

## 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.

# Project History

- **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

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024
<b>Field House Area</b>												
Temporary Fence												
Erosion Control												
Demo / earthwork												
Utilities												
Artificial Turf												
30' Backstop nets												
25' Backstop nets												
Soccer nets												
Fence												
Bleacher shade 20'x137'												
Bleacher shade 20'x105'												
4- 20'x32' shade structures												
1- 32'x32' shade structure												
12- Dugout roofs												
Site concrete												
Entry monuments												
signage												
Electrical												
Railroad tracks / wheels												
Irrigation												
Sod												
Landscape												
Fine grade												
Site amenities												
Bleacher seats												
Handrails/ guardrails												
Decomposed granite												
Dumpster enclosure												
Maintenance yard fence / mowstrip												
Fieldhouse												
Restroom Concession												

# 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	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY		
	2024	2024	2024	2024	2024	2024	2024	2025	2025		
<b>Soccer / Lacrosse</b>											
Temporary fence/ tree protection	[Orange]										
Erosion Control	[Dark Grey]										
Demo / Earthwork	[Yellow]										
Utiities		[Light Blue]			[Light Blue]						
site concrete			[Grey]			[Grey]					
Decomposed granite						[Yellow]					
8' fence					[Dark Blue]						
Raise 4' fence to 6'	[Dark Blue]										
Soccer Netting					[Dark Blue]						
Artificial Turf Field				[Green]			[Green]		[Green]		
10- 20'x32' shade structures		[Purple]									
1- 10'x10' shade structure				[Purple]							
Electrical		[Yellow]									
Irrigation					[Light Blue]		[Light Blue]				
Fine grade							[Light Green]				
Sod								[Green]			
Landscape								[Dark Green]			
Building repair			[Red]								

# Soccer/Lacrosse



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# Schedule – Rodeo

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	
	2024	2024	2025	2025	2025	2025	2025	2025	2025	2025	2025	
<b>Rodeo Area</b>												
Temporary Fence	█			█			█			█		
Erosion Control	█			█			█			█		
Demo / earthwork	█		█		█			█			█	
Utilities	█		█		█			█			█	
Concrete	█		█		█			█			█	
Decomposed granite	█		█		█			█			█	
Electrical	█		█		█			█			█	
irrigation	█		█		█			█			█	
Landscape	█		█		█			█			█	
Fine grade	█		█		█			█			█	
Sod	█		█		█			█			█	
Site amenities	█		█		█			█			█	
Pressbox	█		█		█			█			█	
Restroom	█		█		█			█			█	

# Rodeo



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# Schedule – Baseball

	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER
	2024	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
<b>Baseball Area</b>												
Temporary Fence	█	█	█	█	█	█	█	█				
Erosion Control	█	█	█	█	█	█	█	█				
Demo / earthwork	█	█	█									
Utilities		█	█	█								
Concrete walls/ footings				█	█	█	█					
Backstop nets					█	█	█					
New Fence					█	█	█					
Mow strip					█	█	█					
Electrical			█	█	█	█	█					
Artificial Turf				█	█	█	█					
irrigation							█	█	█			
Landscape											█	
Fine grade								█	█			
Sod								█	█			
Soft Toss								█	█			
Backstop pads								█	█			
Building repair							█	█	█	█		
Dumpster enclosure							█	█	█	█		

# Baseball



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# Schedule – Rugby

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	
<b>Rugby Area</b>											
Temporary fence/ tree protection	[Orange]										
Erosion Control	[Dark Grey]										
Demo / Earthwork	[Yellow]										
site concrete			[Grey]								
Parking Lot				[Grey]							
Fence / Mow strip				[Blue]							
2- shade structures				[Purple]							
Electrical			[Yellow]								
Irrigation					[Light Blue]						
Fine grade						[Light Green]					
Sod							[Green]				
Landscape										[Dark Green]	

# Rugby



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# Schedule – Softball

	APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER							
	2025				2025				2025				2025				2025				2025											
<b>Softball Area</b>																																
Temporary fence																																
Erosion Control																																
Demo / earthwork																																
Backstop nets																																
Concrete wall / footing																																
Concrete flatwork																																
Paint fence																																
Backstop pads																																
Building repair																																

# Project History



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# Project History



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# Project History



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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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