



809 East Court Street
Suite 106
Seguin, Texas 78155

T 512.924.4999
TRCcompanies.com
T.B.P.E. #F-8632

May 10, 2022

Mr. Bruce Allen, Golf Course Manager
City of Seguin
650 River Drive West
Seguin, Texas 78155

**RE: Starcke Park Golf Course
New Golf Cart Barn
Engineering Services Proposal**

Dear Mr. Allen:

At the request of the City of Seguin, this letter represents TRC's engineering services proposal for the design, preparation of construction documents and bidding/construction administration for the above-referenced project. The project consists of a new 60' x 80' metal storage building (the "barn") that will be used to store and maintain golf carts, and a concrete cart washing area. The cost to provide the engineering services, based on the attached scope of work, is as follows:

Topographic Survey:	\$1,940.00
Geotechnical:	\$6,820.00
Engineering Design Services:	\$76,590.00
Construction Administration:	\$12,950.00
Total:	<u>\$98,300.00</u>

The opportunity to provide this proposal is greatly appreciated. The services will be provided under the Master Services Agreement executed by the City and TRC (dated December 16, 2003). If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

H. Craig Bell, P.E.
Austin Engineering Director – DMS

City of Seguin

Date

Date

CITY OF SEGUIN
STARCKE PARK GOLF COURSE
NEW GOLF CART BARN
ENGINEERING SERVICES PROPOSAL
SCOPE OF WORK
(5/10/2022)

ENGINEERING SCOPE OF WORK

1. Provide topographical surveying for the location of the new golf cart barn. The new barn will be located approximately 450 feet south of the club house. Topographic information for the existing sanitary sewer and potable water main at the club house will also be obtained.
2. Obtain two 30' deep geotechnical bores at the proposed barn location and prepare a geotechnical investigative report to assist in the design of the barn.
3. Prepare construction plans/specifications for the proposed project, including all details, for standard City of Seguin bid package. Provide design submittals to the City for review for 60% and 100% completion milestones. Design components will include:
 - a. Ventilation system and electrical system in accordance with cart manufacturers' recommendations.
 - b. Wash rack that will include a slab-on-grade with water and sanitary sewer service. The water and sanitary sewer extensions will connect to the existing system located on the south side of the club house. The sanitary sewer will have appropriate oil-water separator.
 - c. Asphalt turning pad between the barn and the wash rack.
 - d. Demolition plan for the existing cart barn and appurtenances once new barn is in service.
4. Assist the City in the bidding process including preparation of advertisement document, assist the City in the opening and tabulation of bids, prepare award recommendation letter and prepare construction contract documents.
5. Assist the City during construction consisting of pre-construction meeting, contractor correspondence, submittal review, pay request review, periodic site visits (maximum of six), final inspection, preparation of contractor punch list and record drawing preparation (3 sets of hard copies and one CD electronic copy). Record drawings will be based on the information furnished by the contractor, reflecting changes in the project made during construction.

ASSUMPTIONS

As the basis for the preparation for this proposal and the associated cost of services, the following assumptions were made which, if found to be incorrect may result in request(s) for additional compensation from TRC.

- The entire project will consist of a single bid/construction project.
- TRC's effort and costs for construction services are based on a maximum eight (8) months construction project duration.

CITY OF SEGUIN
STARCKE PARK GOLF COURSE
NEW GOLF CART BARN
ENGINEERING SERVICES PROPOSAL
SCOPE OF WORK
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- Design work will commence upon approval of "FEMA No-Rise" report currently under review.
- The City of Seguin will extend electrical power lines to the proposed barn location.
- Existing potable water and sanitary sewer mains are located at the southwest corner of the club house.

EXCLUSIONS

The following items are specifically excluded from the scope of work:

- Design of the electrical distribution system to feed the building.
- Air conditioning or heating system design.
- Interior spaces within the barn such as offices, bathrooms, etc.
- Water and sanitary sewer design except for the cart wash rack.
- Construction staking.
- Hazardous material removal.
- Continuous construction inspection.
- Detailed title search or title policy, attendance at or preparation for condemnation hearings, plat documents, landowner contact or easement negotiations.
- Environmental or cultural review of project limits.
- Phase I Environmental Site Assessment, biological monitoring, Archaeological surveys (if applicable), endangered species mitigation plans/costs (if applicable), species-specific threatened and endangered survey, migratory bird nesting survey or Clean Water Act Section 404 individual permit.
- Quality assurance testing for construction.
- GIS mapping.
- Post construction survey.
- Services required to rebid the project for any reason.
- Tree removal mitigation / planting
- Design of improvements to the existing asphalt pad or parking lot.