

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 \$1,436,347.50 for Preliminary Design Services Related to the Lewisville Valley 4 Neighborhood Improvement Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

The Lewisville Valley 4 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.

Utility tie-ins for this project include portions of Kirkpatrick Lane, Main Street, Garden Ridge Boulevard, and College Parkway. The project also includes full neighborhood rehabilitation for Belltower Drive, Canterbury Lane, Windemere Drive, Yorkshire Terrace, Yorkshire Circle, Glencairn Lane, Clydesdale Drive, Clarendon Drive, Sterling Lane, Tiburon Bend, Solway Drive, King Circle, Julia Court, Abilene Drive, Calvert Court, and alleys. The existing rights-of-way are 50-foot wide, and the existing streets are 27-foot wide with 4-foot wide sidewalks on both sides. To meet City standards, the proposed improvements include widening the existing 27-foot pavement section to the City-standard 31-foot width (back-of-curb to back-of-curb), along with a 5-foot sidewalk on each side.

ANALYSIS

City staff negotiated a Professional Services Agreement with Garver, LLC. in the amount of \$1,367,950.00 plus a 5% contingency in the amount of \$68,397.50 for a total cost of \$1,436,347.50 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 \$32,789,079.00 (including 20% contingency). Garver LLC. has successfully completed designs for several City projects, including the Indian

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Oaks Neighborhood Rehabilitation project with a similar scope, and is familiar with City standards and processes.

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

The Lewisville Valley 4 Neighborhood project is funded in the Lewisville Valley 4 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 and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.