

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Brett Bourgeois, PE, PMP, City Engineer

**VIA:** Shante Akafia, Assistant City Manager

**DATE:** May 18, 2026

**SUBJECT:** **Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \$1,193,929.80 for Preliminary Design Services Related to the Lewisville Valley 1 Neighborhood Improvement Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

### **BACKGROUND**

The Lewisville Valley 1 Neighborhood Improvements project includes comprehensive street and sidewalk replacement, new water and sanitary sewer lines, alley reconstruction, and ADA compliance upgrades. This contract authorizes Phase 1, which prioritizes:

- Public Engagement: Gathering resident feedback via public meetings.
- Technical Surveying: Completing topographic surveys and Subsurface Utility Engineering (SUE) for the entire area.
- Conceptual Design: Preparing preliminary design of the project.

The project area encompasses portions of Applegate Drive, Beachwood Drive, Cherry Hill Lane, Dogwood Trail, Forest Glen Drive, Grove Drive, Grove Court, Juniper Lane, Knollridge Drive, and Pinebluff Drive. To meet City standards, streets with a 50-foot right-of-way will be widened from 27-feet to 31-feet (back-of-curb) and include 5-foot sidewalks. Streets with limited 40-foot right-of-way will maintain their existing footprint to avoid private property encroachment while still receiving full pavement and utility rehabilitation.

### **ANALYSIS**

City staff negotiated a Professional Services Agreement with Garver, LLC. in the amount of \$1,137,076.00 plus a 5% contingency in the amount of \$56,853.80 for a total cost of \$1,193,929.80 for Phase 1 of the design services. The Phase 1 design fee is commensurate for a project of this size and scope based on a construction estimate of \$24,375,948.00 (including 20% contingency). Garver, LLC. has successfully completed designs for several City projects, including the Indian Oaks Neighborhood Rehabilitation project with a similar scope, and is familiar with City standards and processes.

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The estimated completion date for this phase, which includes surveying, two public meetings, and conceptual design, is March 2027. Following this phase, staff will return to Council for subsequent design and construction phases.

The Lewisville Valley 1 Neighborhood project is funded through the Lewisville Valley 1 capital project. This project falls under the Lewisville 2025 Big Move: Diverse and Thriving Neighborhoods.

**CITY STAFF'S RECOMMENDATION**

That the City Council approve the agreement as set forth in the caption above and authorize the City Manager, or her designee, to execute the agreement.