

December 15, 2025
Mr. Rick Hardcopf, P.E.
City of Keller – Public Works
1100 Bear Creek Pkwy
Keller, TX 76244

RE: 2026 Sewer Replacement Project
Keller, TX

Dear Mr. Hardcopf,

Westwood Professional Services is pleased to present this proposal for the Keller 2026 Sewer Replacement Project. The following is included in this proposal:

- Attachment A – Scope of Work
- Attachment B – Basis of Compensation
- Attachment B-1 – Fee Schedule (Range of Hourly Rates)
- Attachment C – Manpower Fee Sheet
- Attachment D – Project Area Map
- Attachment E – Conceptual Cost Estimate

The project includes survey and civil design in the proposal. We are looking forward to working with the City of Keller on this project. If you have any questions, please feel free to contact me at tanya.warbritton@westwoodps.com or (817) 562-3350.

Sincerely,
Westwood Professional Services

Tanya Warbritton, P.E.
Project Manager, Public Infrastructure

Attachment 'A'

2026 Sanitary Sewer Replacement

Scope of Work

The professional services to be performed by Westwood Professional Services, Inc. (Westwood) for the City of Keller's (City) 2026 Sanitary Sewer Replacement (Project) includes surveying, civil design, bidding, and construction administration.

Westwood is providing design services for the replacement of an existing sanitary sewer main. See Attachment 'D' for project area map. The project is approximately 650 linear feet (LF) and runs north and south between UPRR railway, developed & under construction land, and the south side of West Bear Creek Parkway. The City of Keller provided Westwood with record drawings of the construction plans for nearby properties and a map of the existing sewer system. After the design survey has been completed, Westwood will determine which rehabilitation option is the best solution considering the site constraints. Refer to the following pages for a detailed scope of work.

Assumptions

1. Construction will be bid in a single phase.
2. No Federal Emergency Management (FEMA) permitting is anticipated.
3. The City will assist Westwood in right-of-entry for private properties. Westwood will prepare the letter content and the City will send right-of-entry letter to property owners on City letterhead.
4. The City will provide construction inspection.
5. Project design will be limited to the project limits shown in Attachment 'D'.
6. Existing utilities (excluding the sanitary sewer line) are not anticipated within private property. Therefore, no subsurface utility engineering (SUE) investigation will be done.
7. It is assumed the existing sanitary sewer line is located in public right-of-way or easements.
8. Access to private property for surveying or construction staging will be done through a right-of-entry letter.

Proposed Services

1.0 Project Management

Work on this task order is expected to commence in February 2026. The estimated project design schedule is 8 months and includes the following: 2 months for survey and investigation, 2 months for preliminary design, 2 months for final design, and 2 months for bidding. We are assuming no right-of-way acquisition or franchise utility relocations in the project schedule.

1.1 **Project Meetings**

Westwood will orchestrate and attend project meetings as directed by the City to ensure the design team is coordinated and up-to-date. These meetings will include:

- Project kick-off meeting with the City
- In-person meetings (2 estimated) with the City, at or after milestone submittals
- Conference calls (8 estimated) with City staff to the design, coordination, bidding, and other elements of the project (monthly)

1.2 **Project Team Management**

Westwood will lead, manage, and direct design team members and activities to ensure quality, timeliness, and performance. This management will include:

- Orchestrating and hosting internal team meetings
- Communication and reporting
- Meeting agendas and minutes
- Monthly invoicing & progress reports to the City
- Programmed QA/QC review
- Sub-consultant coordination and oversight
- Project schedule preparation and updates

1.3 **Coordination with Property Owners**

Westwood will prepare right of entry letters for access to private property. Westwood will coordinate with property owners. This coordination will include:

- Answering questions from property owners by phone or email.
- Meet with property owners in person as needed to facilitate right of entry and answer questions.

2.0 **Data Collection**

2.1 **Research and Data Collection**

Westwood will perform research and collect data for the project, with services to include:

- Perform an initial site visit with investigative photo documentation
- Obtain and review City standard drawings, specifications, and design guides
- Research and obtain property owner information (plats and right-of-way documents) from the Tarrant Appraisal District (TAD), real property records of Tarrant County, and the United States Army Corps of Engineers (USACE). Please note this does not include title research or title commitments.

3.0 Survey and Investigations

Westwood will perform a design survey and property boundary/easement verification.

3.1 Design Survey

Westwood will perform a detailed design survey in the project limits to carry out the design of this project. The survey limits are shown in Attachment 'D'. The survey will consist of topography, surface features, and existing monumentation within the project limits as previously described. The design survey will be performed by traditional survey. If necessary, this scope assumes that the City will assist in gaining access to adjacent private properties.

3.2 Property Boundary / Easement Verification

Westwood will research record documents (easements and plats) and field locate available on-ground property monumentation along the project corridor. This information will be used to develop a right-of-way/easement control drawing to aid in construction plan development. This research and surveying will include:

- Determination of locations and ownerships of existing public rights-of-way and easements (research current public record to determine ownership of impacted lands and those easements discovered during the research).
- Confirmation of locations and existing monumentation and property line/corner identifiers (iron rods, caps, corner witnesses, stakes, fencing, etc.) with field measurements
- Correlation of rights-of-way, easements, and property lines with project control and base topographic drawings.
- Vertical datum will be tied to a minimum of two (2) monuments. Monument details will be in the plan control sheet.

4.0 Preliminary Design Plans (60% Design)

4.1 Preliminary Design

A notice to proceed will be issued by the City upon City selection of the concept design option. Westwood will prepare preliminary design plans (60% plans) and an OPCC for the selected option. The plans will reflect the following:

- Cover Sheet\Index of Sheets
- General Notes
- Existing baseline information including topographic survey, surface improvements, and existing utility information.
- Demolition Plan
- Sanitary Sewer Plan and Profile
- Proposed easements
- A list of anticipated standards and/or special construction details in accordance with city design and plan presentation standards.
- Bidding construction documents

5.0 Final Design Plans (100% Design)

5.1 Final Design (100% Plans)

A notice to proceed will be issued by the City upon receiving comments from City on 60% plans. Westwood will prepare final design plans (100% plans) and a final OPCC. The 100% plans will reflect the following:

- Cover Sheet\Index of Sheets
- General Notes
- Existing baseline information including topographic survey, surface improvements, and existing utility information.
- Demolition Plan
- Sanitary Sewer Plan and Profile
- Proposed easements
- A list of anticipated standards and/or special construction details in accordance with city design and plan presentation standards.
- Bidding construction documents

5.2 Final Construction Contract Documents

Westwood will prepare the final construction contract documents for bidding. The bidding documents will include the following items or tasks:

- Final preparation of construction contract documents and specifications
- Final quantities
- Coordinate with city on final contract document information (dates, special conditions, contract time, etc.)

6.0 Bidding Services

Westwood will assist the city of Keller during the bidding process.

6.1 Bidding Assistance

The bidding process has the following scope:

- Pre-Bid Meeting
- Answer Contractor\Vendor RFI's and issue addenda as needed.
- Bid Opening
- Compute Bid Tabulations
- Post the bid documents to an online bidding service and maintain the plan holder list.

7.0 Construction Services

Westwood will assist the city during construction administration. Construction is anticipated to be up to four (4) months. City will provide construction inspection.

7.1 Construction Administration

The construction administration has the following scope of work:

- Print four (4) sets of conformed documents (contract and plans) for the contractor if requested
- Answer contractor RFI's
- Site visits (assumed 3 site visits)
- Review contractor monthly pay applications
- Final Walk Thru
- Punch List
- Record Drawings
 - Prepare record drawings based on contractor red lines and engineer revisions made throughout the construction of the project
 - Deliverables include a PDF of the plans

Additional Services

The following tasks would be considered Additional Services and are not included in the Scope of Work. Westwood can provide these services in a separate work order or contract.

- Tree survey
- Right-of-way or easement documents
- Sanitary sewer modeling or studies
- Construction inspection
- Construction staking and as-built surveying
- Local, state, or federal permitting costs
- Traffic impact analysis, studies, or traffic signal designs
- Landscape designs or improvements, other than revegetation of disturbed areas
- TDLR/TAS Accessibility review
- FEMA Map Revisions or Permitting
- Title research or title commitments
- Pass-through costs for right-of-way acquisition will be paid for by the City. Pass through costs may include payment to property owner, landowner incidental costs, mover estimates, interpreter fees, and relocation costs.
- Environmental studies or permitting
- Subsurface Utility Engineering (S.U.E.) or Closed Circuit Television (CCTV)

Attachment 'B'

Compensation and Fees

Compensation

For all services included in Exhibit A: Scope of Work, Westwood shall be compensated a maximum amount as summarized in the following table. Tasks 1.0 through 7.0 shall be billed as lump sum amounts. For hourly tasks, a range of hourly rates are shown in Attachment 'B-1'. A 1.15 multiplier is applied to sub-consultant fees and reimbursable expenses. Unless stated otherwise, reimbursements are included in the lump sum fee. This maximum fee shall be considered full compensation for all labor, materials, supplies, travel expenses, equipment, reimbursables, and sub-consultant fees necessary to deliver the services described in herein. The fees shall not be exceeded without prior authorization from the City. If additional services are required beyond this Scope of Work, compensation shall be per corresponding contract addenda.

Fee Summary	
Task	Fee
1.0 Project Management	\$ 40,810.00
2.0 Data Collection	\$ 4,200.00
3.0 Survey and Investigations	\$ 14,810.00
4.0 Preliminary Design (60% Design)	\$ 26,490.00
5.0 Final Design (100% Design)	\$ 18,055.00
6.0 Bidding Services	\$ 10,310.00
7.0 Construction Services	\$ 13,230.00
Subtotal (Lump Sum)	\$ 127,905.00
Total (Hourly)	\$ -
Total Fee	\$ 127,905.00
<u>Notes:</u>	
1. Reimbursable expenses are <u>included</u> in the lump sum and hourly totals.	

Attachment 'B-1'

FEE SCHEDULE FOR PUBLIC INFRASTRUCTURE SERVICES
2026 – South

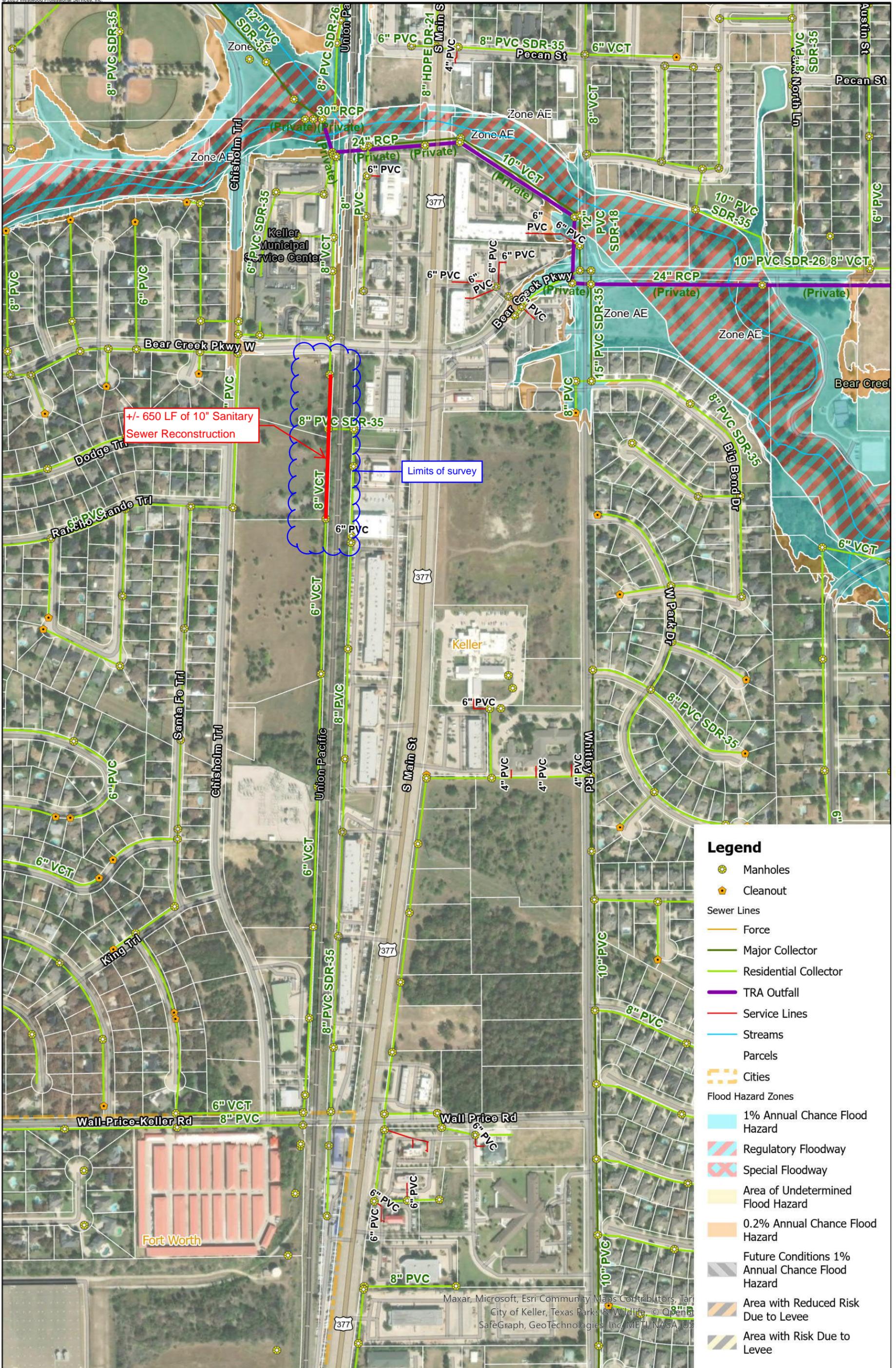
The following is the fee schedule for all work performed under an hourly agreement.

Classification	Hourly Rate
Admin I – Admin V.....	\$95.00-\$145.00
Intern I – Intern III.....	\$90.00-120.00
Remote Sensing Tech I – Remote Sensing Tech V.....	\$140.00 - \$240.00
Dust Monitor.....	\$85.00
Construction Observer I – Construction Observer V.....	\$120.00-\$190.00
Drafter I – Drafter IV.....	\$90.00-\$120.00
Engineering Technician I – Engineering Tech VII.....	\$135.00\$220.00
Graduate Engineer I – Graduate Engineer IV.....	\$165.00-\$205.00
Engineer I – Engineer VII.....	\$210.00-\$300.00
Environmental Field I – Environmental Field III.....	\$95.00-\$120.00
Environmental Scientist I – Environmental Scientist VIII.....	\$135.00-\$255.00
GIS I – GIS VIII.....	\$110.00-\$235.00
Graduate/Landscape Designer I – Graduate/Landscape Designer IV.....	\$130.00-\$170.00
Landscape Architect I – Landscape Architect VI.....	\$165.00-\$250.00
Assistant Project Manager I – Assistant Project Manager III.....	\$195.00-\$220.00
Project Manager I – Project Manager VII.....	\$215.00-\$320.00
Survey Field Intern.....	\$70.00
Survey Field I – Survey Field VII.....	\$85.00-\$185.00
Survey Tech I – Survey Tech VI.....	\$135.00-\$230.00
Graduate Surveyor I – Graduate Surveyor III.....	\$155.00-\$190.00
Surveyor I – Surveyor VI.....	\$215.00-\$280.00
Project Processor I – Project Processor II.....	\$95.00-\$115.00
Project Coordinator I – Project Coordinator II.....	\$135.00-\$150.00
Senior Project Coordinator I – Senior Project Coordinator II.....	\$175.00-\$190.00
GMS Tech I – GMS Tech IV.....	\$100.00-\$130.00
GMS Engineer I – GMS Engineer IV.....	\$185.00-\$240.00
Remote Sensing Tech I – Remote Sensing Tech V.....	\$120.00-\$225.00
1 Person Geospatial Crew (w/Truck).....	\$180.00
Business Development I – Business Development VI.....	\$105.00-\$185.00
Researcher I – Researcher IV.....	\$95.00-\$145.00
Field Intern I – Field Intern II.....	\$80.00-\$90.00
Field Engineer I – Field Engineer IV.....	\$120.00-\$170.00
Expert Witness – Court Appearance/Deposition.....	2 x rate
Westwood Current™ (Geospatial Project Management Tool) Setup and Licensing.....	\$600.00+
Specialized Geospatial Equipment – Per Day Use.....	\$200.00 – \$3,000.00

Charges for Other Direct Costs, Outside Services, and facilities furnished by Westwood are computed on the basis of actual cost plus 15 percent.

Project 2026 Sewer Replacement
 Client City of Keller
 Date 12/15/2025

Tasks										Total Hours	Labor Cost	Direct Cost	Sub Cost x 1.15	Total (\$)
	Hourly Rate (\$)	Project Principal	Project Manager	Civil Engineer	EIT	Sr. Survey RPLS	Sr. Survey Tech	Survey Tech	Survey Crew (2-Man)					
1.0 Project Management														
1.1 Project Meetings	8	16	16							40	\$9,800.00	\$100.00		\$9,900.00
1.2 Project Team Management (8 Months)	32	64								96	\$24,800.00	\$150.00		\$24,950.00
1.3 Coordination with Property Owners		8		24						32	\$5,960.00			\$5,960.00
Sub-Total	40	88	16	24	0	0	0	0	0	168	\$40,560.00	\$250.00	\$0.00	\$40,810.00
2.0 Data Collection														
2.1 Research and Data Collection		4	8	8						20	\$4,100.00	\$100.00		\$4,200.00
Sub-Total	0	4	8	8	0	0	0	0	0	20	\$4,100.00	\$100.00	\$0.00	\$4,200.00
3.0 Survey and Investigations														
3.1 Design Survey	1	4	4	8	4		8	8		37	\$7,465.00			\$7,465.00
3.2 Property Boundary/Easement Verification	1	4	4	4	4		8	8	4	37	\$7,345.00			\$7,345.00
Sub-Total	2	8	8	12	8	0	16	16	4	74	\$14,810.00	\$0.00	\$0.00	\$14,810.00
4.0 Preliminary Design (60% Design)														
4.1 Preliminary Design (60%)	6	16	32	80						134	\$26,390.00	\$100.00		\$26,490.00
Sub-Total	6	16	32	80	0	0	0	0	0	134	\$26,390.00	\$100.00	\$0.00	\$26,490.00
5.0 Final Design (100% Design)														
5.1 Final Design (100%)	2	8	16	32						58	\$11,530.00	\$100.00		\$11,630.00
5.2 Final Construction Contract Documents	1	4	8	16					4	33	\$6,325.00	\$100.00		\$6,425.00
Sub-Total	3	12	24	48	0	0	0	0	4	91	\$17,855.00	\$200.00	\$0.00	\$18,055.00
6.0 Bidding Services														
6.1 Bidding Assistance	2	16	8	16					8	50	\$10,010.00	\$300.00		\$10,310.00
Sub-Total	2	16	8	16	0	0	0	0	8	50	\$10,010.00	\$300.00	\$0.00	\$10,310.00
7.0 Construction Services														
7.1 Construction Administration	2	24	16	16					4	62	\$13,130.00	\$100.00		\$13,230.00
Sub-Total	2	24	16	16	0	0	0	0	4	62	\$13,130.00	\$100.00	\$0.00	\$13,230.00
Totals	55	168	112	204	8	0	16	16	20	599	\$126,855.00	\$1,050.00	\$0.00	\$127,905.00
Percentage of Total Hours	9.2%	28.0%	18.7%	34.1%	1.3%	0.0%	2.7%	2.7%	3.3%	100.0%				
											Total Fee (Lump Sum)	\$127,905.00		
											Total Fee (Hourly)	\$0.00		
											Reimbursables (Estimated)	\$0.00		
											Total Fee	\$127,905.00		



Legend

- Manholes
- Cleanout
- Sewer Lines**
- Force
- Major Collector
- Residential Collector
- TRA Outfall
- Service Lines
- Streams
- Parcels**
- Cities
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

2026 SANITARY SEWER REPLACEMENT

KELLER, TEXAS
DECEMBER 2025



Maxar, Microsoft, Esri Community Maps Contributors, TerraCity, City of Keller, Texas Parks & Wildlife, © OpenStreetMap contributors, SafeGraph, GeoTechnologies, Inc., METI, NASA, US

**Keller 2026 Sanitary Sewer Replacement
(By Open Cut)
Attachment 'E-1'**

Project Number: R0076703.00
Prepared For: City of Keller
Date: December 15, 2025
Current Year: 2025
Construction Start Date: 2026
Inflation Rate: 5.00%
Prepared by: Tanya Warbritton, PE
Checked by: Aric Head

SANITARY SEWER CONSTRUCTION COSTS					
Item No.	Description	Quantity	Unit	Unit Cost	Total
1	Project Sign	1.0	EA	\$ 2,500.00	\$ 2,500.00
2	Pre-Construction Video	1.0	LS	\$ 2,500.00	\$ 2,500.00
3	Mobilization (5% Max)	1.0	LS	\$ 11,500.00	\$ 11,500.00
4	General Site Preparation (5% Max)	1.0	LS	\$ 11,500.00	\$ 11,500.00
5	Temp Sewer Bypass System	1.0	LS	\$ 18,000.00	\$ 18,000.00
6	Remove Ex Sewer Manhole	2.0	EA	\$ 2,500.00	\$ 5,000.00
7	Remove Ex 8" SS Pipe	650.0	LF	\$ 30.00	\$ 19,500.00
8	Install 10" SDR-35 PVC Sewer Piper	650.0	LF	\$ 135.00	\$ 87,750.00
9	5' Manhole	2.0	EA	\$ 14,000.00	\$ 28,000.00
10	Manhole Vacuum Testing	2.0	EA	\$ 300.00	\$ 600.00
11	Post-Construction TV Inspection	650.0	LF	\$ 5.00	\$ 3,250.00
12	4" Topsoil	1,100.0	SY	\$ 25.00	\$ 27,500.00
13	Sodding	1,100.0	SY	\$ 25.00	\$ 27,500.00
14	Trench Safety	650.0	LF	\$ 5.00	\$ 3,250.00
15	SWPPP	1.0	LS	\$ 10,000.00	\$ 10,000.00
CONSTRUCTION SUB-TOTAL					\$ 258,350
CONTINGENCY (20%)					\$ 51,670
CONSTRUCTION TOTAL					\$ 310,020
BASIC DESIGN SERVICES (SURVEY & ENGINEERING)					\$ 127,905
MATERIAL TESTING (5%)					\$ 15,501
INFLATION (5%)					\$ 15,501
TOTAL PROJECT COST					\$ 468,927
TOTAL PROJECT COST (ROUNDED)					\$ 469,000

Notes:

1. The Design Fee includes survey, design, and construction administration.
2. An inflation rate of 5% was assumed based on the median roadway construction cost from 2003 - 2023.
3. Easement purchase is not included in this cost estimate.

**Keller 2026 Sanitary Sewer Replacement
(By Pipe Bursting)
Attachment 'E-2'**

Project Number: R0076703.00
Prepared For: City of Keller
Date: December 15, 2025
Current Year: 2025
Construction Start Date: 2026
Inflation Rate: 5.00%
Prepared by: Tanya Warbritton, PE
Checked by: Aric Head

SANITARY SEWER CONSTRUCTION COSTS					
Item No.	Description	Quantity	Unit	Unit Cost	Total
1	Project Sign	1.0	EA	\$ 2,500.00	\$ 2,500.00
2	Pre-Construction Video	1.0	LS	\$ 2,500.00	\$ 2,500.00
3	Mobilization (5% Max)	1.0	LS	\$ 9,600.00	\$ 9,600.00
4	General Site Preparation (5% Max)	1.0	LS	\$ 9,600.00	\$ 9,600.00
5	Temp Sewer Bypass System	1.0	LS	\$ 18,000.00	\$ 18,000.00
6	Remove Ex Sewer Manhole	2.0	EA	\$ 2,500.00	\$ 5,000.00
7	Pipe Bursting (10" Sewer)	550.0	LF	\$ 175.00	\$ 96,250.00
8	10" Sewer Open Trench Point Repair	100.0	LF	\$ 175.00	\$ 17,500.00
9	5' Manhole	2.0	EA	\$ 14,000.00	\$ 28,000.00
10	Manhole Vacuum Testing	2.0	EA	\$ 300.00	\$ 600.00
11	Post-Construction TV Inspection	650.0	LF	\$ 5.00	\$ 3,250.00
12	4" Topsoil	350.0	SY	\$ 25.00	\$ 8,750.00
13	Sodding	350.0	SY	\$ 25.00	\$ 8,750.00
14	Trench Safety	100.0	LF	\$ 5.00	\$ 500.00
15	SWPPP	1.0	LS	\$ 5,000.00	\$ 5,000.00
CONSTRUCTION SUB-TOTAL					\$ 215,800
CONTINGENCY (20%)					\$ 43,160
CONSTRUCTION TOTAL					\$ 258,960
BASIC DESIGN SERVICES (SURVEY & ENGINEERING)					\$ 127,905
MATERIAL TESTING (5%)					\$ 12,948
INFLATION (5%)					\$ 12,948
TOTAL PROJECT COST					\$ 412,761
TOTAL PROJECT COST (ROUNDED)					\$ 413,000
Notes:					
1. The Design Fee includes survey, design, and construction administration.					
2. An inflation rate of 5% was assumed based on the median roadway construction cost from 2003 - 2023.					
3. Easement purchase is not included in this cost estimate.					