

Item H-2

Consider a resolution approving Amendment No. 1 to the Construction Management at Risk (CMAR) Services Agreement with Dean Construction of Cedar Hill, Texas, to establish the Guaranteed Maximum Price (GMP) for construction of the improvements to the Keller Sports Park; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

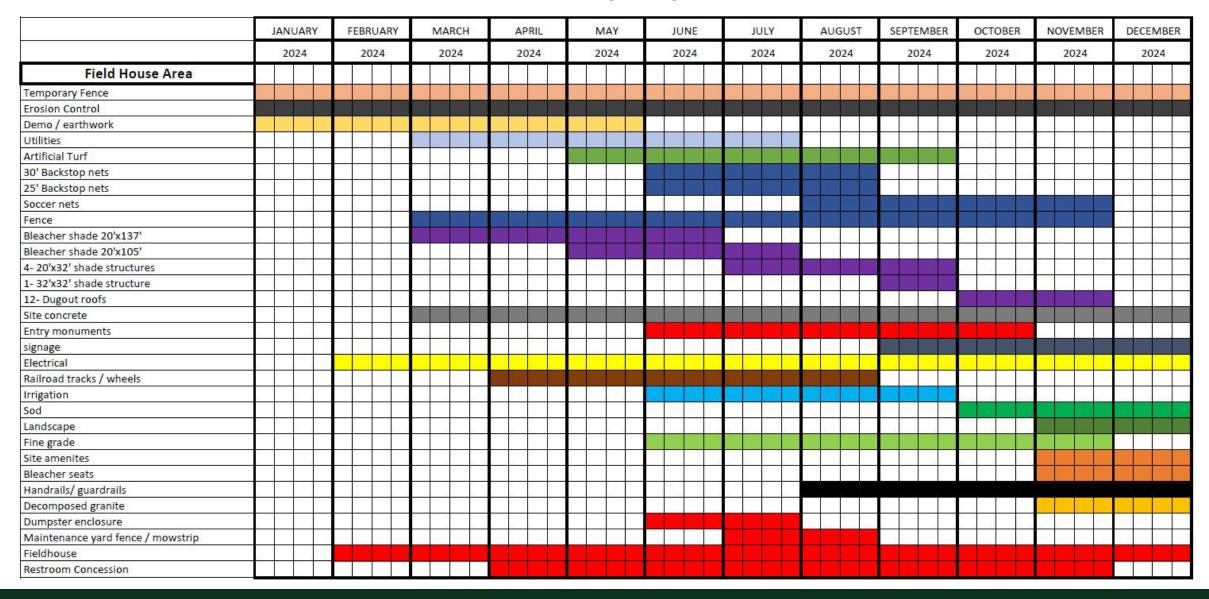
- August 2021 City Council created a Task Force to determine the proposed user needs for the improvements to the Keller Sports Park. The Task Force included representatives from each youth association (KYA, KSA, ARC, KLA), and representatives from the local equestrian associations (KHOA, KSC), along with members of City Council and the Parks and Recreation Advisory Board.
- September 2021 City Council approved an agreement for design services relating to the Keller Sports Park Master Plan with Parkhill. Parkhill attended all Task Force meetings to better understand the potential project scope.
- January 2022 City Council approved the final concept plan and proposed budget for the project.
- March 2022 City Council approved an agreement for construction drawings, bidding and contract administration with Parkhill.
- December 2022 City Council authorized a Construction Manager at Risk Services Agreement with Dean Construction to manage the design cost and construction of the improvements to the Keller Sports Park.
- December 2023 City Council is set to approve the Guaranteed Maximum Price (GMP) and authorize Dean Construction to begin construction of the project.

Project Site



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Schedule – Field House, Multipurpose Fields, Fields 15 & 16



Field House, Multipurpose Fields, Fields 15 & 16



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Field House, Multipurpose Fields, Fields 15 & 16



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Schedule – Soccer/Lacrosse

		JUNE		JU	LY		1	AUGI	JST	SEPT	EMBI	ER	0	стов	ER	NC	NOVEMBER		D	DECEMBE		R	JANUARY			EBR	RUARY		
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Soccer / Lacrosse																													
Temporary fence/ tree protection																													
Erosion Control																													
Demo / Earthwork																													
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Soccer Netting																									30 00				
Artificial Turf Field																													
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Soccer/Lacrosse



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Schedule - Rodeo

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
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Erosion Control										1.0	
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Site amenities											
Pressbox											
Restroom											

Rodeo



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Schedule - Baseball

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Backstop pads	39 3																0 20 20	90	100		
Building repair																					
Dumpster enclosure	39 3					9 89												8 6	0 0		

Baseball



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Schedule – Rugby

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Demo / Earthwork																				
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Landscape	200						-33			20 S						3 30				

Rugby



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Schedule - Softball

	APRIL 2025			MAY 2025			62	JUNE				JULY				AUGUST				SE	PTE	МВ	ER	OCTOBER				
							2025			2025			2025				2025				2025							
Softball Area																												
Temporary fence																												
Erosion Control		Н											5.															
Demo / earthwork																												
Backstop nets											П																	
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Paint fence																												
Backstop pads															K Si													
Building repair																					1 1							



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Project Costs

Bid Item Description	Total
Individual Bid Items	\$26,804,966.00
Testing Allowance	\$220,000.00
Subtotal	\$27,024,966.00
Contingency 5%	\$1,351,248.30
Contractor's Contingency (Irrigation)	\$200,000.00
Subtotal	\$28,576,214.30
General Conditions 5.5%	\$1,571,691.78
Fee 2.5%	\$753,697.65
Guaranteed Maximum Price	\$30,901,603.73



Questions?
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