

- E. The contracts for the construction of the public infrastructure shall be administered in conformance with paragraph 8, Section II, of the Policy.
- F. Developer shall install or adjust all of the required utilities to serve the development or to construct the improvements required herein.
- G. Developer agrees that the City shall not be responsible for any inadequacies in the preliminary plans, specifications and cost estimates supplied by the Developer for this Agreement and hereby releases the City from same.
- H. Developer agrees that no lot shall be occupied under a certificate of occupancy until the improvements required herein have been constructed (Article 104.100, Ordinance 7234).
- I. Developer agrees to provide, at its expense, all necessary rights of way and easements across property owned by Developer required to construct current and future improvements provided for in this agreement.
- J. Developer agrees to construct proposed improvements as shown on the exhibits attached hereto. The following exhibits are made a part hereof: Water (A)None; Sewer (A-1) None; Paving (B)Attached Storm Drain (B-1) Attached; Street Lights and Signs (C) Attached.
- K. City is requiring the widening and/or straightening of the City road(s) contemplated herein. City shall not be responsible for any costs that may be incurred for the relocation of any utilities that are or may be in conflict with any of the community facilities to be installed hereunder.

II. Street and Storm Drain Facilities

- A. The Developer(s) agree to install or to cause to have installed, the streets, storm drainage, street lighting, street name sign and other community facilities improvements shown as “current improvements” on the attached Exhibits B, B1, and C.
- B. As shown below in the “Summary of Cost for Street and Storm Drain Facilities”, the Developer shall fund its share of "current improvements"

and shall pay to the City for its share of the cost of street, storm drainage, street lighting, street name signs as shown on the attached Exhibits B, B1, and C. The estimated total cost of current improvements and related support services specified in this agreement, including design, construction and inspection is estimated at \$457,780.60.

**SUMMARY OF
COST
Keller ISD New Elementary School**

<i>Item</i>	<i>Developer Cost</i>	<i>City Cost</i>	<i>Total Cost</i>
A. Construction			\$ -
1. Streets	\$126,820.00		\$ 126,820.00
2. Storm Drainage	\$297,690.00		\$ 297,690.00
3. Street Lights	\$7,800.00		\$ 7,800.00
4. Street Name Signs	\$0.00		\$ -
B. Engineering Design			\$ -
C. Construction Engineering and Management by DOE (4%)	\$ 16,980.40		\$ 16,980.40
D. Materials Testing by DOE (2%)	\$ 8,490.20		\$ 8,490.20
TOTALS	\$ 457,780.60	\$ -	\$ 457,780.60

Notes:

1. All Preliminary Plats filed after July 2000 will require sidewalks on all streets. The developer is responsible for installation of sidewalk and a separate financial guarantee is required in the form of a bond or check for the cost of the sidewalk.
2. Developer's column for Item C represents four percent (4%) cost for construction inspection fees and materials testing. The City will pay additional inspection fee over 4%.
3. City not preparing plans and specifications.

IN TESTIMONY WHEREOF, the City of Fort Worth has caused this instrument to be executed in quadruplicate in its name and on its behalf by its Assistant City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in triplicate, at Fort Worth, Texas this the ____ day of _____, 2006.

CITY OF FORT WORTH

Approval Recommended:

Marc A. Ott
Assistant City Manager

Robert Goode, P. E., Director
Transportation and Public Works

ATTEST:

Approved as to Form and Legality:

Marty Hendrix
City Secretary

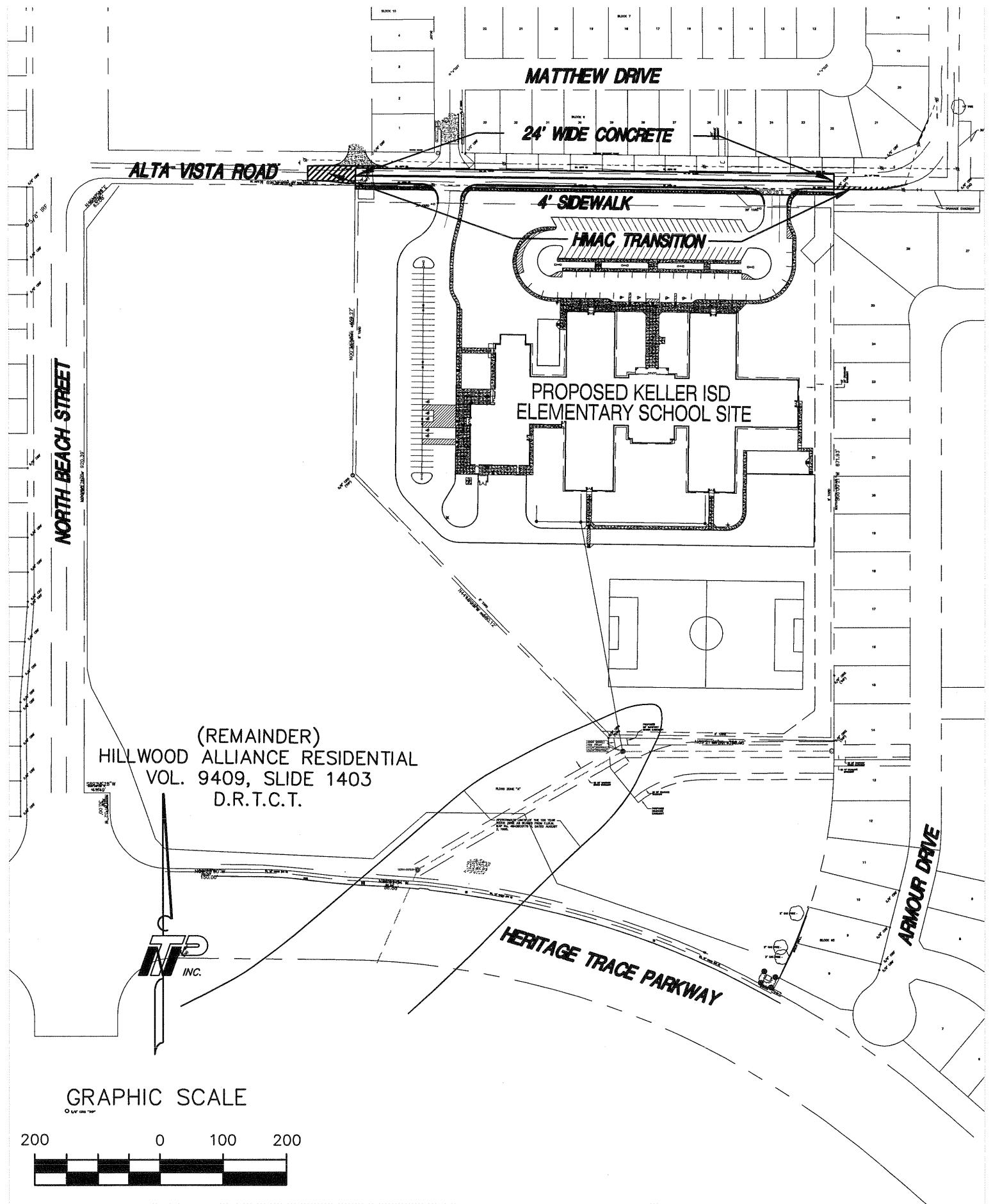
Amy J. Ramsey
Assistant City Attorney

DEVELOPER
Keller Independent School District

David Farmer
President, Board of Trustees

ATTEST:

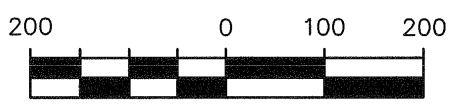
Randy Pugh
Secretary, Board of Trustees



(REMAINDER)
 HILLWOOD ALLIANCE RESIDENTIAL
 VOL. 9409, SLIDE 1403
 D.R.T.C.T.



GRAPHIC SCALE



SCALE
1" = 200'
DATE
JULY 2006

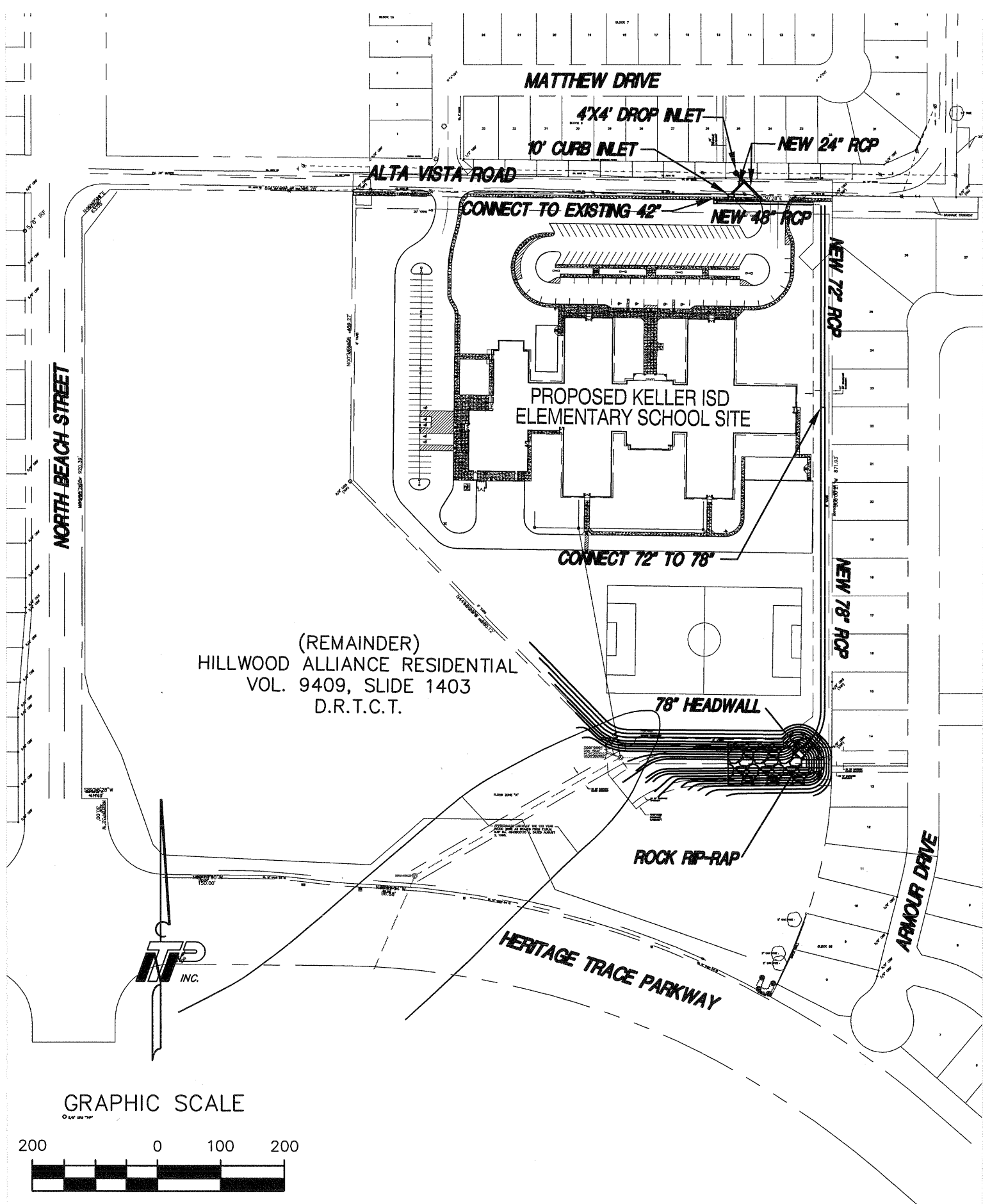


TEAGUE NALL AND PERKINS

1100 Macon Street
 Fort Worth, Texas 76102
 Phone: (817) 338-6773 • Fax: (817) 338-2813
 w.w.w.tnp-online.com

CITY OF FORT WORTH, TEXAS
Paving Improvements Along Alta Vista Road
Exhibit B

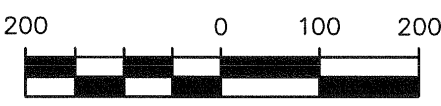
TNP PROJECT
 VLK06202

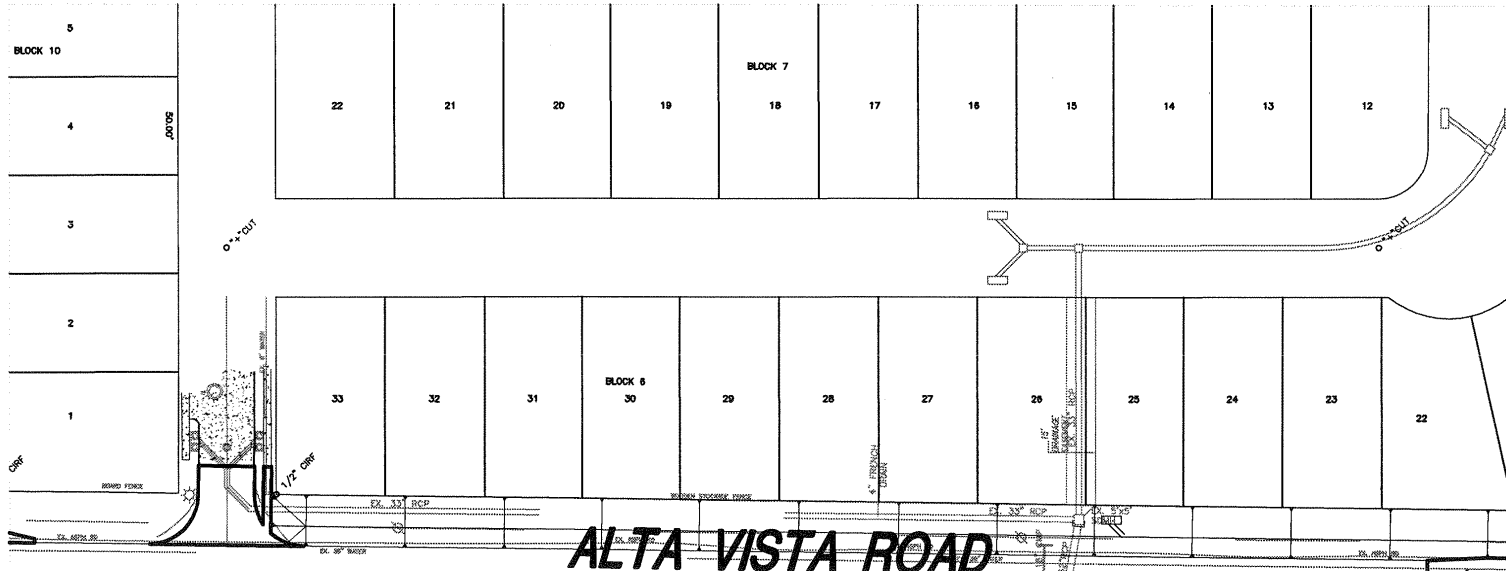


(REMAINDER)
 HILLWOOD ALLIANCE RESIDENTIAL
 VOL. 9409, SLIDE 1403
 D.R.T.C.T.



GRAPHIC SCALE

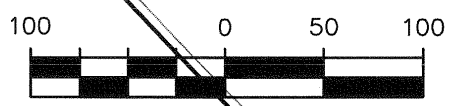




ALTA VISTA ROAD

3-STREET LIGHTS

GRAPHIC SCALE



<p>SCALE HORIZ 1" = 100' VERT N/A DATE JULY 2006</p>	 <p>TEAGUE NALL AND PERKINS 1100 Macon Street Fort Worth, Texas 76102 Phone: (817) 338-5773 • Fax: (817) 338-2813 w.w.w.tnp-online.com</p>	<p>CITY OF FORT WORTH, TEXAS Street Lights Along Alta Vista Road Exhibit C</p>	<p>THP PROJECT VLK06202</p>
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OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: Paving & Drainage Improvements to serve New Alta Vista Elementary

DATE: 9/19/2006

TNP JOB # VLK 06202

ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL
I	PERMANENT PAVING IMPROVEMENTS				
	Unclassified Street Excavation	1190	CY	\$3.50	\$4,165.00
	6" Concrete Curb	680	LF	\$2.00	\$1,360.00
	6" Reinforced Concrete	2,200	SY	\$22.00	\$48,400.00
	6" Lime Stabilized Subgrade	2,375	SY	\$2.25	\$5,343.75
	Hydrated Lime (27#/SY)	35	TON	\$105.00	\$3,675.00
	Concrete Street Header	50	LF	\$12.00	\$600.00
	Pavement Striping & Signage	1	LS	\$5,000.00	\$5,000.00
	4" Sidewalk	650	LF	\$14.00	\$9,100.00
	Retaining Wall (2')	450	LF	\$20.00	\$9,000.00
	Traffic Control	1	LS	\$3,500.00	\$3,500.00
	Sidewalk Ramp	4	EA	\$925.00	\$3,700.00
	Sodding	1	LS	\$4,000.00	\$4,000.00
	Hydromulch Seeding	1	LS	\$1,000.00	\$1,000.00
	2" HMAC	275	SY	\$10.00	\$2,750.00
	6" Compacted Flex Base (Type A, Grade 2)	335	SY	\$42.00	\$14,070.00
	6" Lime Stabilized Subgrade	335	SY	\$2.25	\$753.75
	Hydrated Lime (27#/SY)	6	TON	\$105.00	\$630.00
	OTHER				
	Street Lights	3	EA	\$2,500.00	\$7,500.00
	Silt Fence for Erosion Control	1,500	LF	\$1.50	\$2,250.00
	PAVING SUBTOTAL				\$126,797.50
II	DRAINAGE IMPROVEMENTS				
	24" RCP	60	LF	\$44.00	\$2,640.00
	42" RCP	5	LF	\$84.00	\$420.00
	48" RCP	155	LF	\$110.00	\$17,050.00
	72" RCP	335	LF	\$220.00	\$73,700.00
	78" RCP	550	LF	\$250.00	\$137,500.00
	78" Sloped End Headwall	1	EA	\$5,500.00	\$5,500.00
	5'x5' Junction Box	1	EA	\$5,500.00	\$5,500.00
	4'x4' Drop Inlet	1	EA	\$3,000.00	\$3,000.00
	10' Inlet	2	EA	\$2,200.00	\$4,400.00
	Remove Existing 42" Headwall	1	EA	\$1,100.00	\$1,100.00
	Remove Existing Grouted Rock Rip-Rap	75	SY	\$8.00	\$600.00
	Connect to Existing 72" RCP	1	EA	\$1,500.00	\$1,500.00
	Connect to Existing 42" RCP	1	EA	\$800.00	\$800.00
	Rock Rip-Rap	800	SY	\$35.00	\$28,000.00
	Regrade to Drain Ditch	550	LF	\$8.00	\$4,400.00
	Inlet Protection	4	EA	\$100.00	\$400.00
	Trench Safety	1175	LF	\$1.00	\$1,175.00
	Unclassified Channel Excavation	1	LS	\$10,000.00	\$10,000.00
	DRAINAGE SUBTOTAL				\$297,685.00
	Total Construction Cost				\$424,482.50
	City of Fort Worth T/PW Inspection Fee (4%)				\$16,979.30
	City of Fort Worth T/PW Materials Testing Fee (2%)				\$8,489.65
	Total				\$449,951.45