KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM
JOHN A. SIMCIK, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

September 14, 2020

Ms. Erin Smith, AICP
Assistant City Manager
City of Temple
2 North Main Street
Temple, Texas 76501

Re: City of Temple
Midtown Neighborhood District
Utility Schematic Design and Concept Plan

Dear Ms. Smith:

At the request of the City of Temple, we are submitting this proposal for the above referenced project. This project will develop water and wastewater schematic design for the Midtown Neighborhood District as well as a full concept design for neighborhood planning regarding vehicular and pedestrian traffic, neighborhood amenities, gateways and signage, etc.

The work to be performed by KPA and Covey Landscape Architects under this contract consists of providing planning and engineering services for design of the project described above to include water and wastewater schematic design and conceptual design for the Midtown Neighborhood District. This project will encompass an area of approximately 280 acres from Veteran's Memorial Parkway from Avenue M to Downtown along the BNSF Railway to South 25th Street. An exhibit of the area is included for your use. The timeframe for design of the project is six (6) months from the Notice to Proceed, pending scheduling of the Neighborhood and Community Leader Meetings.

The purpose of the scope of work as described in this proposal is to develop schematic design for the water and wastewater utilities for the Midtown Neighborhood District to improve the infrastructure for water delivery to the area and review wastewater infrastructure. These efforts will be in conjunction with the recently completed Water and Wastewater Master Plans. The Concept Design will explore options for improvements to the Midtown Neighborhood to enhance the District. Elements for park and greenspace features, pedestrian, bike and vehicular mobility will be explored as well as beautification elements such as intersection enhancements, landscaping, signage, monuments, etc. The final product will be a conceptual design for the full extents of project and include Concept and Schematic Design for amenities such as pedestrian and bike access, landscaping, signage, connectivity

etc. Through this process, the City will develop a long range plan for the Midtown Neighborhood District to include City CIP Projects, private investment, economic development. Etc. A strong emphasis will be placed on improving the quality of life for the Midtown Neighborhood District.

KPA will perform all work and prepare all deliverables in accordance with the latest version of City of Temple regulations, specifications, standards and manuals.
KPA and Covey Landscape Architects will perform quality control and quality assurance (QA/QC) on all deliverables associated with the project.

The following services will be performed:

1) SCHEMATIC UTILITY DESIGN

a) Water Infrastructure
   i) Data for existing water infrastructure will be collected for the Midtown Neighborhood District. All data will be checked for accuracy with the information available. Location of the water infrastructure will be developed by mapping.
   ii) Working in conjunction with the Water Master Plan, a review of the existing infrastructure will be conducted. Items such as fire flow, looped infrastructure, aged infrastructure, etc. will be identified.
   iii) Water modeling of the Midtown Neighborhood District will be conducted to identify areas of needed improvements.
   iv) Schematic design for proposed improvements will identify infrastructure to enhance the water delivery to the Midtown Neighborhood District.
   v) Based on the water schematic design, phasing for the proposed improvements will be completed. Utility exhibit(s) will be prepared to illustrate the proposed improvements and phasing.
   vi) Based on the phasing concepts, opinions of probable cost will be developed for all phases to enhance the water infrastructure for the Midtown Neighborhood District.
b) Wastewater Infrastructure
   i) Data for existing wastewater infrastructure will be collected for the Midtown Neighborhood District. All data will be checked for accuracy with the information available. Location of the wastewater infrastructure will be developed by mapping.
   ii) Working in conjunction with the Wastewater Master Plan, a review of the existing infrastructure will be conducted. Items such as capacity, connectivity of infrastructure, aged infrastructure, etc. will be identified.
   iii) Wastewater modeling of the Midtown Neighborhood will be conducted to identify areas of needed improvements.
   iv) Schematic design for proposed improvements will identify infrastructure to enhance the wastewater capacity of the Midtown Neighborhood District.
   v) Based on the wastewater schematic design, phasing for the proposed improvements will be completed. Utility exhibit(s) will be prepared to illustrate the proposed improvements and phasing.
   vi) Based on the phasing concepts, opinions of probable cost will be developed for all phases to enhance the wastewater infrastructure for the Midtown Neighborhood District.

2) PLANNING AND CONCEPT DESIGN STUDIES FOR THE MIDTOWN NEIGHBORHOOD DISTRICT

a) Neighborhood Meetings – Attend and gather community input data from the Neighborhood Meetings.
b) Community Leader Meetings – Organize and attend community leader meetings to gather input and insight to the assets, needs and opportunities within the District.
c) Data Collection – Obtain and review any existing data from the City and other entities that may have record documents and can release the information. The facilities within the defined project area and immediate surrounding area will be reviewed and documented.
d) Produce final Neighborhood Planning District video as directed by City Staff.
e) Develop the Midtown Neighborhood District Overview to include: Name, Location Boundaries, Context (socioeconomic, physical characteristics, etc.).
f) Develop desktop research to evaluate zoning, existing land use, characteristics such as average lot size and type of structures, residential, commercial, connectivity, trends in recent re-zonings, etc.
g) Implement field study to gather qualitative data from surveys, photography, etc. to acquaint the design team with the planning and document observations.
h) Evaluate Future Land Use and Major Thoroughfare Plan designations to ensure that are appropriate for the neighborhood district.
i) In conjunction with City Staff, obtain or develop project investments and previous plans and/or reports from the planning area, and all CIPs (recent investments, designed-unfunded, funded-incomplete, or planned with no identified funding source).
j) Stakeholder Mapping - Understand neighborhood 'power dynamics' (facilitators & challengers)
k) Develop initial concept designs for the Midtown Neighborhood District. Existing infrastructure and amenities will be analyzed.
l) Identify streetscape concepts for the project limits.
m) Develop full Concept Design Plan for the Midtown Neighborhood District within the project limits to include:
    i) Streetscape amenities that will complement and enhance the full Concept Design.
    ii) Pedestrian Facilities to enhance the mobility for the District.
    iii) Develop lighting concepts for pedestrian safety and beautification.
    iv) Develop potential way finding elements.
    v) Develop park and greenspace options and amenities for Jones Park.
n) Explore options for enhancements within the design corridor. Enhancements will include:
    i) Connectivity / Conjunction with Veteran's Memorial and connectivity to Downtown.
    ii) Connectivity / Conjunction with South 25th Street.
    iii) Integration with the Ralph Wilson Youth Club Campus.
    iv) Integration with the Travis Science Academy Campus.
    v) Concepts for City of Temple owned property, if any.
    vi) Concepts for connection and monumentation.
    vii) Concepts for enhancement and sustainability of the District.
    viii) Concepts for pedestrian mobility.
    ix) Concepts for building standards and streetscapes.
o) Model and render key development areas and neighborhood improvements.

p) Develop Action Plan for plan recommendations that includes prioritization and references initiatives from the Temple Comprehensive Plan.
q) Cost estimates and phasing options for implementing the Concept Design will be developed.

3) Presentations to identified boards and councils will be supported and given at the request of the City.

4) LIGHTING DESIGN STUDIES FOR THE MIDTOWN NEIGHBORHOOD DISTRICT

a) Develop District wide lighting standards – specific lighting for streets, open space and all land uses within District.
b) Create lighting layout and design plan for the neighborhood.

The following scope of work for the Midtown Neighborhood District Utility Schematic Design and Concept Plan Project can be completed for the lump sum price of $88,850. Below is a breakdown of project costs. We are pleased to submit this proposal and look forward to the benefit it will bring the City of Temple.

Water Schematic Design		$	28,300.00
Wastewater Schematic Design		$	26,800.00
Neighborhood and Community Leader Meetings		$	6,750.00
Concept Design		$	22,500.00
Lighting Design		$	4,500.00
	TOTAL	**$**	**88,850.00**

Sincerely,

R. David Patrick, P.E., CFM
KPA Engineers

ATTACHMENT "C"

Charges for Additional Services

City of Temple
Midtown Neighborhood District
Utility Schematic Design and Concept Plan

POSITION	MULTIPLIER	SALARY COST/RATES
Principal	2.4	$ 75.00 – 95.00/hour
Project Manager	2.4	60.00 – 75.00/hour
Project Engineer/Landscape Architect	2.4	50.00 – 60.00/hour
Engineer-in-Training	2.4	40.00 – 50.00/hour
Engineering Technician	2.4	35.00 – 50.00/hour
CAD Technician	2.4	30.00 – 50.00/hour
Clerical	2.4	15.00 – 30.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	125.00 – 160.00/hour
Registered Public Surveyor	1.0	130.00/hour
On-Site Representative	2.1	30.00 – 40.00/hour