

ATTACHMENT “B” – SERVICES

Construction Plans for Valley 1 Neighborhood Reconstruction

PROJECT DESCRIPTION

Refer to PSA for Project Description

1. BASIC SERVICES:

A. Conceptual Design (LUMP SUM)

1. Public Involvement

- a. The Valley 1 Neighborhood Reconstruction will be split up into 2 parts of approximately equal number of effected properties.
 - b. Two (2) public involvement meetings per Valley 1 section will be hosted in order to get feedback from residents. Four (4) meetings total.
 - c. The first meeting for each section will happen in Q1 2025.
 - d. The second meeting will likely happen in Q3 2025.
 - e. Garver Public Involvement Meeting Assistance will consist of:
 - i. Outreach
 1. Venue Coordination
 2. Materials Coordination
 3. Direct Mailing
 4. Social Media Outreach
 - a. Utilizing City’s established Social Media platforms (if they exist).
 - b. Coordinate with City Stakeholders on any additionally preferred Social Media Platforms.
 - c. All Social Media products will conform to the City’s standard branding.
 - ii. Public Meetings
 1. Exhibits
 2. Handouts
 3. Project Video
 4. Sign-In Sheets
 5. Interactive Online ArcGIS Map
 6. Management of the TEAMS online meeting
 - iii. Translation
 1. Translation for Spanish and other language considerations
 - iv. QA/QC & Section 508
 - v. Reports
 1. PI Synopses
 2. Comment Summaries
- ###### 2. Conceptual Plan Roll Plots

- a. Information provided for the first public involvement meeting shall consist of proposed typical sections and corresponding neighborhood maps.
 - i. For streets that have existing 50' wide ROW, the typical section will match the current City standard of 31' back of curb to back of curb. This section will be proposed to be widened from 27' back to back.
 - ii. For street that have existing ROW less than 50' wide, the proposed roadway section will match existing conditions.
- b. Information provided for the follow up public involvement meeting shall consist of conceptual roll plots showing:
 - i. Proposed Roadway, Alley, and Sidewalks
 - ii. Proposed Water and Sewer locations
 - iii. Proposed Typical Sections

2. SPECIAL SERVICES:

TOPOGRAPHIC SURVEY FOR DESIGN:

Consultant proposes to provide survey services for the design of the project. (LUMP SUM)

- Show approximate lot line information based on Denton County Tax records.
- The approximate location of the relevant property and right-of-way lines will be shown for reference purposes only. The lines will be tied to limited property corner monumentation. Lot numbers and addresses will be provided; owners will not.
- Survey control for construction will be set at 500' intervals. Monuments will be iron rods or 'x' cuts in concrete.
- Surveyor will utilize City of Lewisville control monuments.
- Provide a letter notifying residents of survey activities will be mailed to each property within the survey limits.
- A standard topographic survey will be performed within said areas including but not limited to the following information:
 - Cross sections surveyed minimum every 50 LF with points defining back of sidewalk, front of sidewalk, pavement edges, and crown at a minimum.
 - Describe any lead walk material which is not simply concrete.
 - Street survey shall extend 20 feet beyond apparent ROW.
 - Describe any wall or landscape edging material
 - All driveway gates need to be surveyed and labeled in topo.
 - Properties with irrigation need to be marked in topo.
 - Sanitary Sewer cleanouts that are visible need to be surveyed.
 - Tie driveway joints; call out driveway material (concrete, asphalt, etc.)
 - Horizontal and Vertical location (and owner) at ground level shall be provided for all visible utilities, including but not limited to: fire hydrants, valves, meters, manholes, pedestals, vaults, power poles, and light poles. Identify and survey flowline of any pipe drains coming out of yards.
 - Tie three corners (front face) of all mailboxes (provide mailbox material [brick, wooden post, metal post, etc.]), utility box/ped (do not want a symbol for these)
 - Provide rim and flowline/invert elevation and size information of all wastewater, storm, and culvert structures. Provide direction of pipes in manholes. Verify the Manhole Type (i.e. at least 1 SSMH is marked as SD or vice versa)

- Provide rim elevations and top nut measure downs for all valves.
- Intersections:
 - Intersecting streets that are not included with the project but the proposed street improvements intersect shall be surveyed 100' upstream and downstream of the radius return at a minimum.
 - Old Orchard Lane, Pine Bluff Drive, Valley Parkway, etc.

SUBSURFACE UTILITY ENGINEERING (SUE) QL B:

Consultant proposes to provide SUE services for the design of the project. (LUMP SUM)

- Provide QL B SUE data for all street and alley reconstruction.

3. ADDITIONAL SERVICES: If requested by the City, Consultant will provide the following services on an hourly basis:

- A. Any engineering design outside of the expressed project limits set forth in the Project Summary as part of this scope.
- B. Design and Plan Preparation for Construction Documents (Future Contract Amendment)
- C. Geotechnical Engineering (Future Contract Amendment)
- D. Bidding Services (Future Contract Amendment)
- E. Construction Phase Services (Future Contract Amendment)
- F. Street redesign for Curb and Gutter Streets with Curb Inlets and Storm Drain
- G. Improvements or reconstruction of Timber Creek Tributary 5 or improvements to the detention pond.
- H. Franchise Utility coordination or conflicts; drawing Franchise Utilities in proposed new locations into CADD design plans.
- I. Traffic signal plans; Signal design or pull box/ wiring relocation at intersections
- J. Landscaping and irrigation design
- K. Street illumination plans
- L. Resetting disturbed control points for construction
- M. Opening City manholes or water vaults that are bolted shut or "frozen"
- N. Providing survey control or ROW monuments other than iron rods
- O. Detailed construction staking
- P. Internal inspection of sanitary sewer lines or storm drain lines
- Q. Trench excavation safety plan
- R. Gabion Design
- S. Review of Contractor's monthly and final payment requests and preparation of monthly pay estimates
- T. Prepare Change Orders or Addendums (unless to correct error on plans)
- U. Structural design, including walls
- V. Hydrologic & Hydraulic Studies
- W. Detention Design
- X. Additional survey other than described above for areas that have changed.
- Y. On-site meetings or other meetings other than those listed above.
- Z. Preparing retaining or sound wall details.
- AA. Full time construction inspection or observation
- BB. Deed Research
- CC. Environmental investigation

- DD. Permitting (Environmental or USACE)
- EE. Title searches, boundary surveys, or property surveys
- FF. Services in connection with condemnation hearings
- GG. SWP3 - Review fees, NOI, NOT, & BMP's inspection during construction
- HH. TDLR review, filing, and permitting/filing fees

END OF ATTACHMENT "B"

City of Lewisville Valley 1 Reconstruction

FEE SUMMARY

	Basic Services	Estimated Fees
Lump Sum	Conceptual Design	\$ 242,356.00
Lump Sum	Garver Support for Public Involvement	\$ 97,930.00
	Subtotal for Basic Services	\$ 340,286.00
	Special Services	Estimated Fees
Lump Sum	Topographic Survey & Sue	\$ 796,790.00
	Subtotal for Special Services	\$ 796,790.00
	Total for All Services	\$ 1,137,076.00

Attachment "B" - Schedule

Lewisville Valley 1 & 4 Reconstruction Lewisville, Texas Design/Review Schedule December 5, 2025

ID	Task Name	Duration	Start	Finish	Predecessors	2026												2027			2027								
						Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
1	Lewisville Valley 1 & 4 - Public & Concept	410 days	Fri 1/30/26	Thu 8/26/27																									
2	Signed Contract/NTP (1/30/26)	0 days	Fri 1/30/26	Fri 1/30/26																									
3	Survey	100 days	Fri 1/30/26	Thu 6/18/26	2																								
4	Prepare for Valley 1 Public Meeting #1	60 days	Fri 1/30/26	Thu 4/23/26	2																								
5	Valley 1 Public Meeting #1	0 days	Thu 4/23/26	Thu 4/23/26	4																								
6	Prepare for Valley 1 Public Meeting #2	40 days	Fri 4/24/26	Thu 6/18/26	5																								
7	Valley 1 Public Meeting #2	0 days	Thu 6/18/26	Thu 6/18/26	6																								
8	Prepare for Valley 4 Public Meeting #1	40 days	Fri 6/19/26	Thu 8/13/26	7																								
9	Valley 4 Public Meeting #1	0 days	Thu 8/13/26	Thu 8/13/26	8																								
10	Prepare for Valley 4 Public Meeting #2	40 days	Fri 8/14/26	Thu 10/8/26	9																								
11	Valley 4 Public Meeting #2	0 days	Thu 10/8/26	Thu 10/8/26	10																								
12	Complie Public Meeting Responses	30 days	Fri 11/6/26	Thu 12/17/26	11																								
13	Concept Design Valley 1	80 days	Fri 12/18/26	Thu 4/8/27	12																								
14	Valley 1 Public Meeting #1	0 days	Thu 4/8/27	Thu 4/8/27	13																								
15	Valley 1 Public Meeting #2	0 days	Thu 4/22/27	Thu 4/22/27	13FS+10 days																								
16	Concept Design Valley 4	80 days	Fri 4/23/27	Thu 8/12/27	15																								
17	Valley 4 Public Meeting #1	0 days	Thu 8/12/27	Thu 8/12/27	16																								
18	Valley 4 Public Meeting #2	0 days	Thu 8/26/27	Thu 8/26/27	16FS+10 days																								
19	Project Complete (Move to CA #1 for Design)	0 days	Thu 8/26/27	Thu 8/26/27	18																								