

June 9, 2020

Webb County
1000 Houston Street, 2nd Floor
Laredo, TX 78040

Attn: Nathan R. Bratton
General Counsel

Sent Via E-Mail to:
nbratton@webbcountytx.gov

**Subject: Proposal – Geotechnical Report – Webb County Fairgrounds Improvements
7268 United States Highway 59 (Future Interstate Highway 69)
Laredo, Webb County, Texas**

Dear Mr. Bratton:

Based on your request dated Friday, May 8, 2020, Howland Engineering and Surveying Co., Inc. (Howland) is very pleased to provide Webb County our *revised no. 2* geotechnical report proposal for the above referenced project located in east Laredo, Texas.

Project Information

We understand the project will consist of repurposing the existing 140-AC Laredo International Fair & Exposition (LIFE) Downs into a new multi-use community fairgrounds and agricultural exposition center consisting of the following structure to accommodate user groups:

Proposed Structures for the Webb County Fairgrounds Improvements	
Main Events Center Arena with Adjacent Outdoor Ring	<i>4,000 fixed seats; air conditioned; 150' x 300' floor area; stock pens; stage and show power; full kitchen; concessions; covered warm up area 100' x 200'</i>
Banquet Hall with 2 Sets of Offices	<i>35,000 SF with 20,000 SF main hall; air conditioned, carpet, full kitchen; breakout rooms, management offices; AgriLife offices; dance floor</i>
Two Exhibition Halls	<i>Two (2) 47,200 SF; air conditioned; trade show floors; minimal finishes, wash racks, concessions, restrooms</i>
Show Ring	<i>49,200 SF; air conditioned; 1,500 bleacher seats</i>
Horse Barns	<i>Two (2) or three (3) barns with 100 stalls each; wash racks, restrooms, showers, barn office</i>
Festival Grounds and Outdoor Concert Stage	<i>Significant area for large crowds</i>
Stall Barns for Rental	<i>Two (2) 100-stall barns</i>
Storage	<i>Rehab existing Life Pavilion</i>
RV Park for Participants	<i>50 spaces; room for future expansion</i>
Parking	<i>Approximately 1,000 paved spaces and 2,000 grass and overflow with trailer and RV areas</i>
Service Areas	<i>Each facility has service areas separated from the general public</i>

Table No. 1 – Proposed Buildings to Accommodate User Groups.
Based on Webb County Fairgrounds Master Plan

www.howlandcompanies.com

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 | P. 956.722.4411 | F. 956.441.0180

4902 Sinclair Road | San Antonio, TX 78222 | P. 210.648.1600 | F. 210.648.1605

16225 Park Ten Place, Suite 500 | Houston, TX 77048 | P. 956.251.3890

TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 10046400 | TBPLS Firm Registration No. 10194361

The project parking areas will consist of HMA or concrete pavement with concrete entrances and dumpster pads. Access to the site will be from US Highway 59.

The anticipated loads are expected to create relatively light to moderate loads to be carried by the foundation consisting of shallow (rigid interior and exterior grade beams) and deep (pier) foundations systems

Scope of Work

We propose an exploration and evaluation consisting of the following items:

1. We recommend a total of seventy-eight (78) geotechnical bores within the following structures and proposed depths:

Geotechnical Subsurface Investigation		
Proposed Structure	Number of Borings	Depth, FT
Single-Story Horse Barn	1	25
Concert Stage	2	25
Outdoor Rings	2	25
Main Events Arena	3	25
	4	50 ¹
Tower (Near Main Events Arena)	1	50 ¹
Gazebo	1	25
Show Ring	2	25
Exhibit Hall Building No. 1	2	25
Exhibit Hall Building No. 2	2	25
Banquet Hall Building	2	25
Covered Walkway (Near Banquet Hall)	1	25
Tower (Near Banquet Hall)	1	25
Entry Gate	1	15
Lawn Parking, Paved Parking, and Driveway Areas*	32	5

Table No. 2 – Proposed Number of Borings and Depths for Scope of Study.

Proposed number of borings and depths as per Hanson Professional Services, Inc.

* – Borings will be accompanied with Dynamic Cone Penetration (DCP) Tests

¹ – Primary objective is to reach strongly cemented soil stratum

Please note we recommend someone familiar with the facility to be present during drilling operations to minimize potential underground utilities compromise not noted within the utility clearance report. In addition, boring locations may be located within an existing structure. If so, bore locations may be required to be relocated or offset around the existing structures, or drilling can commence after demolition.

2. Laboratory testing to include, as they are appropriate to the soil conditions, Atterberg Limits tests which are indicators of soil expansiveness and soil behavior when remolded, sulfate potential, chloride concentration, electrical resistivity, pH levels, approximate strength tests based on automatic standard penetration tests and Dynamic Cone Penetration (DCP) tests, California Bearing Ratio (CBR) test, natural moisture content determinations, clay content and grain size distributions tests.
3. Review of published geologic and soil information for the site area.
4. The written report will include the data obtained along with our evaluation of the soil conditions, recommendations for site preparation, pavement, shallow and deep foundation recommendations, L-Pile design considerations, passive and active earth pressures for retaining wall design, and recommendations regarding other soil related aspects of the project.

Fees

Based upon the scope of work outlined above, we propose to complete the exploration outlined above and issue our written report for a fee of **\$53,400**. Please note auger refusal due to soil conditions will not alter the fee.

We can begin the field work three (3) days after receiving authorization to proceed. The field work will require ten (10) working days. We can complete the laboratory testing and issue our written report within 30 working days of completion of field work.

Closing


We appreciate the opportunity to submit this proposal and look forward to assisting you in this project. If the foregoing is acceptable, please provide us with written authorization to proceed by returning a signed copy of this letter proposal to our office. Should you have any questions or require additional information, please do not hesitate to call me at 956-722-4411. Thank you.

Sincerely,

Howland Engineering and Surveying Co., Inc.
TBPE Firm Registration No. F-4097

FOR

Roberto P. Martinez, Jr., P.E.
Project Engineer


Sergio Galindo, Jr., P.E.
Project Manager

proposal-geo-webbcounty-fairgrounds-REV2

AUTHORIZATION TO PROCEED:

Signature: _____

Print Name: _____

Title: _____

Date: _____