



MARBLE FALLS

Independent School District

Meeting Date:

Meeting Type:

How will you present this item to the Board?

Does this item require any documents to be signed by the Board?

LOVE & INSPIRE

Marble Falls ISD has an unyielding commitment to love every child and inspire them to achieve their fullest potential.



July 16, 2026

Mr. Mackie Price
Bond Director
1800 Colt Circle
Marble Falls, TX 78654
RE: Proposal for Playground Renovation Design Services

Dear Mr. Price:

O'Connell Robertson is excited to submit the following proposal in support of the proposed renovations to the playgrounds at Marble Falls ISD's four elementary schools. The proposed improvements will elevate the educational, social, and outdoor opportunities for all Marble Falls ISD elementary school students. Based on the information available to date and expected scope, we would offer the following professional services proposal.

Austin

811 Barton Springs Rd, Suite 900
Austin, TX 78704
512.478.7286

San Antonio

4040 Broadway, Suite 300
San Antonio, Texas 78209
210.224.6032

Houston

700 Milam, Suite 1300
Houston, Texas 77002
713.487.1583

oconnellrobertson.com

1 Project Scope and Understanding

Summary

Marble Falls ISD's four existing elementary schools (Colt ES, Marble Falls ES, Highland Lakes ES, and Spicewood ES) operate a variety of outdoor play spaces and equipment, representing decades of installations and play-surfacing materials. In an effort to provide safe, functional, and accessible playgrounds for students of all ages and abilities, Marble Falls ISD is exploring opportunities to replace aging equipment, improve accessible routes and facilities, and provide low-maintenance fall protection surfaces to minimize long-term operating costs.

At the time of this proposal, the following key goals have been identified:

- A Total Project Cost budget of \$4,300,000
- Accessible paths to and from existing elementary school facilities.
- New, accessible play equipment.
- Where necessary, replacement or new shade structures over play equipment areas.
- Low-maintenance fall protection surfacing to minimize spill-out and refilling needs of engineered wood fiber (artificial turf, PIP, or other desired).
- Where none exist, new outdoor 'track' areas.

This proposal assumes the following information will be provided by Marble Falls ISD:

- Civil Survey for all playground renovation locations and surrounding areas for accessibility paths and tracks.
- Available Civil and Landscape record drawings.

2 Services

This proposal outlines the basic services required for the project. Basic services shall align with the requirements set forth in the AIA B101-2017, Standard Form of Agreement Between Owner and Architect. This proposal includes the following outline of basic services to complete the design and provide Construction Administration (CA) services.

- Design of the following scope elements from the Schematic Design phase through the completion of Contract Documents:
 - Playgrounds and play equipment, play surfacing, walking paths, shade canopies, adjacent sidewalks, and associated outdoor furniture; including any poured in place or artificial turf systems for fall protection around play equipment.
- Design Services for Architecture as described in the AIA B101- 2017,



- Standard Form of Agreement Between Owner and Architect.
- Design and documentation of construction plans and specifications.
 - Coordination with the relevant authority having jurisdiction to support necessary building permitting processes.
 - Construction Administration services per the AIA B101-2017, Standard Form of Agreement Between Owner and Architect.
 - This includes site visits at intervals appropriate to the stages of construction to become generally familiar with the progress and quality of the portion of the Work completed.
 - It does not include exhaustive or continuous on-site inspections to check the quality or quantity of the Work.
 - The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work.
 - The Architect shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents

3 Fee

Basic services fee of 5.0% based on a \$3,250,000 construction cost. We propose this to be a percentage-based fee, **adjusted to align with the final cost of the Work.**

Proposed Basic Services Fee:	\$ 162,250
Reimbursable Allowance	\$ 10,000

Total Proposed Fee	\$ 172,250
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O'Connell Robertson proposes the following billing rates based on the above basic services fee:

Schematic Design:	15%
Design Development:	20%
Contract Documents:	35%
Bidding and Negotiation:	10%
Construction Administration	20%

4 Reimbursable Expenses

Transportation, communications expenses, printing and copying expenses in the development of the project, unless otherwise noted, are included in the above fees. Reproduction costs for bidding and construction documents, permit fees, fees required by jurisdictional review and requirements are not included and will be invoiced at rate of 1.00.

5 Additional Services

Surveying, Geotechnical Services, and fees for sustainability certification (including but not limited to LEED) are not included.



6 Hourly Rate Schedule

Should additional services be required and approved, the following hourly rates will govern the costs of additional services:

Principal	\$350
Associate Principal	\$290
Senior Registered Architect	\$260
Registered Architect	\$230
Senior Designer / Space Planner	\$175
Designer / Space Planner	\$165
Senior Registered Engineer	\$260
Registered Engineer	\$230
Senior PME Designer	\$220
PME Designer	\$165
Senior Registered Interior Designer	\$225
Registered Interior Designer	\$165
CAD / Production II	\$155
CAD / Production I	\$120
Senior Commissioning Agent	\$265
Commissioning Agent	\$170
Construction Administration	\$235
Project Construction Coordinator	\$130
Project Manager	\$245
Communication Leader	\$215
Communication Specialist	\$205
Administrative	\$115

7 Exclusions

The following services are excluded from the scope of this proposal:

- A. Facility Condition Assessments
- B. All work related to hazardous materials
- C. Destructive investigation
- D. CAD production and/or documentation of existing documents/facilities
- E. Building Permit Expediting
- F. Testing and Balancing / Mechanical Unit Pre-Audit
- G. Stormwater Management, Floodplain analysis, FEMA Floodplain analysis, FEMA Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR)
- H. Off-site analysis, evaluation, design, and/or documentation
- I. Record Documents
- J. Furnishings, Fixtures, and Equipment design, procurements, and/or installation, excepted as noted in the Contract Documents
- K. Detailed Cost Estimating
- L. Civil Survey
- M. Landscape Architecture design services
- N. Geotechnical Engineering
- O. Heritage / Protected Tree planning or mitigation
- P. Rainwater harvesting system(s)
- Q. Preparation of documents for fast-tracked site or building permit submissions.
- R. TCEQ coordination, planning, and submission
- S. AEGBP / LEED Design
- T. Coordination of the owner's consultants, contractors, subcontractors, etc.



Thank you for the invitation to submit our proposal for professional services to complete the design for playground renovations for Marble Falls ISD. O'Connell Robertson is excited to work with you and your team on this important project to provide unique solutions tailored to the goals of the Marble Falls community.

Thank you,

Doug Dawson, RA, ALEP
Associate Principal

Approved by: _____

Date: _____

Signature approval constitutes a Notice to Proceed to O'Connell Robertson.