



March 26, 2025

City of Temple Parks & Recreation
Chuck Ramm, Assistant Director
1701 N General Bruce Drive
Temple, Texas 76504
cramm@templetx.gov

**RE: Hog Pen Creek Trail – West Temple Park North, Temple, Texas
Proposal for Survey and Civil Engineering Services**

Mr. Ramm,

Turley Associates, Inc. appreciates the opportunity to provide you with a proposal for Professional services for the project referenced above. We understand the scope of work to include the improvement of existing sidewalk within West Temple Park and construction of a new concrete trail north from West Temple Park to Prairie View Road. Our understanding of the scope is as shown on the sketch provided by Turley Associates to the City staff in March of 2024. We will develop 100% final design and bidding services for the project. Final design will include plans, specification and Opinion of Probable Cost of Construction. Based on current pricing, we project the OPC to be \$2,856,000.00. Below I have outlined our services to be completed along with our fee.

1. Design Survey
 - a. Survey crew to visit site and collect topography, existing feature data, and property corners for use in preparing construction plans.
 - b. Survey crew will set vertical benchmarks on site.
 - c. Conventional survey methods as well as aerial drone survey will be utilized in the collection of survey data.
2. Right-of-Way and Easement Coordination/Acquisition

NOTE – We do not anticipate extension needs for additional ROW or easements; however, it is possible that a few might be identified during project development. This scope is provided to accommodate those needs.

 - a. Review property ownerships, deeds, easements, etc. to obtain current ownerships critical to project execution
 - b. Prepare a parcel map of critical parcels with ownerships and approximate size of ROW, easements, or temporary construction easements.
 - c. Obtain right-of-entry from property owners as necessary to obtain access to critical parcels
 - d. Prepare overall ROW plan sets, legal description and exhibits for the City of Temple for ROW, easement, TCE acquisitions

4/3/2025 Page 1 of 5

A handwritten signature in blue ink, appearing to be 'M', is located at the end of the page number line.

TURLEY ASSOCIATES, INC.

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 • TBPLS No. 10194869



- e. Field locations of easements, etc. as necessary.
 - f. All documents will be provided to the City's Legal department for use in the acquisition of ROW, easements, or temporary construction easements.
3. Drainage
- NOTE – Much of the proposed trail is located within drainage tracts dedicated during the development of the adjacent subdivisions. This includes property located within the FEMA regulated floodplain (Zone A and Zone AE). The drainage scope provided is intended to confirm compliance with standard City of Temple Drainage Criteria while establishing the location and design of the trail itself and other specific project elements, such as culverts and/or pedestrian bridges. The provided scope does not include any coordination with FEMA and/or application for Amendments/Revisions to the FEMA regulated floodplain.
- a. Complete drainage basin analysis to determine peak flows as necessary for project development.
 - b. Calculating conveyance requirements associated with main channel flows and cross drainage flows for culverts, flumes, bridge crossings, etc.
 - c. Prepare the final design for stormwater conveyance improvements as necessary.
 - d. Develop an erosion control plan for future use in preparation of Storm Water Pollution Prevention Plans (by the awarded contractor).
4. Trail and Sidewalk Improvements Plan
- a. Dimensional Site Plan
 - i. Prepare dimensional site plan with site dimensions for all trail and sidewalk improvements
 - b. Grading Plan
 - i. Prepare grading plans for all trail and sidewalk improvements.
 - ii. All improvements will be ADA compliant.
 - iii. All improvements will be designed to ensure positive drainage of stormwater.
 - c. Pedestrian Bridge Plans
 - i. We anticipate the inclusion of three pedestrian bridges with this project. We will coordinate with Parks & Recreation staff regarding selection of prefabricated bridge unit.
 - ii. Prepare pedestrian bridge plans to include specification of a prefabricated bridge unit with all dimensional control and grading necessary to construct.
 - iii. Preparation of bridge plans assumes that the bridge manufacturer will perform all necessary structural calculations to support the design and implementation of the bridge structure and bridge foundations. No structural analysis or design of the pedestrian bridges is included.
 - iv. To facilitate structural designs performed by the bridge manufacture, a Geotechnical report will be required. Turley will sub-contract to a Geotechnical firm to perform.



d. Lighting Plan

- i. We anticipate the inclusion of security level pedestrian lighting and will coordinate with Parks & Recreation staff regarding selection of lighting elements.
- ii. Our scope assumes a trail lighting will be solar at approximately 100' spacing.
- iii. Prepare a lighting plan to include dimension control and lighting specifications.
- iv. No Oncor coordination or Electrical design is included as the lighting is expected to be solar.
- v. Security cameras are not included with this project.

e. Landscape, Irrigation and Trail Feature Plan

NOTE – detailed landscape and irrigation plans are not included in this scope. Rather a schematic landscape and schematic irrigation plan will be provided, and the project will include a landscape allowance.

- i. Prepare schematic landscape and irrigation plan to be used by the awarded bidder in development of landscape scope up to the prescribed allowance.
- ii. We anticipate the inclusion of two shade structures with water stations as well as several park benches and trash cans to be located along the trail alignment. We will coordinate with Parks & Recreation staff regarding selection of these elements.
- iii. Prepare shade structure and trail element plans to include specification of all elements with all dimensional control and grading necessary to construct.
- iv. Includes design of water services as necessary for installation of water stations.

f. Construction Detail Sheets

- i. Prepare all construction details and specifications as required for permitting and construction.

g. TDLR Submittal

- i. To include State Filing Fee, plan review fee and construction inspection fee.
- ii. Scope assumes one finished construction inspection. If additional inspections are necessary, it will be at the expense of the entity requiring additional inspections (City, contractor, etc.)
- iii. Engineer will coordinate with RAS as needed.

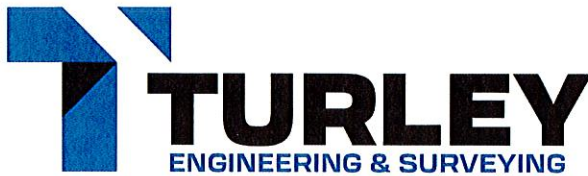
h. Coordination, Site Visits, and Meetings

- i. Engineer will coordinate as necessary with City staff and other disciplines for development of plans.
- ii. Monthly project update meetings will be coordinated by Turley with City staff.
- iii. Project Manager will attend all meetings as necessary.

5. Franchise Utility Relocations

- a. Coordinate with all franchise utilities as necessary regarding any required relocation of existing lines.

A handwritten signature in blue ink, likely of the Project Manager, is located at the bottom right of the page.



- b. Franchise utilities needing relocation will be designed and moved at the expense of the Franchise in question. Our scope includes project coordination only.

6. Construction Phase Services

NOTE – daily inspections and/or QC/QA are not included in this scope

- a. Bidding
 - i. Prepare bid quantities.
 - ii. Attend the pre-bid conference.
 - iii. Receive contractor questions and prepare addendums.
 - iv. Attend bid opening, tabulate, and certify to bids.
 - v. Prepare letter of recommendation for contractor selection.
 - vi. Attend City Council Meetings for contractor award.
- b. Construction Administration
 - i. Attend Pre-Construction meeting.
 - ii. Review submittals from contractor.
 - iii. Perform construction administration to include site visits and meetings with contractor to answer questions about the project or plans.
 - iv. Review monthly pay applications.
 - v. Prepare change orders for contractor as necessary.
 - vi. Coordinate final walk through and prepare punch list.
 - vii. Prepare record drawings for project.

Estimated Days to Complete – 280 Calendar Days

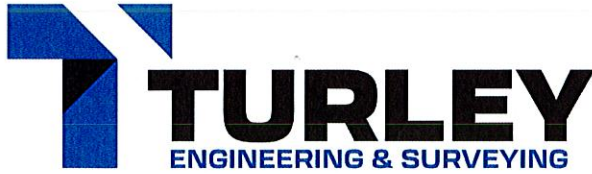
Deliverables will be prepared and shared with City staff at 30%, 60%, 90% and 100% completion.

Our professional fee to complete the above listed services shall be \$328,440.00. Below is a breakdown of project cost by individual items.

Design Survey/ROW Coordination	\$57,120.00
Improvements Plan	\$214,200.00
Construction Phase Services.....	\$57,120.00

Any items not specifically listed above are not included within the scope of work and would be considered additional services.

A handwritten signature in blue ink, appearing to be 'M1', is located in the bottom right corner of the page.



The following are not included with this contract:

- Annexation / Zoning / Platting
- Construction staking (we can provide construction staking if requested under a separate contract)
- Off-site utility extensions of public lines
- Landscape Plans (by Landscape Architect)
- Irrigation Plans (by licensed irrigator)
- FEMA submittals / Floodplain analysis, revisions
- SW3P, TCEQ, Waters of the US Permitting
- Traffic Impact Analysis
- Environmental & Archeological Studies
- ComCheck, ResCheck
- Water Modelling
- Tree Mitigation Plans
- As-built survey of finished construction
- On-site Construction testing and inspection

Turley Associates, Inc's work shall be performed in a manner consistent with, and limited to, that degree of skill and care ordinarily exercised by practicing design professionals performing similar circumstances and conditions. Turley Associates, Inc. makes no other representations or warranties, whether expressed or implied, with respect to the work rendered here under.

Submitted:

TURLEY ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'BJ Little', is written over a horizontal line.

B.J. Little, S.I.T.
Vice President of Operation