



Agenda
Crowley City Council
February 12, 2026
Special Called Session - 6:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Special Called Session - February 12, 2026 - 6:00 PM

I. Call to Order and Roll Call

II. Non-Action Items for Discussion

1. Discuss the 2026 Celebration of Freedom event.
2. Discuss and receive direction regarding the scope of the 51st Year Community Development Block Grant (CDBG) project.

III. Action Items

1. Discuss and consider authorizing the city manager or her designee to execute a professional services contract with Teague, Nall and Perkins to provide civil engineering and professional services related to the reconstruction of portions of Deer Creek Drive, Blue Gill Lane and Wilderness Trail.

IV. Adjournment

I, the undersigned authority, do hereby certify that this Special Called Session Agenda of the Crowley City Council to be held on February 12, 2026 at 6:00 PM is a true and correct copy posted on January 29, 2026 at 4:30 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

Carol C. Cannady, City Secretary



The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Lori Watson	Meeting Date: February 12, 2026
Department: Administration	Agenda Item: II.1.
Subject: Discuss the 2026 Celebration of Freedom event.	

Background:

Celebration of Freedom is a signature community event that attracts a significant number of attendees to the Crowley area. In recent years, the event has experienced recurring security-related issues, including crowd management challenges and incidents that have required additional staff and law enforcement response. These issues have shown a pattern of escalation and warrant proactive consideration as planning for the 2026 event moves forward.

In response, staff has evaluated options for enhanced lighting, increased security presence, and temporary fencing to improve visibility, manage crowd flow, and strengthen overall public safety. Each option carries associated costs that impact the overall event budget. Staff is also requesting Council input regarding an unattended child policy, a clear bag policy, and the potential transition to a ticketed event.

Before proceeding with final event preparations and committing resources, staff is seeking City Council direction on the desired level of safety and operational enhancements for the 2026 Celebration of Freedom, including whether to proceed with any or all of the proposed measures.

Recommendation:

Financial Information:

Attachments:

None



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Matt Elgin	Meeting Date: February 12, 2026
Department: Asst City Managers	Agenda Item: II.2.
Subject: Discuss and receive direction regarding the scope of the 51st Year Community Development Block Grant (CDBG) project.	

Background:

The 51st year Community Development Block Grant (CDBG) was awarded to Crowley with an allocation of \$140,000. Staff would like to discuss the project scope to better understand the direction the project should take based on recent opinion of probable costs presented by the project engineer.

Recommendation:

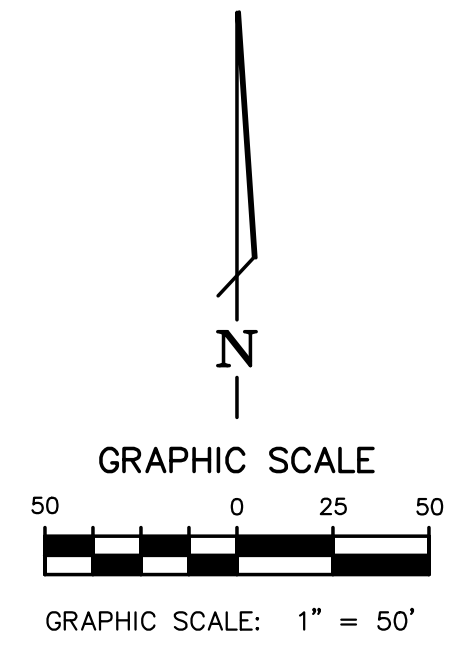
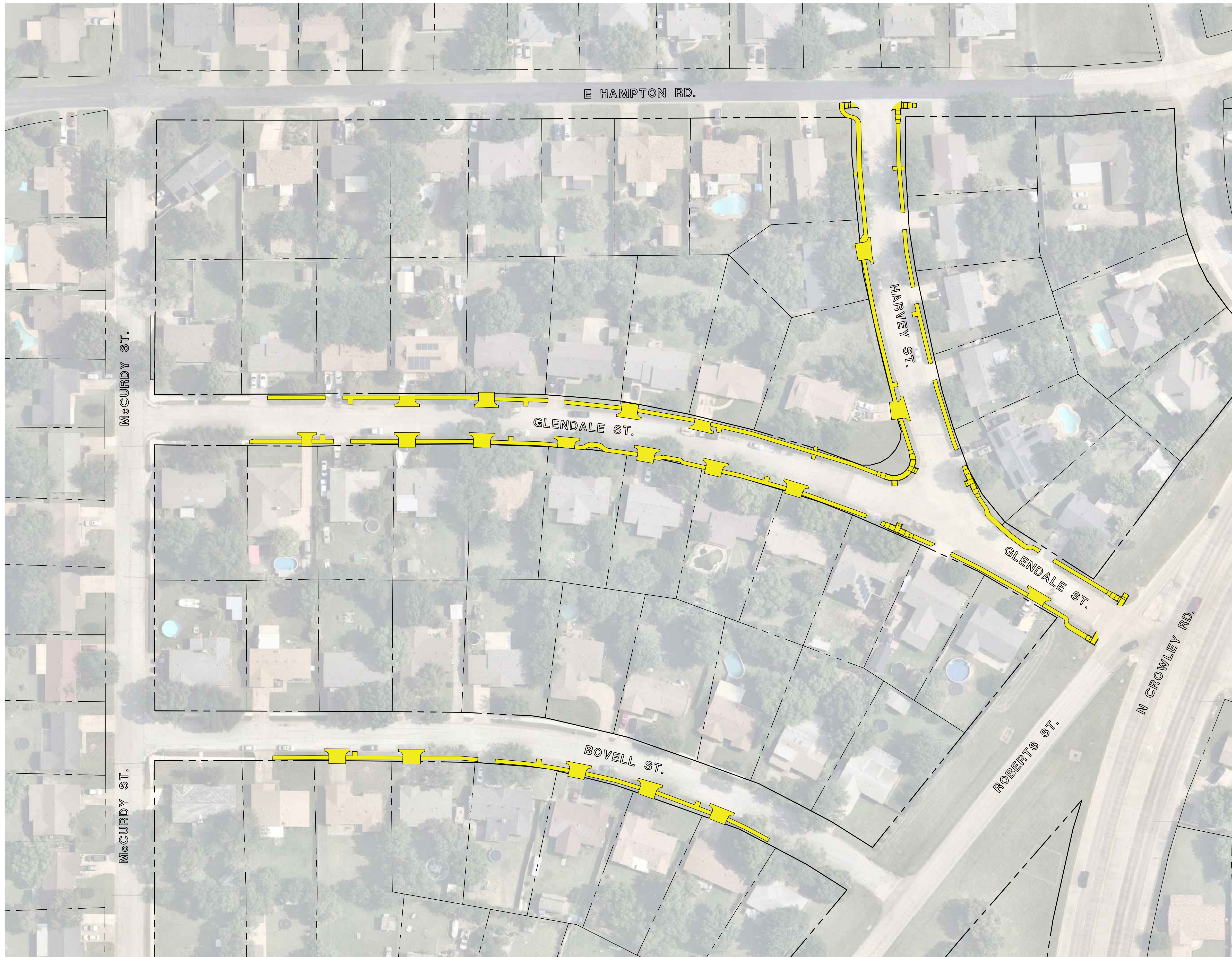
No recommendation

Financial Information:


Additional project scope could be funded through reserves or existing grant funds.

Attachments:

1. Crowley 51st Year Sidewalks - Project Limits
2. 2026.01.27 51st Yr CDBG - Crowley Sidewalk Improvements OPCC



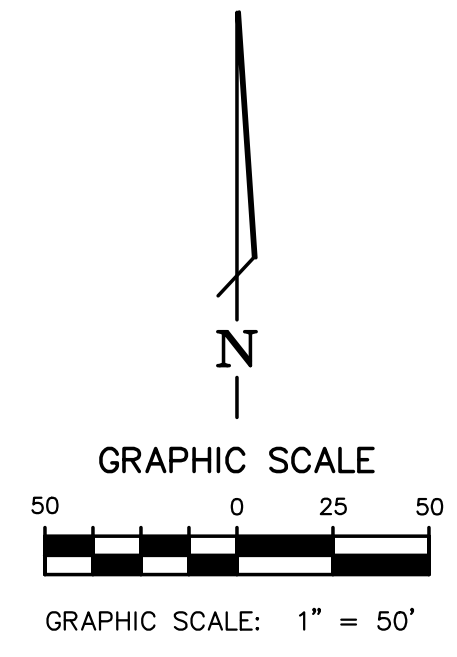
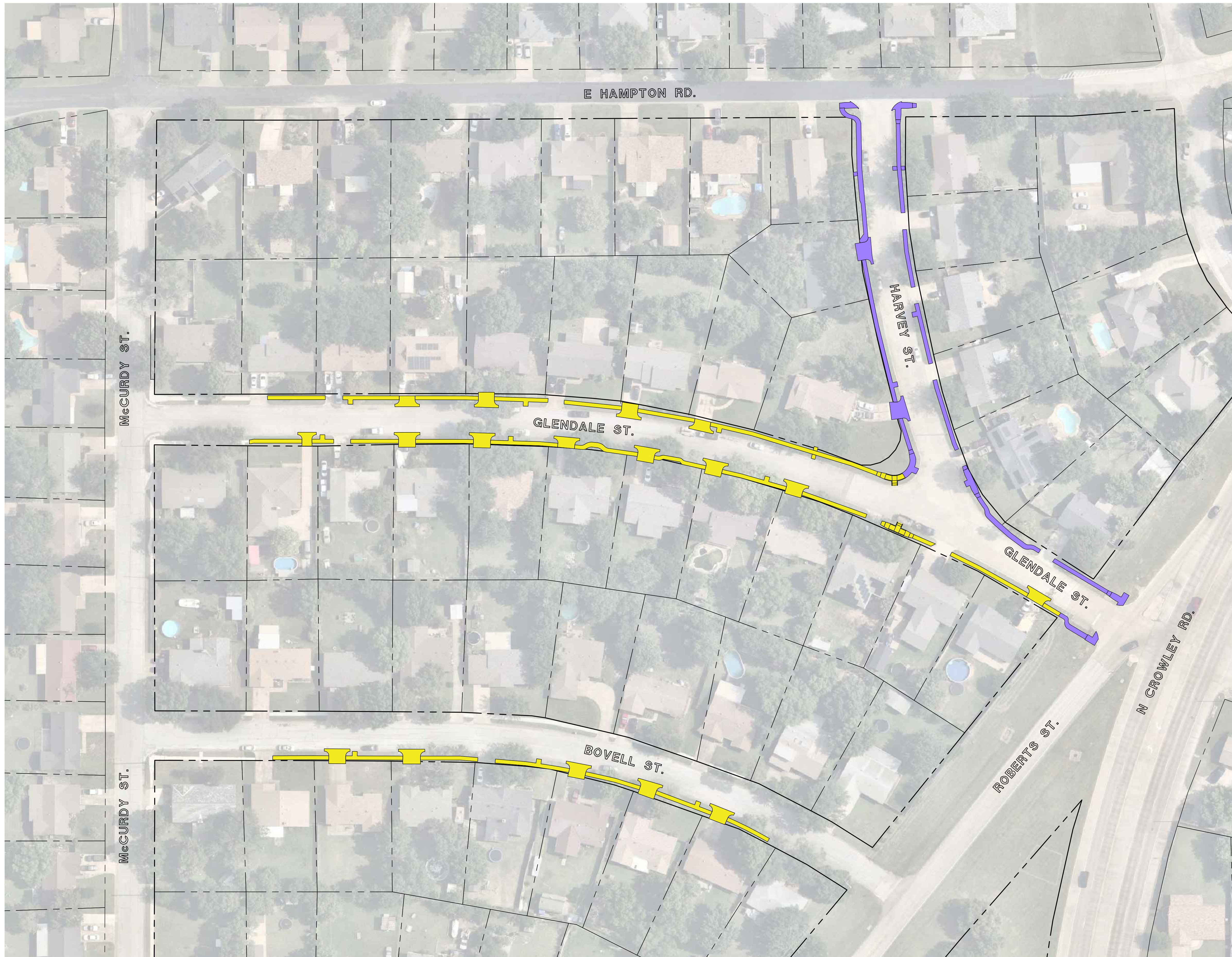
<i>FULL PROJECT</i>	
<i>PROJECT TOTAL:</i>	<i>\$499,000</i>
<i>COUNTY CONTRIBUTION:</i>	<i>\$140,563.80</i>
<i>CITY CONTRIBUTION:</i>	<i>\$358,000 +/-</i>

 *PROPOSED IMPROVEMENTS TO BE CONSTRUCTED*



teague nall and perkins, inc
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph
 www.tnpinc.com
 TX-PELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 TX-AE: BR 2673

CITY OF CROWLEY 51ST YEAR CDBG
PROJECT LAYOUT



<i>PROJECT WITH DEDUCTIVE ALTERNATE</i>	
<i>PROJECT TOTAL:</i>	<i>\$369,000</i>
<i>COUNTY CONTRIBUTION:</i>	<i>\$140,563.80</i>
<i>CITY CONTRIBUTION:</i>	<i>\$228,000 +/-</i>

- PROPOSED IMPROVEMENTS TO BE CONSTRUCTED*
- PROPOSED IMPROVEMENTS NOT CONSTRUCTED*



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CITY OF CROWLEY 51ST YEAR CDBG
PROJECT LAYOUT - DEDUCTIVE ALTERNATE



FINAL OPINION OF PROBABLE COST

for the
CITY OF CROWLEY

1/27/2026

Prepared by Teague Nall and Perkins, Inc.
51st Year CDBG - No. B-25-UC-48-0001-18-05
TNP No. TAR25590



SIDEWALK IMPROVEMENTS FOR HARVEY STREET, E. GLENDALE STREET, & E. BOVELL DRIVE

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
BASE BID					
1	Mobilization	LS	1	\$15,000.00	\$15,000.00
2	Remove Concrete Drive Approach	SY	567	\$25.00	\$14,175.00
3	Remove Existing Sidewalk	SY	13	\$15.00	\$195.00
4	Remove Existing Curb Ramp	EA	1	\$1,500.00	\$1,500.00
5	4" Concrete Sidewalk & Lead Walk	SF	10,135	\$15.00	\$152,025.00
6	Integral Sidewalk Curb (12" Max. Height)	LF	100	\$25.00	\$2,500.00
7	Concrete Drive Approach	SY	567	\$125.00	\$70,875.00
8	HMAC Full Depth Pavement Repair	SY	91	\$150.00	\$13,650.00
9	Concrete Pavement Repair	SY	15	\$180.00	\$2,700.00
10	TxDOT Type 7 Curb Ramp	EA	4	\$5,000.00	\$20,000.00
11	TxDOT Type 2 Curb Ramp	EA	4	\$5,000.00	\$20,000.00
12	Parkway Restoration	LS	1	\$50,000.00	\$50,000.00
13	4" Topsoil	SY	1,965	\$12.00	\$23,580.00
14	Solid Block Sodding	SY	1,965	\$12.00	\$23,580.00
15	Relocate Existing Mailboxes	EA	1	\$500.00	\$500.00
16	Relocate Existing Water Meter to New Meter Box	EA	1	\$2,000.00	\$2,000.00
17	Relocate Existing Irrigation Control Valve	EA	3	\$2,000.00	\$6,000.00
18	Adjust Existing Sanitary Sewer Manhole to Finished Grade	EA	1	\$2,500.00	\$2,500.00
19	Tree Removal	EA	2	\$1,500.00	\$3,000.00
20	Traffic Control	LS	1	\$5,000.00	\$5,000.00
21	Miscellaneous Project Allowance	ALW	1	\$25,000.00	\$25,000.00
PROJECT SUBTOTAL					\$453,780.00
10% CONTINGENCY					\$45,378.00
PROJECT TOTAL (ROUNDED)					\$499,000.00
DEDUCTIVE ALTERNATE #1					
2	Remove Concrete Drive Approach	SY	69	\$25.00	\$1,725.00
3	Remove Existing Sidewalk	SY	7	\$15.00	\$105.00
4	Remove Existing Curb Ramp	EA	1	\$1,500.00	\$1,500.00
5	4" Concrete Sidewalk & Lead Walk	SF	3,531	\$15.00	\$52,965.00
7	Concrete Drive Approach	SY	69	\$125.00	\$8,625.00
9	Concrete Pavement Repair	SY	12	\$180.00	\$2,160.00
10	TxDOT Type 7 Curb Ramp	EA	4	\$5,000.00	\$20,000.00
11	TxDOT Type 2 Curb Ramp	EA	2	\$5,000.00	\$10,000.00
13	4" Topsoil	SY	674	\$12.00	\$8,088.00
14	Solid Block Sodding	SY	674	\$12.00	\$8,088.00
15	Relocate Existing Mailboxes	EA	1	\$500.00	\$500.00
16	Relocate Existing Water Meter to New Meter Box	EA	1	\$2,000.00	\$2,000.00
18	Adjust Existing Sanitary Sewer Manhole to Finished Grade	EA	1	\$2,500.00	\$2,500.00
BASE BID SUBTOTAL					\$453,780.00
DEDUCTIVE ALTERNATE #1					\$118,256.00
PROJECT SUBTOTAL					\$335,524.00
10% CONTINGENCY					\$33,552.40
PROJECT TOTAL (ROUNDED)					\$369,000.00



City of Crowley, Texas City Council Agenda Report

Presenter: Matt Elgin	Meeting Date: February 12, 2026
Department: Asst City Managers	Agenda Item: III.1.
Subject: Discuss and consider authorizing the city manager or her designee to execute a professional services contract with Teague, Nall and Perkins to provide civil engineering and professional services related to the reconstruction of portions of Deer Creek Drive, Blue Gill Lane and Wilderness Trail.	

Background:

There are various sections of roadway and sidewalk that have failed and are in need of reconstruction along Deer Creek Drive, Blue Gill Lane and Wilderness Trail. The scope of the project will include roadway subgrade repair, concrete roadway replacement, sidewalk replacement, curb and gutter replacement and some utility adjustments. In some locations, mailboxes will need to be removed and reconstructed in conjunction with the sidewalk repairs as well.

The contract being considered at this time will include survey work of the limits of scope, geotechnical analysis of soils, engineering design of the civil infrastructure, assisting with project bidding requirements, construction administration and construction inspection as needed.

If approved, the design phase is set to take between 120 to 160 days. When staff reviews and approved the design the procurement phase of the project can take place. Once that is complete staff will return to council with a construction phase contract to consider.

Recommendation:

Staff recommends approval of the contract without modifications.

Financial Information:

The contract will be funded through funds from existing bonds.

Attachments:

1. 2026.01.27 Deer Creek, Blue Gill, & Wilderness Trail Reconstruction
2. 2026.01.27 Scoping OPC-DeerCreek_Wilderness_Blue Gill
3. Concept Exhibit-Deer Creek



AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **DEER CREEK, BLUE GILL, AND WILDERNESS TRAIL PAVING IMPROVEMENTS**

TNP PROJECT NUMBER: CRO 25299

CLIENT: City of Crowley
ADDRESS: 201 E. Main Street
Crowley, TX 76036

City of Crowley (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc. (the CONSULTANT) to perform the following services:

Article I

SCOPE: Provide engineering, surveying, geotechnical, and construction inspection services for the Deer Creek, Blue Gill, and Wilderness Trail Paving Improvements project. The project is located along Deer Creek Dr. (Blue Gill Ln. to Wilderness Trl.), Blue Gill Ln. (Deer Creek Dr. to Hummingbird Trl.), and Wilderness Trl. (Whitetail Deer Ln. to just north of Deer Creek Dr.), in Crowley, Texas.

The project includes approximately 9,200 square yards of concrete pavement replacement, approximately 1,350 square yards of sidewalk replacement, and related miscellaneous utility adjustments.

A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION to be on the basis of the following:

- A. Basic Services: The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee of **\$222,500.00**, which includes expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, airfare, and lodging. Payment to the CONSULTANT shall be due in monthly installments based on the CONSULTANT's estimate of the percentage of the contract completed during the billing period.
- B. Special Services: Services required for the project but not included in the fixed fee for Basic Services are considered Special Services. The total Special Services budget for the Project shall be **\$73,700.00**. The CONSULTANT's compensation for Special Services included in Attachment 'A' may be on a Fixed Fee, Hourly Reimbursable, or Unit Cost basis. Refer to the Fee Summary for the compensation basis for Special Services.
- C. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.10 times actual cost.



- D. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to, the services listed as additional services in Attachment 'A'.

Upon written authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be on a Fixed Fee or Hourly Reimbursable basis, as described in Attachment 'A'.

Fixed Fee Compensation for Additional Services: Payment shall be as described above for Basic Services.

Hourly Reimbursable Compensation for Additional Services: Payment shall be due in monthly installments based on the number of hours worked by each employee and the CONSULTANT'S current standard rates presented in Attachment 'B' Standard Rate Schedule. A fee equal to 3% of Additional Service labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by the CONSULTANT.

- E. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received.

FEE SUMMARY:

Basic Services

Task 1: Engineering Services	\$ 165,000	(Fixed Fee)
Task 2: Survey Services	\$ 27,500	(Fixed Fee)
Task 3: Bid Phase Services	\$ 5,000	(Fixed Fee)
Task 4: Construction Administration	\$ 25,000	(Fixed Fee)
Subtotal	\$ 222,500	

Special Services

Task 5: Geotechnical Services	\$ 17,700	(Fixed Fee)
Task 6: Construction Inspection	\$ 56,000	(Hourly)
Subtotal	\$ 73,700	

Total **\$296,200**

- F. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'B-1'.



Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. A project schedule is included as Attachment 'C' and made a part hereto.

Article IV

CONTRACT PROVISIONS: The document entitled "Contract Provisions" which are attached hereto is made a part hereof. This Authorization of Professional Services, together with the Contract Provisions and all other exhibits attached hereto are collectively referred to as the "Agreement".



Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

City of Crowley

Accepted by CONSULTANT:

Teague Nall and Perkins, Inc.

By: _____

Title: _____

Date: _____

By: *Ryan Jones*

Title: Team Leader, Principal

Date: January 27, 2026

Firm Contact Information:

Fort Worth Office
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817-336-5773
Contact: Ryan Jones, PE

TNP Firm  Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673



CONTRACT PROVISIONS

- 1. AUTHORIZATION TO PROCEED**

Signing this agreement shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless otherwise provided for in this agreement.
- 2. DIRECT EXPENSES**

For Hourly Reimbursable payment terms, a fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP. Fixed Fee totals include expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging.
- 3. OUTSIDE SERVICES**

When technical or professional services are furnished by an outside source, subject to reasonable, timely and substantive objections of CLIENT, an additional amount shall be added to the cost of these services for CONSULTANT's administrative costs, as provided herein.
- 4. OPINION OF PROBABLE COST**

In providing opinions of probable cost, the CLIENT understands that CONSULTANT has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. CONSULTANT makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 5. PROFESSIONAL STANDARDS**

The standard of care for all professional engineering and services performed or furnished by CONSULTANT shall be the care and skill ordinarily used by other members of the relevant profession in the same circumstances and type of work in the State of Texas, and with the same level of professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization as other members of the same profession in the same circumstances and location. CONSULTANT makes no other warranty, expressed or implied. Subject to the above standards of care, CONSULTANT may use or reasonably rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- 6. TERMINATION**

Either CLIENT or CONSULTANT may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay CONSULTANT in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.
- 7. LEGAL EXPENSES**

In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.
- 8. PAYMENT TO CONSULTANT**

Monthly invoices will be issued by CONSULTANT for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.
- 9. ADDITIONAL SERVICES**

Services not specified as Basic Services in Scope and Attachment 'A' will be provided by CONSULTANT as Additional Services when authorized by the CLIENT. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.
- 10. SALES TAX**

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.
- 11. SURVEYING SERVICES**

In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723.
- 12. LANDSCAPE ARCHITECT SERVICES**

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.
- 13. INVALIDITY CLAUSE**

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.
- 14. PROJECT SITE SAFETY**

CONSULTANT has no duty or responsibility for project site safety.

15. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY

Means and methods of construction and jobsite safety are the sole responsibility of the contractor. CONSULTANT shall not: (i) at any time supervise, direct, control, or have authority over any contractor's work, or (ii) be responsible for construction site safety, the means and methods of construction or the safety precautions a selected or used by any contractor. CONSULTANT shall not be responsible for any decisions, acts or omissions of any constructor.

16. OWNER RESPONSIBILITY

CLIENT shall be responsible for all requirements and instructions that it furnishes to CONSULTANT pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by CLIENT to CONSULTANT pursuant to this Agreement. CONSULTANT may use and reasonably rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. CLIENT shall give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of: (i) any hazardous materials or matters that affect the scope or time of performance of CONSULTANT's services; or (ii) any defect or nonconformance in CONSULTANT's services or the contractor's work.

17. SITE VISITS

In the event the Scope of work requires CONSULTANT to make site visits to observe contractor's work on a Project, such visits and observations are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the work, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. CONSULTANT will have no responsibility for any defects in the work not actually discovered by CONSULTANT during such site visits.

18. CHOICE OF LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to applicable principles of conflicts of law. Each of the parties hereto irrevocably consents to the exclusive jurisdiction of any federal or state court located within Tarrant County, Texas, in connection with any matter based upon, arising out of, or contemplated in this Agreement or the matters.

19. DOCUMENTS

A. All documents prepared by CONSULTANT ("Documents") are instruments of service, and CONSULTANT shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CONSULTANT) whether or not the subject project ("Project") is completed. CLIENT may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project, and will have a limited license to use the Documents only on the Project, extensions of the Project, and for related uses, subject to receipt by CONSULTANT of full payment due and owing for all services relating to preparation of the Documents, may not be used unless completed and not for any work or purpose not intended.

B. CLIENT and CONSULTANT may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

20. ATTORNEY FEES

In the event that any suit or action over the enforcement, interpretation or other matter emanating from this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

21. MISCELLANEOUS

This Agreement is binding on and will inure to the benefit of each of the parties and their respective successors and legal representatives. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party. There are no third party beneficiaries. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ATTACHMENT 'A' ITEMIZED SCOPE OF SERVICES

Teague Nall and Perkins, Inc., (TNP) shall render the following professional services necessary for the development of the project:

DESIGN AND CONSTRUCTION SERVICES FOR DEER CREEK, BLUE GILL, AND WILDERNESS TRAIL PAVING IMPROVEMENTS

CITY OF CROWLEY

PROJECT DESCRIPTION:

The scope set forth herein defines the work to be performed by the CONSULTANT in completing the project. Both the CLIENT and CONSULTANT have attempted to clearly define the work to be performed and address the needs of the Project.

WORK TO BE PERFORMED

The Consultant shall provide engineering, surveying, geotechnical, bidding, construction administration, and construction inspection services for the Deer Creek, Blue Gill, and Wilderness Trail Paving Improvements project. The existing concrete pavement is failing in multiple places, potentially due to poor trench compaction along existing utility alignments.

The project includes approximately 9,200 square yards of concrete pavement replacement, approximately 1,350 square yards of sidewalk replacement, and related miscellaneous utility adjustments. The project limits are shown in **Figure 1**.

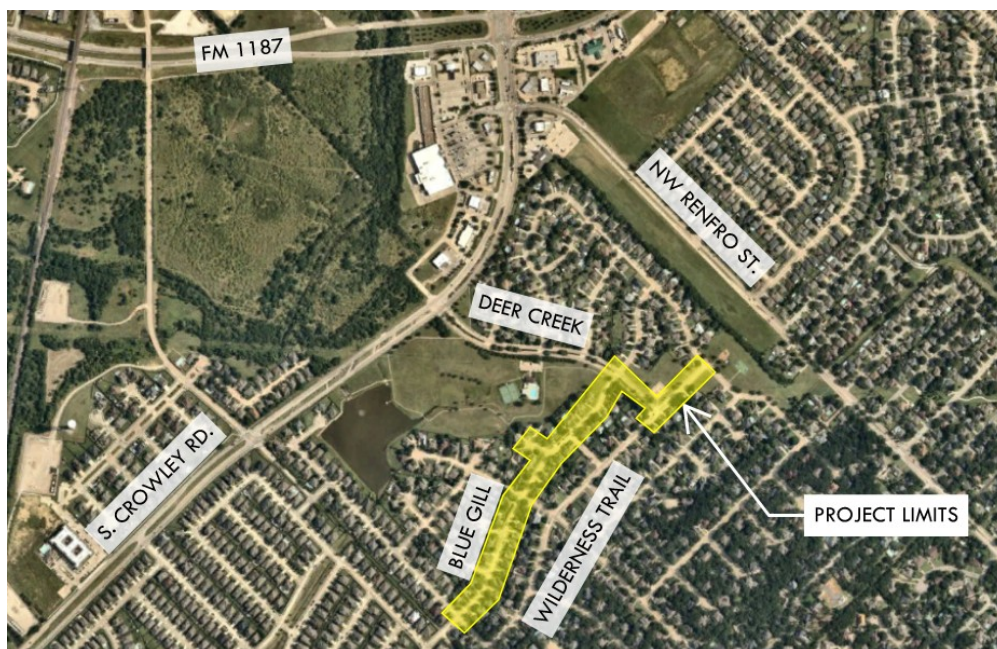


Figure 1: Project Limits

The following tasks have been identified for inclusion as Basic Services:

- Task 1. Engineering Services
- Task 2. Survey Services
- Task 3. Bid Phase Services
- Task 4. Construction Administration

The following tasks have been identified for inclusion as Special Services:

- Task 5. Geotechnical Services
- Task 6. Construction Inspection

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. A conceptual project schedule based on the Scope is as follows:

Project Milestone Schedule	
Project Milestone	Projected Completion
Notice to Proceed	02.09.26
Survey Complete	04.06.26
Preliminary (60%) Submittal	07.10.26
City Review Complete	07.31.26
Final (100%) Submittal	08.28.26
City Review Complete	09.11.26
Bid Documents Complete/Advertising	10.02.26
Project Award	10.30.26
Construction NTP	11.27.26
Construction Complete	04.09.27

It is understood and mutually agreed that the objective of all involved in this project is to produce and provide quality and complete information and deliverables, which requires a considerable amount of coordination and cooperation, as well as adequate time for research, analysis and development. It is also understood that Consultant's ability to perform the scope of service is dependent upon timely receipt of information and data from the Client, as well as other requested materials as may be needed to complete the work. Adjustments in schedule may be required should information or data from the Client become delayed or not provided in a timely manner. It is anticipated that the life of this service agreement will be no more than **eighteen (18) months** after receiving the authorization to proceed. If necessary and mutually agreed in writing by both parties, the duration of the contract can be extended.

BASIS FOR SCOPE OF SERVICES

The following assumptions were used by the CONSULTANT for the preparation of the scope of Basic Services for this Project and the determination of fees. In the event that there are changes to the scope of work, a contract fee amendment may be necessary.

1. The Project will be based on the design and construction to replace failing concrete roadway and sidewalk panels identified for reconstruction along the project corridor.
2. Engineering services include the identification of failing roadway and sidewalk panels, analysis to determine limits of utility trench subgrade improvements, if needed, and the development of construction plans and specifications.
3. Survey services will include detailed topo survey and approximated right-of-way (ROW). No detailed boundary survey will be performed.
4. No ROW or easements are anticipated and, therefore, are not included in the scope.
5. Geotechnical services are included to obtain soil samples, investigate general soil and groundwater conditions, and provide recommendations for pavement section and subgrade stabilization. Geotechnical borings will also be performed at various locations along the existing sewer alignment to determine if voids exist under the existing pavement.
6. No environmental services are included in this scope of services.
7. Utility design beyond the adjustment of appurtenances to match finished grade is not included in this scope of work.
8. A detailed Traffic Control Plan (TCP) is not included in this scope of work.
9. The plans will be based on City of Crowley's standards and criteria that are in place at the time this agreement is executed. In the event that other standards are imposed or other entities become involved in the review process, the stated fees may need to be renegotiated to account for any additional effort on the part of the Engineer.
10. No construction staking is included in the scope of this Project.
11. No subsurface utility engineering (SUE) services are included in this scope of work.
12. No public meeting is anticipated for the Project.

DETAILED SCOPE OF SERVICES:

TASK 1. ENGINEERING SERVICES

A. Data Collection

- The CONSULTANT will collect, compile, and evaluate available data from the CLIENT and other entities that provide existing information related to the design of the Project.

- The CONSULTANT will make an effort to obtain as-built, record, and/or future plans for the following facilities in the Project area including:
 - Roadway
 - Water Lines
 - Sanitary Sewer Lines
 - Storm Drain Lines
 - Telephone and Cable TV Underground and/or Overhead Lines
 - Gas/Petroleum Lines
 - Fiber Optic Lines
 - Other Utilities Known to Serve the Project Area

- The CONSULTANT will prepare a project base file using the surveyed topo and subsurface utility designations.

B. Project Management

- Managing the Team
 - Lead, manage and direct design team activities
 - Ensure quality control is practiced in performance of the work
 - Communicate internally among team members
 - Task and allocate team resources

- Communications and Reporting
 - Attend a pre-design project kickoff meeting with CLIENT staff to confirm and clarify scope, understand CLIENT objectives, and ensure economical and functional designs that meet CLIENT requirements.
 - Conduct review meetings with the CLIENT at the end of each design phase.
 - Conduct site visits on an as-needed basis for investigations and coordination during the design process.
 - Prepare and submit monthly progress reports in the format requested by the CLIENT.
 - Prepare and submit an anticipated Project Schedule. Provide schedule updates as the Project progresses through the design process.
 - Coordinate with CLIENT, utilities, property owners, and other agencies and entities for the planning and design of the proposed infrastructure and provide and obtain information needed to prepare the design.
 - Personnel and Vehicle Identification: When conducting site visits to the project location, the CONSULTANT or any of its sub-consultants shall carry readily available information identifying the name of the company and the company representative.

C. Pavement Replacement Design

- CONSULTANT will design approximately 9,200 square yards of concrete pavement replacement and 1,350 square yards of sidewalk replacement necessary to repair deficiencies in the existing pavement.
- CONSULTANT shall evaluate the proposed replacements using the topographic survey and record drawing information. The limits of pavement and sidewalk replacement will be refined and adjusted as additional information is collected via the design survey and investigations.

The CONSULTANT will prepare special details that are not already included in the CLIENT's standard details. These may include details for subgrade preparation at locations where voids are identified by the geotechnical investigations, and other details that may be unique to the construction of the project.

D. Plan Development

- Cover Sheet
- Sheet Index and Legend Sheet
- General Notes Sheet
- Survey Control Sheets - Prepare a set of control data sheets listing horizontal and vertical control information. Coordinates, stations, and elevations of key alignment features and benchmarks shall be noted.
- Demolition Plan
- Overall Pavement Replacement Layout Sheets - The pavement replacement layout sheets shall identify the proposed limits of roadway pavement and sidewalk replacement.
- Pavement replacement plan and profile sheets - which show the following:
 - Proposed limits of roadway pavement and sidewalk replacements
 - Proposed top of curb or gutter profile of pavement replacements, where applicable
 - Proposed utility adjustments (water meter boxes, gate valve rims, sanitary sewer manhole rims, storm drain manhole rims, etc.
 - Property ownership information
 - Existing utilities
- Erosion Control - An Erosion Control Plan will be prepared for the project, but the Stormwater Pollution Prevention Plan (SWPPP) will be prepared by the contractor. Standard CLIENT details for erosion control will be used as appropriate.
- Standards - Identify and acquire all applicable standards. Modify standards as needed. Plot sheets and incorporate into the plans.

E. Project Quantities and Opinion of Probable Cost

- Project quantities and an Opinion of Probable Construction Cost will be a part of the 60% and 100% submittals, as outlined below.

- The CONSULTANT's opinion of probable construction costs will be prepared for the entire project using current unit cost data. These opinions of cost will be provided on the basis of CONSULTANT's experience and professional judgment, but will not imply any warranty that final bids might not vary from the cost opinions provided, since neither the CONSULTANT nor the City have any control over market conditions or bidding procedures.

F. Private Utility Coordination

- The CONSULTANT shall provide private utility companies that may be impacted by the Project with a project overview, project schedule, and a status plan set at the 60%, and 100% design milestones.
- The CONSULTANT shall review private utility relocation plans if provided by the utility and provide feedback regarding conflict resolution.
- The CONSULTANT shall not design private utility relocations or manage/facilitate private utility relocations.

G. Submittals

- Preliminary Plans (60%) - The Preliminary plans will include essentially complete paving plan and profiles. CONSULTANT shall submit a pdf copy of the preliminary plan set for City review, along with a pdf copy of Opinion of Probable Construction Cost. Upon City approval of preliminary plans, pdf copies will be delivered to utility companies as plans adequate for utility relocation design.
- Final Plans (100%) - Final plans will include the complete plan set, along with bid documents and specifications and a final updated Opinion of Probable Construction Cost. CONSULTANT shall submit a pdf copy of the final plan set for City review, along with a pdf copy of Opinion of Probable Construction Cost.
- Bid Documents - Final documents will be based on City review comments of the final plan submittal. Deliverables will include a pdf copy of the final plan set, along with a final Opinion of Probable Construction Cost, and complete bid documents and specifications.

ASSUMPTIONS

- The Project will be designed in accordance with the CLIENT's Design Standards & Criteria. If the CLIENT makes significant changes to its design standards during the design process and these changes require additional effort or work on behalf of the Engineer, it may be necessary to execute a fee amendment to cover the additional work.
- CONSULTANT shall not proceed with subsequent design activities without obtaining the CLIENT's approval of the previous design plan submittal.
- The SWPPP shall be the responsibility of the Contractor.

DELIVERABLES

- A. Meeting minutes with action items
- B. Monthly invoices
- C. Monthly progress reports
- D. Project schedule with updates
- E. Electronic submission of PDF plans at each milestone submittal
- F. Opinion of probable construction cost at each milestone submittal
- G. Bid Documents and Specifications

TASK 2. SURVEY SERVICES

CONSULTANT will perform surveying services for the project as follows.

Provide all office and field work necessary to prepare a Topographic Design Survey of approximately 3,500 linear feet of residential street along Deer Creek Drive, Blue Gill Lane, and Wilderness Trail.

The Survey will identify topography (one-foot contours), visible features, and above-ground improvements, including pavement, curbs, structures, fences, trees, sidewalks, utilities, valves, manholes, hydrants, inverts, and other pertinent features within the project area, as necessary for engineering design. The limits of survey will extend from approximate right-of-way to approximate right-of-way along the streets within the project limits shown in **Figure 1**.

All survey information provided by the CONSULTANT will be referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone No. 4202; NAD83(2011) Epoch 2010} as derived locally from Allterra Central's continuously operating reference stations via real time kinematic survey methods. Elevations will be referenced to NAVD88 datum as derived from RTK observations. Orthometric heights will be calculated by applying the Geoid 18 model to ellipsoid heights.

Sufficient property corners will be located as necessary for a Registered Professional Land Surveyor to determine approximate existing rights-of-way and property lines within the project limits.

All surveying services proposed herein shall be prepared in accordance with the General Rules and Procedures of Practice, and the Professional and Technical Standards established by the Texas Board of Professional Engineers and Land Surveyors.

ASSUMPTIONS

- Construction staking to be performed by the Contractor.
- A comprehensive tree survey is not part of the scope of services.
- Right-of-way and/or easement documents are not part of the scope of services.

DELIVERABLES

AutoCAD Civil 3D base map for in-house design purposes only.

TASK 3. BID PHASE SERVICES

CONSULTANT will provide the following services during the Project's bidding and award phase.

A. Bid Support

- Assist the CLIENT in preparing an advertisement for the construction project.
- Upload the bidding documents to a web-based distribution system such as Civcast.
- Assist the CLIENT in preparing an agenda and conducting a pre-bid conference, if necessary.
- Assist the CLIENT in addressing bidder questions and preparing and distributing any addenda.
- Assist in the bid opening and tabulation of bids.
- Check references of the Contractor.
- Provide a letter of recommendation to the CLIENT for award of the project.
- Assist the CLIENT in coordinating with the selected Contractor to compile the necessary bonds and insurance to prepare the contract documents for execution by the CLIENT and the Contractor.
- Incorporate all addenda into the contract documents and issue conformed sets of plans and specifications for use as the issued for construction documents.

ASSUMPTIONS

- The CLIENT is responsible for the cost of advertising the project.
- The bidding format will be based on lowest qualified bidder.
- The CONSULTANT will assemble the conformed contract documents and specifications for construction.
- The CONSULTANT will facilitate the distribution of plans through a web-based plan distribution system such as Civcast.
- The bid opening will take place at the City offices. CONSULTANT will be present to assist with the opening and reading of the bids.

DELIVERABLES

- A. Addenda
- B. Bid tabulations
- C. Recommendation of award

TASK 4. CONSTRUCTION ADMINISTRATION

CONSULTANT will provide construction administration services for the project as follows.

A. Construction Support

- CONSULTANT shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor, or the safety precautions and programs incident to the work of the Contractor
- Assemble the executed contracts with the conformed plans for distribution at the pre-construction meeting.
 - Four (4) sets of original executed contract documents.
 - Three (3) full-size and six (6) half-size sets of conformed plans.
 - Two (2) flash drives with conformed plans and contract documents.
- The CONSULTANT shall prepare a pre-construction meeting agenda and conduct the pre-construction meeting in conjunction with the CLIENT. CONSULTANT shall prepare and distribute meeting minutes.
- Maintain record of Contractor's submittals, RFI's, change orders, etc., and provide for filing and retrieval of Project documentation.
- Provide interpretations and clarifications of contract documents, prepare change orders, and make recommendations as to the acceptability of the work.
- Review the Contractor's monthly pay requests and make recommendations to the CLIENT regarding acceptance and recommendation for payment.
- Participate in up to three (3) meetings with the CLIENT and/or Contractor for the purpose of coordination or to address construction-related issues.
- The CONSULTANT shall attend the "Final" project walk-through and prepare the final punch list. CONSULTANT shall coordinate with the construction inspector and CLIENT to confirm that the punch list items have been addressed before issuing any substantial or final completion letters to the CLIENT.
- The CONSULTANT shall prepare Record Drawings using information provided by the CLIENT and the Contractor. Record drawings shall consist of one full-size (22"x34") blackline copy, two half-size (11"x17") blackline copies, and a flash drive with PDF and AutoCAD (Civil 3D) versions.
- Upon completion of the Project, prepare and issue a Letter of Recommendation of Project Acceptance to the CLIENT that also identifies the start of the Project's warranty period.

ASSUMPTIONS

- The length of construction is anticipated to be a period of five (5) months.

DELIVERABLES

- A. Meeting agenda and minutes
- B. Change orders and field changes
- C. Pay request review and recommendation
- D. Final punch list
- E. Record drawings
- F. Recommendation of acceptance letter

TASK 5. GEOTECHNICAL SERVICES

CONSULTANT will provide geotechnical services for the project as follows.

A. Subsurface Exploration

Experienced drillers and technicians will evaluate subsurface conditions with a total of five (5) sample borings extended to a depth of 10 feet below existing grades. In addition, five (5) concrete cores will be performed along the sanitary sewer alignment in the various roadways to determine if voids exist between the pavement and sewer backfill.

The field personnel will drill the borings using truck-mounted equipment. Cohesive and non-cohesive soil samples will be obtained using 3-inch diameter Shelby tube samplers and 2-inch diameter standard split-spoon samplers, respectively. In addition, rock encountered will be evaluated by use of Texas Department of Transportation (TXDOT) cone penetration tests. A soils logger will extrude the samples in the field, check the samples for consistency with a hand penetrometer, carefully wrap them to preserve their condition, and return them to the laboratory for testing. A log of each boring will be prepared to document field activities and results.

CONSULTANT's personnel will stake the boring locations using hand-held GPS equipment. Approximate locations of the borings will be shown on the plan of borings. Precise surveying of boring locations and elevations is not included in the cost estimate. These services may be provided as Additional Services upon request. At the completion of drilling operations, boreholes and cores will be backfilled with sand and patched at the surface with quick-set concrete.

B. Laboratory Services

Considering the planned facilities, anticipated soil conditions and geology, laboratory tests will be required for classification purposes, and to determine strength characteristics. The following types of tests are therefore recommended:

- moisture content and soil identification
- liquid and plastic limit determinations
- percent passing #200 sieve
- unconfined compression tests on soil

- unit weight determinations
- Eades and Grim lime series tests
- soluble sulfate tests

The specific types and quantities of tests will be determined based on geologic conditions encountered in the borings.

C. Engineering Services

An engineering report will be prepared to present the results of the field and laboratory data together with our analyses of the results and recommendations. We will provide two copies of the report and an electronic copy. The report will address:

- general soil and groundwater conditions
- recommendations for subgrade stabilization type, depth and concentration
- comments on the presence of sulfates and remedial measures as required
- guidelines for concrete pavement design
- earthwork recommendations

Items other than those specified above, which are revealed by these studies or are necessitated by a change in project scope, may require revised field, laboratory, and engineering services. These services, if required and requested, will be performed as Additional Services.

DELIVERABLES

A. Geotechnical Report

TASK 6. CONSTRUCTION INSPECTION SERVICES

CONSULTANT will provide construction inspection services for the project as follows.

Provide an onsite inspector for up to **20 hours per week** for approximately **four (4) months** to review, oversee, and inspect all public paving improvements including roadway pavement and sidewalks, and testing.

1. Visit the project site to verify existing conditions prior to the construction of public utilities. Document existing conditions by providing a pre-construction video (if directed by CLIENT).
2. Review all contract documents and construction plans prior to construction activities.
3. Attend all pre-construction meetings with the Contractor, CLIENT, or public (if directed by CLIENT).
4. Maintain inspection reports with photo documentation of public improvement installations. Inspection reports shall include daily log of construction activities, contractor questions, deviations from plans, and ongoing/resolved issues.

5. Review all CMT testing related to public improvements.
6. Review material submittals provided by the Contractor to ensure compliance with City criteria and standards.
7. Maintain a cloud-based construction collaboration folder, keeping relevant construction documents organized and available for review.
8. Document field revisions to construction plans and maintain redline drawings of project.
9. Provide feedback and direction to the CLIENT as necessary to make any adjustments during these construction activities. Notify the CLIENT if construction work is not in compliance with construction documents and recommend appropriate action for the CLIENT for resolution of construction-related issues as such appear.
10. Prepare pay estimates for the project and field verify quantities with the Contractor (if directed by the CLIENT).
11. Schedule and perform a preliminary walk-through with the Contractor, identifying and documenting outstanding tasks.
12. Schedule and perform a final inspection walk-through with the Contractor, CLIENT, and City staff, identifying and documenting any remaining outstanding tasks.
13. Collect and distribute close-out documents as described in the Contract Documents (if directed by the Client).

ADDITIONAL SERVICES NOT INCLUDED IN THE SCOPE OF SERVICES

CLIENT and CONSULTANT agree that the following services are beyond the Scope of Services described in the tasks above. However, CONSULTANT can provide these services, if needed, upon the CLIENT's written request. Any additional amounts paid to the CONSULTANT as a result of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These additional services include the following:

- Preparation of storm drain, water, or wastewater utility design or plans.
- Geotechnical services beyond those listed in the scope of services.
- Environmental investigations or permitting.
- Real estate appraisal services.
- Preparation of ROW or easement documents.
- ROW or easement acquisition services.
- CCTV inspection of existing utilities.
- Preparation of detailed traffic control or phasing plans.
- Preparation of a SWPPP.
- Services related to development of the CLIENT's project financing and/or budget.
- Services related to disputes over pre-qualification, bid protests, bid rejection and re-bidding of the contract for construction.
- Performance of materials testing or specialty testing services.
- Services necessary due to the default of the Contractor.
- Services related to damages caused by fire, flood, earthquake or other acts of God.
- Services related to warranty claims, enforcement and inspection after final completion.
- Services related to Survey Construction Staking beyond those listed in the scope of services.
- Services to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by the CLIENT.
- Public outreach support and public meeting attendance.
- Performance of miscellaneous and supplemental services related to the project as requested by the CLIENT.
- Construction staking.



Attachment B

Teague Nall and Perkins, Inc.

Standard Hourly Rates

Effective Date: December 15, 2025

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Intern	\$95.00
Clerical	\$100.00
ROW Tech	\$120.00
CAD Technician	\$130.00
Title Agent	\$135.00
Engineer I/II	\$150.00
Landscape Designer	\$150.00
ROW Agent	\$155.00
Senior CAD Technician	\$165.00
Engineer III/IV	\$180.00
Designer	\$190.00
IT Technician	\$190.00
Senior ROW Agent	\$195.00
Relocation Agent	\$195.00
Project Engineer	\$205.00
Senior Designer	\$205.00
Landscape Architect / Planner	\$210.00
Structural Engineer	\$240.00
Project Manager	\$245.00
ROW Manager	\$265.00
Senior Engineer	\$290.00
Senior Landscape Architect/Planner	\$290.00
Senior Structural Engineer	\$295.00
Senior Project Manager	\$300.00
Team Leader	\$310.00
Principal or Director	\$340.00

Surveying	Hourly Billing Rate
Flagger	\$75.00
Survey Technician	\$145.00
Abstractor (Property Deed Research)	\$145.00
S.I.T. or Senior Survey Technician	\$160.00
Field Coordinator	\$165.00
1-Person Field Crew w/Equipment**	\$170.00
2-Person Field Crew w/Equipment**	\$220.00
Registered Professional Land Surveyor (RPLS)	\$280.00
3-Person Field Crew w/Equipment**	\$295.00
Terrestrial Scanning Equipment & Crew	\$300.00
Survey Manager	\$340.00
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	\$500.00

Utility Management, Utility Coordination, and SUE	Hourly Billing Rate
Utility Location Specialist	\$140.00
Utility Coordinator	\$170.00
1-Person Designator Crew w/Equipment***	\$170.00
Sr. Utility Location Specialist	\$180.00
SUE Field Manager	\$200.00
2-Person Designator Crew w/Equipment***	\$235.00
Senior Utility Coordinator	\$250.00
3- Person Designator Crew w/Equipment***	\$335.00
2-Person Vac Excavator Crew – Vac Trailer (Exposing Utility Only)	\$350.00 (4 hr. min.)
2-Person Vac Excavator Crew – 4 Yard Vac Truck (Exposing Utility Only)	\$375.00 (4 hr. min.)
2-Person Vac Excavator Crew – 12 Yard Vac Truck (Exposing Utility Only)	\$400.00 (4 hr. min.)
Core Drill (equipment only)	\$830.00 per day
SUE QL-A Test Hole (0 < 8 ft)****	\$2,700.00 each
SUE QL-A Test Hole (> 8 < 15 ft)****	\$3,200.00 each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing Rate
Construction Inspector I/II	\$120.00
Construction Inspector III	\$150.00
Senior Construction Inspector	\$175.00
Construction Manager	\$245.00
Senior Construction Manager	\$300.00

Direct Cost Reimbursables

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* *Rates shown are effective as of Dec.15, 2025 and are subject to change.*

** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

*** *Includes crew labor, vehicle costs, designating equipment, and field supplies.*

**** *Level B Designation required prior to Level A Test Hole. Cost of Level B work not included.*



ATTACHMENT 'B-1' SAMPLE INVOICE

Teague, Nall & Perkins, Inc.

5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

Mike Rocamontes
City of Crowley
201 E. Main Street
Crowley, Texas 76036

Invoice number
Date

Deer Creek, Blue Gill, and Wilderness Trail Paving Improvements CRO25299

Professional services rendered for the month ending November 30,2025

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Basic Services	222,500.00	33.84	75,300.00	62,000.00	13,300.00
Geotechnical Services	15,000.00	100.00	15,000.00	15,000.00	0.00
Construction Inspection	51,200.00	0.00	0.00	0.00	0.00
Total	290,700.00	31.06	90,300.00	77,000.00	13,300.00

Invoice total **13,300.00**

Please show project number on all payments of this statement

ATTACHMENT 'C' PROJECT SCHEDULE

The CONSULTANT shall endeavor to accomplish the work in accordance with the following schedule:

1. Perform field surveys, data collection and conceptual design in 56 calendar days from Authorization to Proceed by Client and survey permission letter by property owner(s), whichever occurs latest.
2. Perform preliminary design in 95 calendar days from completion of survey and data collection.
3. Provide final design and specifications in 28 calendar days from approval of preliminary design plans.
4. Provide bid documents in 21 calendar days from approval of final design plans and specifications.



CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST

for the

City of Crowley

Prepared by Teague Nall and Perkins, Inc.

Deer Creek Drive, Wilderness Trail, & Blue Gill Lane Paving Improvements

Date: 1/27/2026

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	COST
A	DEER CREEK/WILDERNESS TRAIL PAVING IMPROVEMENTS				
1	Unclassified Street Excavation	761	CY	\$ 15.00	\$ 11,415.00
2	Sawcut & Remove Exist Conc Sidewalk & Ramp	690	SY	\$ 20.00	\$ 13,800.00
3	Sawcut, Remove & Dispose of Exist Conc Pavement	4,150	SY	\$ 30.00	\$ 124,500.00
4	Remove Existing Concrete Curb & Gutter	2,180	LF	\$ 5.00	\$ 10,900.00
5	Sawcut, Remove & Dispose of Exist Conc Driveway	57	SY	\$ 35.00	\$ 1,995.00
6	4" Thick Conc Sidewalk	690	SY	\$ 100.00	\$ 69,000.00
7	Barrier Free Pedestrian Ramps	12	EA	\$ 5,000.00	\$ 60,000.00
8	6" Reinforced Concrete Pavement	4,150	SY	\$ 145.00	\$ 601,750.00
9	6" Reinforced Concrete Monolithic Curb	2,180	LF	\$ 15.00	\$ 32,700.00
10	6" LimeTreated Subgrade	4,565	SY	\$ 15.00	\$ 68,475.00
11	Lime for Treated Subgrade (32lb/sy)	73	TON	\$ 350.00	\$ 25,550.00
12	Replace Driveway to Back of Sidewalk	57	SY	\$ 140.00	\$ 7,980.00
13	Adjust Existing Sanitary Sewer Manhole to Grade	1	EA	\$ 5,000.00	\$ 5,000.00
14	Adjust Existing Water Valve to Grade	2	EA	\$ 1,500.00	\$ 3,000.00
15	Remove & Replace Storm Drain Inlet Top	1	EA	\$ 2,500.00	\$ 2,500.00
16	Salvage, Remove & Relocate Single Brick Mailbox	7	EA	\$ 1,500.00	\$ 10,500.00
17	4" Topsoil & Solid Block Grass Sod	950	SY	\$ 25.00	\$ 23,750.00
18	Miscellaneous Paving Allowance	1	LS	\$ 10,000.00	\$ 10,000.00
19	Mobilization, Insurance, and Bonds (~5%)	1	LS	\$ 56,000.00	\$ 56,000.00
20	Site Preparation (~5%)	1	LS	\$ 56,000.00	\$ 56,000.00
21	SWPPP/Erosion Control (~1%)	1	LS	\$ 11,000.00	\$ 11,000.00
22	Traffic Control (~2%)	1	LS	\$ 22,000.00	\$ 22,000.00
				Subtotal	\$ 1,227,815.00
				25% +/- Contingency	\$ 307,000.00
				Deer Creek Total	\$ 1,535,000.00



CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST

for the

City of Crowley

Prepared by Teague Nall and Perkins, Inc.

Deer Creek Drive, Wilderness Trail, & Blue Gill Lane Paving Improvements

Date: 1/27/2026

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	COST
B	BLUE GILL LANE PAVING IMPROVEMENTS				
1	Unclassified Street Excavation	924	CY	\$ 15.00	\$ 13,860.00
2	Sawcut & Remove Exist Conc Sidewalk & Ramp	572	SY	\$ 20.00	\$ 11,439.00
3	Sawcut, Remove & Dispose of Exist Conc Pavement	5,040	SY	\$ 30.00	\$ 151,200.00
4	Remove Existing Concrete Curb & Gutter	2,660	LF	\$ 5.00	\$ 13,300.00
5	Sawcut, Remove & Dispose of Exist Conc Driveway	61	SY	\$ 35.00	\$ 2,135.00
6	4" Thick Conc Sidewalk	675	SY	\$ 100.00	\$ 67,500.00
7	Barrier Free Pedestrian Ramps	24	EA	\$ 3,500.00	\$ 84,000.00
8	6" Reinforced Concrete Pavement	5,040	SY	\$ 145.00	\$ 730,800.00
9	6" Reinforced Concrete Monolithic Curb	2,660	LF	\$ 15.00	\$ 39,900.00
10	6" LimeTreated Subgrade	5,544	SY	\$ 15.00	\$ 83,160.00
11	Lime for Treated Subgrade (32lb/sy)	89	TON	\$ 350.00	\$ 31,046.40
12	Replace Driveway to Back of Sidewalk	61	SY	\$ 135.00	\$ 8,197.20
13	Adjust Existing Sanitary Sewer Manhole to Grade	6	EA	\$ 5,000.00	\$ 30,000.00
14	Adjust Existing Water Valve to Grade	6	EA	\$ 1,500.00	\$ 9,000.00
15	Adjust, Relocate Existing Fire Hydrant Assembly	1	EA	\$ 3,000.00	\$ 3,000.00
16	Remove & Replace Storm Drain Inlet Top	1	EA	\$ 2,500.00	\$ 2,500.00
17	Salvage, Remove & Relocate Single Brick Mailbox	13	EA	\$ 1,500.00	\$ 19,500.00
18	Salvage, Remove & Relocate Double Brick Mailbox	3	EA	\$ 2,500.00	\$ 7,500.00
19	4" Topsoil & Solid Block Grass Sod	1,050	SY	\$ 25.00	\$ 26,250.00
20	Miscellaneous Paving Allowance	1	LS	\$ 10,000.00	\$ 10,000.00
21	Mobilization, Insurance, and Bonds (~5%)	1	LS	\$ 75,000.00	\$ 75,000.00
22	Site Preparation (~5%)	1	LS	\$ 75,000.00	\$ 75,000.00
23	SWPPP/Erosion Control (~1%)	1	LS	\$ 15,000.00	\$ 15,000.00
24	Traffic Control (~2%)	1	LS	\$ 30,000.00	\$ 30,000.00
				Subtotal	\$ 1,539,287.60
				25% +/- Contingency	\$ 384,800.00
				Blue Gill Total	\$ 1,924,000.00
				CONSTRUCTION SUBTOTAL:	\$ 3,459,000.00



CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST

for the

City of Crowley

Prepared by Teague Nall and Perkins, Inc.

Deer Creek Drive, Wilderness Trail, & Blue Gill Lane Paving Improvements

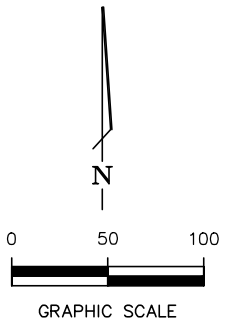
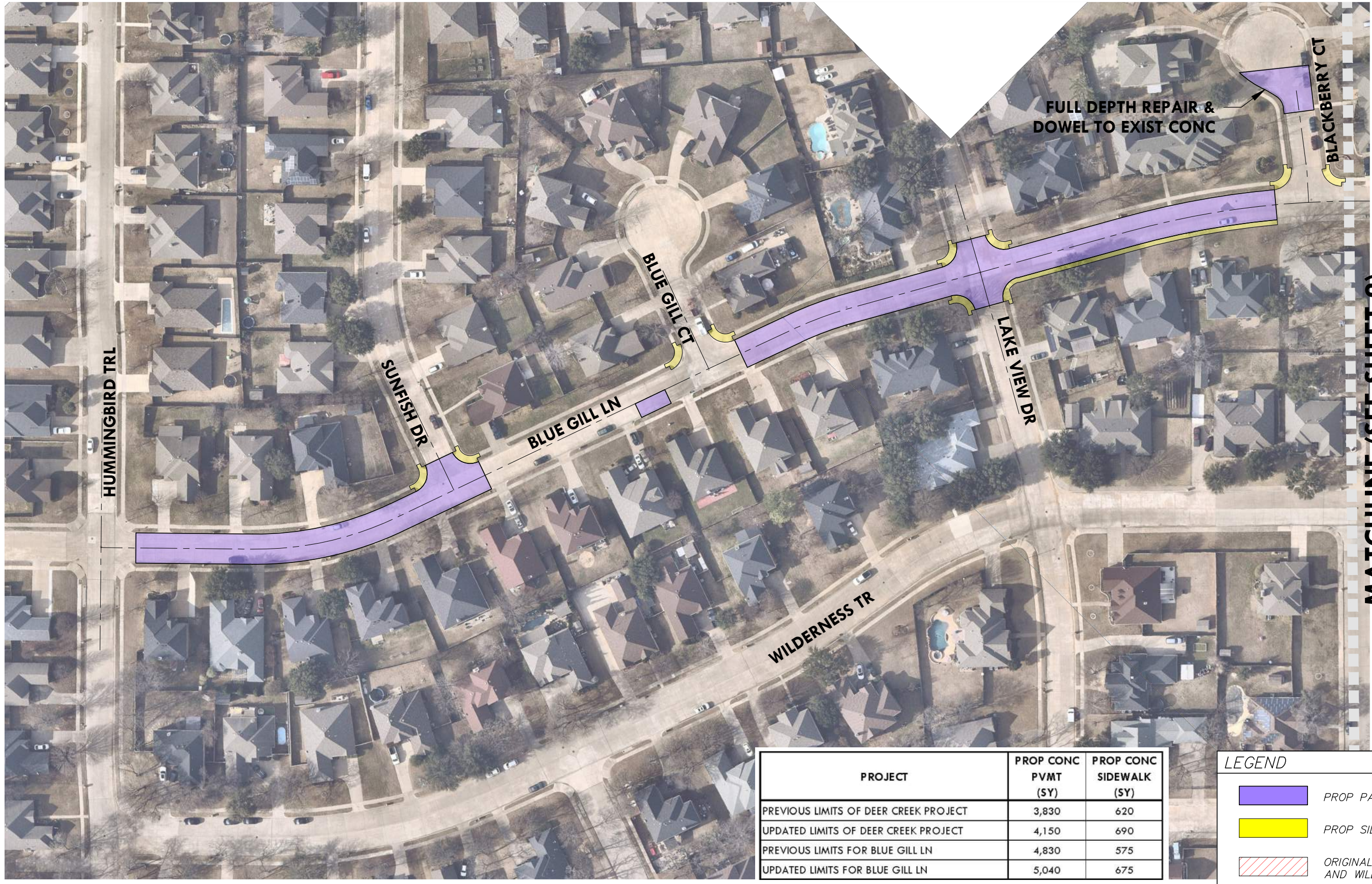
Date: 1/27/2026

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	COST
C	PROFESSIONAL SERVICES				
1	Surveying	1	LS	\$ 27,500.00	\$ 27,500.00
2	Geotech	1	LS	\$ 17,700.00	\$ 17,700.00
3	Engineering	1	LS	\$ 205,000.00	\$ 195,000.00
				Subtotal	\$ 240,200.00
4	Construction Inspection (4 months @ 20hrs/week)	1	LS	\$ 56,000.00	\$ 56,000.00
				Subtotal	\$ 56,000.00
PROFESSIONAL SERVICES SUBTOTAL:					\$ 296,200.00
PROJECT GRAND TOTAL:					\$ 3,755,200.00




Basis for Cost Projection:

- No Design Completed
- Preliminary Design
- Final Design

- Notes:**
- 1) Does not include any costs related to franchise utility relocations.
 - 2) Does not include costs associated with materials testing.
 - 3) Does not include costs associated with ROW or easement acquisitions.



PROJECT	PROP CONC PVMT (SY)	PROP CONC SIDEWALK (SY)
PREVIOUS LIMITS OF DEER CREEK PROJECT	3,830	620
UPDATED LIMITS OF DEER CREEK PROJECT	4,150	690
PREVIOUS LIMITS FOR BLUE GILL LN	4,830	575
UPDATED LIMITS FOR BLUE GILL LN	5,040	675

LEGEND	
	PROP PAVEMENT REPLACEMENT
	PROP SIDEWALK REPLACEMENT
	ORIGINAL LIMITS OF DEER CREEK AND WILDERNESS TRL PROJECT

Drawing: I:\Projects\CRO23008\Miscellaneous Projects\DeerCreek\2025 Update\Proj-Limits.dwg at May 05, 2025 - 3:43pm by aluqao
Layout: Layout1 Xrefs:

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph
www.tnpsc.com
TX-PELS: ENGR F-230; SURV 10011600, 10011601, 10194381
TX-AE: BR 2673



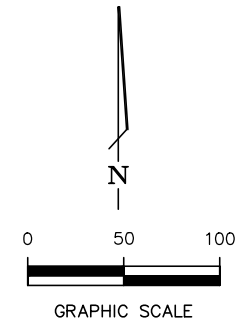
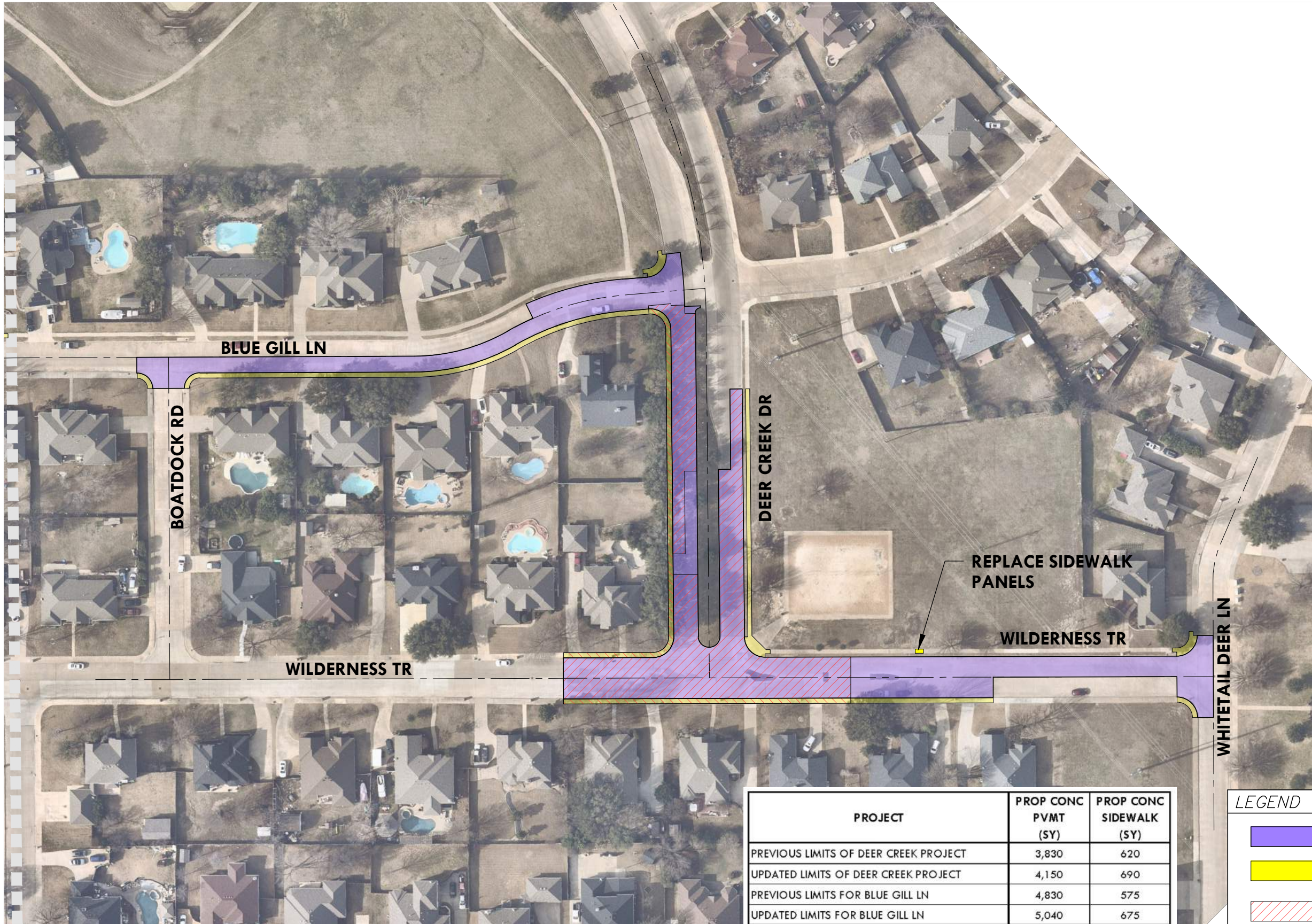
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MAY 2025



City of Crowley, Texas
Improvements for
Deer Creek Dr, Wilderness Trl, & Blue Gill Ln
Conceptual Layout
Sheet 1 of 2

Inp project
CRO23008
sheet
1
of
2

MATCHLINE (SEE SHEET 1)



PROJECT	PROP CONC PVMT (SY)	PROP CONC SIDEWALK (SY)
PREVIOUS LIMITS OF DEER CREEK PROJECT	3,830	620
UPDATED LIMITS OF DEER CREEK PROJECT	4,150	690
PREVIOUS LIMITS FOR BLUE GILL LN	4,830	575
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LEGEND	
	PROP PAVEMENT REPLACEMENT
	PROP SIDEWALK REPLACEMENT
	ORIGINAL LIMITS OF DEER CREEK AND WILDERNESS TRL PROJECT

Drawing: I:\Projects\CRO23008\Miscellaneous Projects\DeerCreek\2025 Update\Proj-Limits.dwg at May 05, 2025 - 3:44pm by aluqaa
Layout: Layout1 (2) Xrefs:

no.	revision	by	date

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City of Crowley, Texas
Improvements for
Deer Creek Dr, Wilderness Trl, & Blue Gill Ln
Conceptual Layout
Sheet 2 of 2

Inp project
CRO23008
sheet
2
of
2