



March 22, 2024

Sylvia Carrillo, ICMA-CM, CPM
City Manager
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Master Planning Design Services for the Bastrop Sports Complex Master Plan -
located in the Bastrop, Texas.

Dear Ms. Carrillo,

LUCK Design Team, LLC is pleased to submit the following proposal for conceptual design preparation services for the Bastrop Sports Complex Master Plan Improvements. To complement our services, we have teamed with Freeland Turk Engineering Group (civil engineering) for site due diligence and cost estimation services.

We propose the following services:

I. SCOPE OF SERVICES

A. Sports Complex Concept Plan Development

The consultant will gather existing data associated with the proposed 90-acre sports complex site located on land owned by the Bastrop Economic Development Corporation in Bastrop, Texas. The consultant will provide a base map upon which to design the site improvements. Existing available aerial and LIDAR information will be used for the Master Planning Phase of this project. The data will include any topographic and boundary information that can be located, as well as any other documented and recorded information that can be recovered for the site. The consultant understands that the exact project boundary of the sports complex within the Bastrop Economic Development Corporation owned lands has yet to be determined and the consultant will work with the Client to determine the appropriate acreage and potential future boundary of the sports complex.

After review of the existing conditions at the project site, the consultant will meet with the Client to review the programming goals and objectives of the project. The consultant will work with the client to prepare the overall design for the Bastrop Sports Complex Master Plan Improvements by determining user requirements and design objectives, project budget, and operations and maintenance standards.

The consultant will then provide a preliminary black and white master plan alternative layout for the Bastrop Sports Complex Master Plan Improvements. The main purpose of this concept plan development will be to take Client comments regarding the improvements at the park and capture these comments in plan form. The master plan will identify types and size requirements of site elements, including type, number and size of sports fields, site grading, access and circulation routes, utilities, pedestrian circulation routes, pond circulation, and landscape and park amenity improvements. Project phasing will be indicated on these plans, if applicable.

An estimate of probable will be conducted during this phase for the concept and reviewed by the Client. The consultant will present these design concept plans to the client at one (1) meeting.

If applicable, the consultant will attend a pre-development meeting with members of the Bastrop Economic Development Corporation as organized by the Client to review the proposed site plan, development issues and project procedures.

The design team will take the input from the review meeting with the Client and distill the comments and information into a preferred alternative concept master plan. The plan will be prepared for Client review and comment and finalize the locations and configurations of the site and recreational facility improvements.

The consultant will then prepare one (1) rendered final concept master plan of the preferred alternative concept for City use and an opinion of probable construction costs (with phasing options if applicable) for the preferred alternative concept master plan for Client review and comment.

B. Conceptual 3D Modeling and Perspective Rendering

The consultant will prepare a 3D digital model of the proposed improvements at the Sports Complex based on the preferred Conceptual Plan developed as part of the scope above. The model will be digitally constructed in Sketchup and rendered to illustrate the general locations, sizes and relationships of improvements, materials and forms of construction, and proposed equipment for use in development of the park facilities sports facilities, roadways, walks, etc. (with basic architectural components for the building/garage structures). These will be shown within the context of the surrounding environment and will illustrate design characteristics of the proposed equipment and finishes of the Sports Complex improvements.

The final deliverable to the City will be a series of generated birds-eye view perspectives PDFs developed from the 3D modeling of the complex (up to six (6) perspectives including two (2) detailed ground plane views of areas to be determined (Lumion/Photoshop). Two (2) rounds of general revisions rendered perspective is included in this scope of services.

II. CLIENT RESPONSIBILTIES AND PROJECT ASSUMPTIONS

The site is approximately 90-acres +/- and is located east of Technology Drive and South Jackson Street.

The Client will be responsible for providing accurate project information, which may include a topographic surveyor base mapping, geotechnical report, existing site feature survey (vegetation, existing buildings, etc.), or proposed site features from other consultants (architectural, engineering, mechanical, etc.). The Client agrees to provide this information and render decisions expeditiously for the orderly progress of the landscape architect's services.

The Client shall retain the services of specialized consultants (structural engineers, civil engineers, etc.) when such services are deemed necessary by the landscape architect and the Client.

Modeling limits will focus on the proposed improvements internal to the Sports Park and excludes modeling of existing/ proposed structures on adjacent Bastrop EDC lands.

III. BASIS OF COMPENSATION

The fees for services stated will be as follows:

Item	Fee Basis	Fee
A. Sports Complex Concept Plan Development	Lump Sum	\$10,000
B. Conceptual 3D Modeling and Perspective Rendering	Lump Sum	\$16,000
C. Reimbursable Expense	Estimated at cost plus 10%	\$200
	Total Fee:	\$26,200

Billings will be on a monthly basis as work progresses.

Reimbursable expenses (billed at cost) will be billed in addition to the total design fee as reimbursable expenses are accrued.

Additional services (all services not shown on Scope of Services) will be billed on an agreed upon lump sum fee. This proposal does not include services performed prior to the execution of this agreement or services not specifically addressed in "The Scope of Services".

We appreciate the opportunity to be of service and look forward to assisting you in the development of this project. Upon your review of this proposal, please call if you have any questions.

Respectfully submitted,



Brent Luck, PLA
Park Planner / Landscape Architect