

May 20, 2024

City of Keller
Mr. Cody Maberry,
Director of Community Services
1100 Bear Creek Parkway
Keller, TX 76244

**REFERENCE: Professional Engineering Services
Keller Sports Park Parking Lots A, B, D, F, G & Equestrian Parking Lot and Roadways Sports
Parkway A, B & C, Soccer Parkway, Arena Place and Line Drive Avenue Rehabilitations**

Dear Mr. Maberry:

Neel-Schaffer is pleased to provide this proposal for engineering services on the above referenced project.

The City of Keller desires to complete the refurbishment of the remaining parking lots, being Lots A, B, D, F, G and the Equestrian Horseman Arena parking lot, which had not been rehabilitated by full depth recycling methods, and also provide for full depth recycling of Sports Parkway, Soccer Parkway, Arena Place, and Line Drive Avenue as shown on the attached map. Parking Lot B has been designed to the preliminary stage already.

The proposed work will not be put up for bid but will be completed by the current contractor working on the Keller Sports Park Renovation Project.

Specifications governing construction shall be the City of Keller Standards, The North Central Texas Council of Government current Standards or the Texas Department of Transportation current design standards.

We propose providing the overall project in four segments to allow the existing contractor to keep working without demobilization of all its forces as the segments are completed. Proposed Plans will be prepared at a 1" = 20' scale, unless additional scale plan sheets are needed.

The proposed segments would be:

- Segment 1. Lots A, B & D along with Soccer Parkway (entire length). (Lot C has been completed)
- Segment 2. Arena Place and Equestrian Parking Lot (including flush or ribbon curb along perimeter of the paving areas).
- Segment 3. Sports Parkway from Golden Triangle to junction with Line Drive Avenue then easterly along Sports Parkway to just beyond Apache Trail to the existing creek and point of terminus.
- Segment 4. Line Drive Avenue, including roundabout and Lots F and G. (Lot E, H & the KYA Lots have been completed)

If the contractor wants to make changes in the proposed segments prior to starting, we would be happy to work with them and adjust the segments accordingly.

We anticipate three weeks after survey to provide preliminary plans on each segment with segment three requiring four weeks, then once review have been received three more weeks to complete the design and

be ready for construction. In essence, a six and seven - week time frame is needed for design on each segment excluding review time.

Based on this proposed schedule, we feel we can be complete with the design for all segments by the end of the year and assure you we will provide the necessary resources to make this schedule happen.

Due to some of the roadways and a part of the Equestrian parking lot being in the existing floodplain, no change in design elevations will be made that impacts the need for providing for a flood study or LOMR.

The Contractor shall be responsible for providing an as built survey covering all of the new construction.

No FEMA permitting is included in this project.

Pavement design will be based in part on the CMJ Engineering geotechnical report developed and presented in 2019. No additional boring are being proposed.

We propose to submit the segments at the preliminary stage for comments from the City/Contractor while continuing to work on the plans. The City's/contractor's comments must be provided within one week of the submittals to stay on schedule.

We are anticipating one month will be required to complete the topographic mapping, barring inability to access the site of Lot F due to contractor activity. One set of 60 percent plans for review by the City and or contractor.

The method for reconstruction shall be a "Full-Depth Reclamation" (FDR) which is estimated to provide for an approximate seven-year design life and is the process whereas the existing pavement is pulverized and mixed to a certain depth and combined with cement and topped with a three-inch-thick or four-inch asphalt riding surface. Striping will be reinstalled per existing layout. No boundary surveys will be included.

We propose to provide topographic mapping of the existing parking lots and roadways from which we shall prepare the construction plans. The intent being to salvage most, if not all, of the existing curb and gutter and sidewalk where applicable. Existing drainage patterns shall be reinstalled. No new drainage outfalls are envisioned or will be provided. Sufficient horizontal and vertical control points shall be provided for contractor use in reconstruction.

Resident project representation will not be provided. The City or Construction Manager at Risk will provide inspection services.

In the parking lots of Segment 1 we propose removing existing concrete islands and installing new ones after the reclamation process of the existing lots and in providing PVC sleeves for future irrigation to these islands. No landscaping is present in these lots.

The cost for providing these services, topographic survey, preliminary & final design with limited construction administration services, will be a fixed fee cost of \$399,400.00 (three hundred ninety-nine thousand four hundred dollars) to be billed monthly on a percent complete basis.



If this is acceptable, please so indicate by signing and returning a copy of this letter agreement along with the copy of the attached General Terms and Conditions (Exhibit A) which shall also serve as our notice to proceed.

Agreed to by: _____ Date: _____
City of Keller

Sincerely,
NEEL-SCHAFFER, INC.



James P. Amick, P.E.
Engineer Manager

Attachments:
Map of Sports Complex with Areas
Exhibit A – General Terms and Conditions

