

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING CHANGE ORDER NO. 3 TO THE CONSTRUCTION MANAGER AT RISK SERVICES AGREEMENT WITH DEAN CONSTRUCTION, OF CEDAR HILL, TEXAS, FOR THE CONSTRUCTION OF ADDITIONAL AMENITIES AT THE KELLER SPORTS PARK IN THE AMOUNT OF \$2,488,997.00 AND TO SET THE GUARANTEED MAXIMUM PRICE FOR THE ENTIRE KELLER SPORTS PARK IMPROVEMENT PROJECT AT \$43,090,444.73; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL PURCHASE DOCUMENTS RELATING THERETO ON BEHALF OF THE CITY OF KELLER, TEXAS.

WHEREAS, during the reconstruction of the Keller Sports Park, staff was directed to obtain costs for several additional amenities, including a restroom facility near the Legacy Field, a monument sign near the Lacrosse Field, a screening wall for the material storage area, additional sidewalk connections, signage and vehicular bollards to be located throughout the park, improvements to the existing batting cages and Field 12, acoustical tiles for the Field House, and existing field light controls; and

WHEREAS, on December 5, 2023, the City Council of the City of Keller approved Resolution No. 4739 authorizing Amendment No. 1 to the Construction Manager at Risk Service Agreement with Dean Construction to manage the design cost and construction of the improvements to the Keller Sports Park; and

WHEREAS, on May 7th, 2024, the City Council of the City of Keller approved Resolution No. 4785 authorizing Change Order No. 1 to the Construction Manager at Risk Service Agreement with Dean Construction to construct the splashpad at the Keller Sports Park; and

WHEREAS, on June 18th, 2024, the City Council of the City of Keller approved Resolution No. 4798 authorizing Change Order No. 2 to the Construction Manager at Risk Service Agreement with Dean Construction to reconstruct the remaining parking lots and streets in the Keller Sports Park; and

WHEREAS, approval of Change Order No. 3 to the Construction Manager at Risk Services Agreement with Dean Construction in the amount of \$2,488,997.00, will set the Guaranteed Maximum Price of the entire Keller Sports Park Improvement Project in the amount of \$43,090,440.73; and

WHEREAS, the Project will be ready for construction in the next few months.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

- Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.
- Section 2: THAT, the City Council of the City of Keller, Texas, hereby approves Change Order No. 3 to the Construction Manager at Risk Services Agreement with Dean Construction of Cedar Hill, Texas, in the amount of \$2,488,997.00 for the additional amenities and sets the Guaranteed Maximum Price for the entire Keller Sports Park Improvement Project in the amount of \$43,090,444.73; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.
- Section 3: THAT, the Project is included in the Fiscal Years 2023-24, 2024-25, and 2025-26 Parks Capital Improvement Funds, with funding provided by the Keller Development Corporation and the General Fund.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 2nd day of December 2025.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney