shall be as described above for Basic

Services.

Hourly Reimbursable Compensation for Special Services: Payment shall be due in monthly installments based on the amount of hours worked by each employee and the CONSULTANT'S current standard rates presented in Attachment 'B' Standard Rate Schedule.

Unit Cost Compensation for Special Services: Payment to CONSULTANT shall be determined by the quantity (per Each or per LF) completed times the Unit Price reflected in Attachment 'B-2' Compensation Summary. Payment shall be due in monthly installments based on the quantity completed during the billing period.

C. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to:

- 1) Zoning applications, zoning exhibits, preliminary utility plans, and preliminary drainage plans;
- 2) Preparation of Easements or ROW Acquisitions;
- 3) Preparation of Encroachment or Access Agreements;
- 4) Abstract Services or Easement Research;
- 5) Participation in real property acquisition;
- 6) SUE Services;
- 7) Environmental Assessments;
- 8) Franchise Utility Extensions or Relocations;
- 9) Water of Sanitary Sewer Studies;
- 10) Drainage Study;
- 11) Screen Wall Design;
- 12) Storm Water Pollution Prevention Plan (SWPPP);
- 13) TxDOT Turn Lanes (Acceleration or Deceleration);
- 14) Traffic Impact Analysis (TIA);
- 15) LEED Certification Design;
- 16) Public Offsite Improvements or Extensions;
- 17) Data Cabling;
- 18) Security Cameras;
- 19) Geotechnical Engineering;
- 20) Lift Station Design;
- 21) Onsite Water Storage Tank or Fire Pump System;
- 22) Landscape Architecture Design/Plans;
- 23) City Permitting;
- 24) Construction staking; and/or
- 25) Construction inspection.

Upon written authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be on a Fixed Fee or Hourly Reimbursable basis, as described above.

D. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.10 times actual cost.



- E. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received.
- F. Compensation Summary: A summary of project fees is included in Attachment 'B-1'.
- G. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'B-2'.

Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed.

Article IV

CONTRACT PROVISIONS: The document entitled "Contract Provisions" which are attached hereto is made a part hereof. This Authorization of Professional Services, together with the Contract Provisions and all other exhibits attached hereto are collectively referred to as the "Agreement".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

Aledo ISD

By: _____

Title: _____

Date: _____

Accepted by CONSULTANT:

Teague Nall and Perkins, Inc.

By: Michael Wilson

Title: Principal

Date: April 6, 2026

Firm Contact Information:

5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817-336-5773
 Contact: Mike Wilson



TNP Firm Registrations

Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
 Texas Board of Architectural Examiners Firm No. BR 2673



CONTRACT PROVISIONS

1. AUTHORIZATION TO PROCEED

Signing this agreement shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless otherwise provided for in this agreement.

2. DIRECT EXPENSES

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

3. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, subject to reasonable, timely and substantive objections of CLIENT, an additional amount shall be added to the cost of these services for CONSULTANT's administrative costs, as provided herein.

4. OPINION OF PROBABLE COST

In providing opinions of probable cost, the CLIENT understands that CONSULTANT has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. CONSULTANT makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

5. PROFESSIONAL STANDARDS

The standard of care for all professional engineering and services performed or furnished by CONSULTANT shall be the care and skill ordinarily used by other members of the relevant profession in the same circumstances and type of work in the State of Texas, and with the same level of professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization as other members of the same profession in the same circumstances and location. CONSULTANT makes no other warranty, expressed or implied. Subject to the above standards of care, CONSULTANT may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

6. TERMINATION

Either CLIENT or CONSULTANT may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay CONSULTANT in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

7. LEGAL EXPENSES

In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

8. PAYMENT TO CONSULTANT

Monthly invoices will be issued by CONSULTANT for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

9. ADDITIONAL SERVICES

Services not specified as Basic Services in Scope and Attachment 'A' will be provided by CONSULTANT as Additional Services when authorized by the CLIENT. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

10. SALES TAX

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

11. SURVEYING SERVICES

In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723.

12. LANDSCAPE ARCHITECT SERVICES

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

13. INVALIDITY CLAUSE

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

14. PROJECT SITE SAFETY

CONSULTANT has no duty or responsibility for project site safety.

15. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY

Means and methods of construction and jobsite safety are the sole responsibility of the contractor. CONSULTANT shall not: (i) at any time supervise, direct, control, or have authority over any contractor's work, or (ii) be responsible for construction site safety, the means and methods of construction or the safety precautions a selected or used by any contractor. CONSULTANT shall not be responsible for any decisions, acts or omissions of any constructor.

16. OWNER RESPONSIBILITY

CLIENT shall be responsible for all requirements and instructions that it furnishes to CONSULTANT pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by CLIENT to CONSULTANT pursuant to this Agreement. CONSULTANT may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. CLIENT shall give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of: (i) any hazardous materials or matters that affect the scope or time of performance of CONSULTANT's services; or (ii) any defect or nonconformance in CONSULTANT's services or the contractor's work.

17. SITE VISITS

In the event the Scope of work requires CONSULTANT to make site visits to observe contractor's work on a Project, such visits and observations are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the work, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. CONSULTANT will have no responsibility for any defects in the work not actually discovered by CONSULTANT during such site visits.

18. CHOICE OF LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to applicable principles of conflicts of law. Each of the parties hereto irrevocably consents to the exclusive jurisdiction of any federal or state court located within Tarrant County, Texas, in connection with any matter based upon, arising out of, or contemplated in this Agreement or the matters.

19. DOCUMENTS

A. All documents prepared by CONSULTANT ("Documents") are instruments of service, and CONSULTANT shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CONSULTANT) whether or not the subject project ("Project") is completed. CLIENT may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project, and will have a limited license to use the Documents only on the Project, extensions of the Project, and for related uses, subject to receipt by CONSULTANT of full payment due and owing for all services relating to preparation of the Documents, may not be used unless completed and not for any work or purpose not intended.

B. CLIENT and CONSULTANT may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

20. ATTORNEY FEES

In the event that any suit or action over the enforcement, interpretation or other matter emanating from this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

21. MISCELLANEOUS

This Agreement is binding on and will inure to the benefit of each of the parties and their respective successors and legal representatives. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party. There are no third party beneficiaries. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

22. DRAINAGE CLAUSE

The parties to this Agreement recognize that the development of real property has the potential to increase surface water runoff on downstream properties, and that such increase in runoff increases the possibility of water damage to downstream properties. The CLIENT agrees to indemnify and hold the CONSULTANT harmless from any and all claims and damages arising, directly or indirectly, from water or drainage damage to downstream properties resulting from the development and construction of the Project. CLIENT shall not be required to reimburse CONSULTANT for any claims or expenses arising out of the Project if it is determined by a court of competent jurisdiction that CONSULTANT was negligent in the performance of its duties and obligations, and that CONSULTANT's negligence was the direct cause of damage to a property downstream of the Project.

23. MEDIATION

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the CONSULTANT agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbonding mediation unless the parties mutually agree otherwise. The CLIENT and the CONSULTANT further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

24. LIMITATION OF LIABILITY

CONSULTANT's liability to the CLIENT for any cause or combination of causes is in the aggregate, limited to an amount no greater than the fee earned under this agreement.

ATTACHMENT 'A' ITEMIZED SCOPE OF SERVICES

Teague Nall and Perkins, Inc., (TNP) shall render the following professional services necessary for the development of the project:

BASIC SERVICES

Topographic Survey

- a. Establish horizontal control points as needed throughout the project.
- b. Establish vertical benchmarks as needed throughout the project.
- c. The visible improvements such as curbs, walks, fences, buildings, signs, etc. will be located and shown on the survey.
- d. Visible utilities such as power poles, manholes and valves etc. will be located.

Deliverable = Topographic drawing in digital format showing 1foot contour intervals and the items listed above for design purposes.

Data will be delivered in Texas Coordinate System of 1983 North Central Zone (4202) scaled to Surface with a combined scale factor supplied.

Site Circulation Planning/Studies

Scope includes vehicular circulation planning and site studies for the Pre-K and Daycare pick-up/drop-off routes. CONSULTANT will coordinate with District regarding current and future traffic operations due to the future widening of FM 1187 along the east side of the campus.

Civil Engineering Design

Scope includes parking lot and drive improvements at the existing Aledo MS. The existing facility will remain in service during construction. Site engineering will include all demolition, grading, drainage, and paving.

Scope of work shall include the following documents:

Project Deliverables

- Cover Sheet
- Existing Topography Plan
- Demolition Plan
- Site Plan
- Dimensional Control Plan
- Grading Plan
- Paving Plan
- Site Drainage Plan
- Erosion Control Plan
- Civil Details
- Project Specification

Electrical Engineering (If Required)

Provide engineering design and construction administration services for the electrical design of the parking lot site lighting, including contract drawings and specifications for the electrical support system and review of submittal data for the electrical support system.

Construction Administration

- Attend pre-con & pre-installation meetings (paving, landscape/irrigation) as necessary.
- Review shop drawings and submittals related to site work construction.
- Answer contractor requests for information (RFI's) during construction.
- Assist District in preparation of any required site work changes.
- Visit site to observe site work construction (estimate 2 visits per month).
- Observation of concrete paving pours.
- Upon substantial completion, prepare written punch list for noncompliant items.
- Prepare record drawings based on contractor record drawings.

ATTACHMENT 'B' STANDARD RATE SCHEDULE

Standard Hourly Rates

Engineering/Landscape Architecture/ROW	Hourly Billing
Intern	\$95.00
Clerical	\$100.00
ROW Tech	\$120.00
CAD Technician	\$130.00
Title Agent	\$135.00
Engineer I/II	\$150.00
Landscape Designer	\$150.00
ROW Agent	\$155.00
Senior CAD Technician	\$165.00
Engineer III/IV	\$180.00
Designer	\$190.00
IT Technician	\$190.00
Senior ROW Agent	\$195.00
Relocation Agent	\$195.00
Project Engineer	\$205.00
Senior Designer	\$205.00
Landscape Architect / Planner	\$210.00
Structural Engineer	\$240.00
Project Manager	\$245.00
ROW Manager	\$265.00
Senior Engineer	\$290.00
Senior Landscape Architect/Planner	\$290.00
Senior Structural Engineer	\$295.00
Senior Project Manager	\$300.00
Team Leader	\$310.00
Principal or Director	\$340.00
Surveying	Hourly Billing
Flagger	\$75.00
Survey Technician	\$145.00
Abstractor (Property Deed Research)	\$145.00
S.I.T. or Senior Survey Technician	\$160.00
Field Coordinator	\$165.00
1-Person Field Crew w/Equipment**	\$170.00
2-Person Field Crew w/Equipment**	\$220.00
Registered Professional Land Surveyor (RPLS)	\$280.00
3-Person Field Crew w/Equipment**	\$295.00
Terrestrial Scanning Equipment & Crew	\$300.00
Survey Manager	\$340.00
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	\$500.00

Utility Management, Utility Coordination, and SUE	Hourly Billing
Utility Location Specialist	\$140.00
Utility Coordinator	\$170.00
1-Person Designator Crew w/Equipment***	\$170.00
Sr. Utility Location Specialist	\$180.00
SUE Field Manager	\$200.00
2-Person Designator Crew w/Equipment***	\$235.00
Senior Utility Coordinator	\$250.00
3- Person Designator Crew w/Equipment***	\$335.00
2-Person Vac Excavator Crew – Vac Trailer (Exposing Utility Only)	\$350.00 (4 hr. min.)
2-Person Vac Excavator Crew – 4 Yard Vac Truck (Exposing Utility Only)	\$375.00 (4 hr. min.)
2-Person Vac Excavator Crew – 12 Yard Vac Truck (Exposing Utility Only)	\$400.00 (4 hr. min.)
Core Drill (equipment only)	\$830.00 per day
SUE QL-A Test Hole (0 < 8 ft)****	\$2,700.00 each
SUE QL-A Test Hole (> 8 < 15 ft)****	\$3,200.00 each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing
Construction Inspector I/II	\$120.00
Construction Inspector III	\$150.00
Senior Construction Inspector	\$175.00
Construction Manager	\$245.00
Senior Construction Manager	\$300.00

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or at cost.

- * *Rates shown are effective as of Dec. 15, 2025 and are subject to change.*
- ** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*
- *** *Includes crew labor, vehicle costs, designating equipment, and field supplies.*
- **** *Level B Designation required prior to Level A Test Hole. Cost of Level B work not included.*

ATTACHMENT 'B-1' COMPENSATION SUMMARY

SERVICE	FEE	FEE BASIS
BASIC SERVICES		
Topographic Survey	\$7,000	Fixed Fee
Site Circulation Planning/Studies	\$10,000	Fixed Fee
Civil Engineering Design	\$65,000	Fixed Fee
Electrical Engineering Design	\$8,000	Fixed Fee
Construction Administration	\$15,000	Fixed Fee
TOTAL FEE	\$105,000	



ATTACHMENT 'B-2' SAMPLE INVOICE

Teague, Nall & Perkins, Inc.

5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

Client Contact
Client
Address

Invoice number
Date

Professional services rendered for the month ending November 30,2025

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Topographic Survey					
Site Circulation Planning/Studies					
Civil Engineering Design					
Electrical Engineering Design					
Construction Administration					
Total					

Invoice total

Please show project number on all payments of this statement