

# Exhibit A

## **AMENDMENT # 1 TO CITY OF FAIR OAKS RANCH STANDARD PROFESSIONAL SERVICES AGREEMENT**

The parties hereby amend the Professional Services Agreement, dated April 18, 2019, between Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) and the City of Fair Oaks Ranch, Texas (“City”) regarding the Elevated Storage Tank project. The Consultant shall perform all services for compensation as set forth in Exhibit A.

**EXECUTED** on \_\_\_\_\_.

**CITY:**

**PROFESSIONAL:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT A**

### **CITY OF FAIR OAKS RANCH** **ELEVATED STORAGE TANK AMENDMENT** **SCOPE OF SERVICES**

#### **Project Understanding**

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) and City of Fair Oaks Ranch (“Client” or “City”) entered in a Professional Services Agreement dated April 18<sup>th</sup>, 2019 (“Agreement”) concerning the Fair Oaks Ranch Elevated Storage Tank (“Project”).

The parties now desire to amend the Agreement to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

Kimley-Horn had previously designed a new 0.5 million gallon (MG) elevated water storage tank (the Project) through completion of the 90% design phase before the project was put on hold in 2021. Our understanding is that the City now wishes to proceed with a new site for the storage tank and to move forward with redesign of the tank at the new location. This amendment proposal is for work related to updating the previously submitted design to reflect the new site. A complete redesign of the site civil (yard piping, grading, drainage, paving, fencing) and electrical will be required. The site design will incorporate provisions for potential future facilities. This new site will require a meter station for the delivery of water from Guadalupe-Blanco River Authority (GBRA) to the elevated storage tank. The City intends to annex the property, so the site will be designed to meet current City requirements (site design, platting, permitting). This project will also include approximately 3,050 linear feet (LF) of water main extending from the proposed site to tie into an existing offsite 12-inch water main. It is assumed that there will not be substantial changes to the design outside of adjustments related to the new site and bringing the design from 90% to 100%. The design of the pressure reducing valve (PRV) vaults is not anticipated to be subject to substantial changes. Consultant hourly billing rates have also been adjusted to reflect current approved rates.

This amendment divides the project scope into the following categories:

- Portions of the original project scope have already been completed and do not need to be revisited as part of this amendment.
- Portions of the original project scope had previously been completed, but will need to be updated for the new project site.
- Other portions of the original project scope have not yet been completed and will need to be updated with current approved billing rates.
- Finally, the City has identified portions of the original scope that are no longer necessary and will be removed from the scope as part of this amendment.

## **Scope of Services**

The services currently authorized to be performed by the Consultant in accordance with the Agreement and previous amendments, if any, shall be modified as follows:

### **Amendments to Task 1 – Project Management**

Kimley-Horn had previously performed Tasks 1.1, 1.2, and 1.3 through the 90% Design Phase. Project management effort for the 90% redesign of the site will be added for these tasks. Fee for project management for the 100% design, bidding, and construction milestones will be updated to reflect current billing rates.

#### ***1.1 - Project Schedule***

*Consultant will prepare and submit project schedule in Microsoft Project, for review and approval by City. The schedule will reflect the agreements made during the scoping meeting and subsequent negotiations. An updated project schedule will be maintained and submitted with each invoice to reflect City approved changes/delays in the project.*

*Deliverable – One (1) Microsoft Project Schedule in PDF.*

#### ***1.2 - Sub-Consultant Management***

*Consultant will manage, coordinate, and be responsible for all efforts of its sub-consultants participating in the project. This includes, but is not limited to, distribution and coordination of work among the sub-consultants, review and payment of monthly progress and billing, quality assurance and control of the work and submittals by the sub-consultants.*

#### ***1.3 - Quality Assurance and Control Reviews***

*Consultant will manage and be responsible for the quality of all its deliverables, which includes following an established QA/QC program comprised of high-level staff. The program will include reviews at each milestone along with discipline coordination, constructability reviews, and interim reviews by project staff.*

### **Amendments to Task 2 – City Council / Public Outreach**

#### ***2.1 – City Council Briefings***

Kimley-Horn had previously participated in City Council Meetings for this project as part of the original contract. The following items were already completed under task 2.1 and do not need to be revised as part of this amendment:

- *30% Design Phase*
  - *One (1) briefing to discuss input received from community workshop, including a presentation prepared by the Consultant*
  - *One (1) briefing to discuss results of 30% tank site and style analyses, including a presentation prepared by the Consultant.*
  - *One (1) briefing in a support role to City Staff and approval of final tank site selection*
- *60% Design Phase*
  - *One (1) briefing to discuss progress on the design of the tank, including a presentation prepared by the Consultant*

The following meeting had not been held previously but will need to be held after the bid. The fee for this task will be updated to reflect current billing rates:

- Bid Phase
  - One (1) briefing in a support role to City Staff to discuss bid results and construction contract award/approval.

*Deliverable*

- *PowerPoint presentation (when required)*

## **2.2 – Community Workshops**

The following workshop had not been held previously but will need to be held before construction begins. The fee for this task will be updated to reflect current billing rates:

*The following workshops/meetings are included in this Scope of Services:*

- *Construction Phase*
  - *One (1) workshop (Open House Format) will be held prior to the contractor mobilizing to begin construction to inform the community of items such as construction schedule and sequence and potential impacts to the public during construction.*

*Deliverable*

- *PowerPoint presentation per workshop*
- *Meeting notes per workshop in PDF*
- *Sign-in sheet per workshop*
- *Up to six (6) hard copy of tank renderings (24"x36") total*
- *One (1) aerial exhibit of each potential site location (24"x36")*

*TASK 2 – Services/Deliverables provided by City:*

- *Notices to public of workshops.*
- *Prepare and update project website.*

### **Amendments to Task 3 – 30% Design Phase**

Kimley-Horn has already performed all tasks for the 30% Design Phase of this project. No amendment will be required for Task 3.

### **Amendments to Task 4 - 60% Design Phase**

Kimley-Horn had previously completed the 60% Design Phase of this project, however some effort from 60% design will need to be performed again for the new tank site. The following sub tasks in Task 4 will require additional effort:

#### **4.2 - Survey**

Kimley-Horn will need to perform additional survey for the new tank site as well as in the Ammann Road right-of-way where the new water line is to be installed. Easements are not currently anticipated for the installation of this new water line. Easement support services will now be included as a supplemental service. The revised scope for Task 4.2 - Survey is as follows:

*The Consultant will perform a horizontal and vertical survey of the proposed elevated storage tank site as well as for the tie-in of the proposed access driveway and water line to the existing roadway and water main. Survey will identify property lines, right-of-way lines, contours, benchmarks, geotechnical bores, subsurface utility exploration, topographic features, apparent locations of existing utilities marked on the surface by DIGTESS, and appurtenances such as manholes, manhole inverts, sanitary sewer cleanouts, valve lid elevations, vaults, top of nut elevations, fences, drainage structures, existing easements, etc.*

*Perform a tree inventory, in accordance with City of Fair Oaks ordinance (Article III, Section 6).*

*Establish horizontal and vertical control points at the proposed tank site and off-site waterline, if applicable. For the purposes of this scope, the access driveway and water line tie-ins are assumed to be immediately adjacent to the selected tank site. Should an access road and water line extension be required, the survey and design services will be covered under Task 9.1.*

#### **4.3 - Geotechnical Investigation**

Kimley-Horn had previously prepared a geotechnical investigation and will need to perform a new geotechnical investigation for the new tank site. The scope for this task is copied below. The fee for this task will be updated to reflect current billing rates:

*Consultant will perform geotechnical analysis of the proposed tank site utilizing a qualified geotechnical laboratory to determine subsurface conditions and make recommendations regarding foundation design parameters at the proposed tank site. The geotechnical analysis will include the following:*

- *Subsurface exploration including three (3) sample bores at a depth of 40 feet.*
- *Engineering characterization of the subsurface materials encountered.*
- *Typical foundations suitable for support of the proposed project.*

- *Data required for design of typical foundation systems for the project.*
- *Typical pavement sections for the planned access drives.*
- *Recommendations regarding earthwork, including grading and excavation, backfilling and compaction, the treatment of in-place soils for the support of foundations, pavement and possible construction problems reasonably to be expected.*

*Prepare a geotechnical report that presents the results of the field and laboratory data as well as analysis and recommendations. The data contained in the geotechnical report will be made available to Contractors during the bidding process for informational purposes only.*

*Deliverable – One (1) Geotechnical Report in PDF*

#### **4.12 – Permit Preparation**

Kimley-Horn had previously performed permit coordination for the prior tank site. Permits will need to be coordinated and adjusted for the new tank site. The fee for this task will be updated to reflect current rates:

*Consultant will begin to prepare drawings and documents for permits related to this project. This will include FAA permit and TCEQ permits. Final permit submittal documents will be provided to City at the completion of 100% design.*

#### **Amendments to Task 5 - 90% and 100% Design Phase**

Kimley-Horn had previously completed the 90% Design Phase and were underway in the 100% Design Phase of this project, however some effort from 90% and 100% design will need to be performed again for the new tank site. The following sub tasks in Task 5 will require additional effort:

#### **5.2 - 90% Construction Drawings, Specifications, and OPCC**

Kimley-Horn had previously prepared 90% construction drawings, specifications, and OPCC for this project. Some details from the previously prepared 90% construction drawings can be reused for the new site, however some aspects of design at the new site will require additional effort.

Kimley-Horn assumes that the new 12-inch waterline from the tank will run on the west side of Ammann Road and connect to the existing 12-inch Fair Oaks Ranch Waterline approximately 3,050 LF south of the tank site. This water line is expected to be installed in the right-of-way and existing dedicated utility easements on Stone Creek Ranch greenbelt lots 6 and 67, so easements are not anticipated to be needed. No previous design of this waterline has been performed.

Kimley-Horn assumes that the sheets related to the tank site layout, site grading, drainage plan, and Ammann Road waterline will require full redevelopment. The following sheets will require full redevelopment to adjust the design for the new site. The redevelopment of these sheets will be performed at current billing rates.

- G3 – Project Control Plans
- C1 – Site Layout Dimension Control Plan
- C2 – Site Grading and Drainage Plan

- C18 - 22 – Ammann Road Waterline
- C23 – C30 Tree Plan Sheets
- Electrical sheets related to the electrical distribution system, electrical site plan, site lighting, and obstruction lighting.

Kimley-Horn assumes that the tank details will require minimal rework for final design at the new site. Kimley-Horn also assumes that the PRVs will remain at the same locations and will not require any rework for final design. Review comments on these sheets are expected to be minor to bring the design from 90% to 100%.

The following sheets will not change significantly to adjust the design for the new site and will only require partial redevelopment. The rework on these sheets, where necessary, will be performed at current rates.

- G0 – G2 – Cover and General Notes **(minor changes expected)**
- C3 – EST Elevations **(minor changes expected)**
- C4 – EST Roof Plan View **(minor changes expected)**
- C5 – EST Floor Plan View **(minor changes expected)**
- C6 – EST Altitude Valve Piping Plan **(minor changes expected)**
- C7 – C11, EST Details **(minor changes expected)**
- C12 – Erosion Control and Drainage Details **(no rework expected)**
- C13 – C17 PRV Sheets and Details **(no rework expected)**
- C31 – Tree Details **(no rework expected)**
- TCP 1 – TCP 11 – TCP Standard Details **(no rework expected)**
- Electrical sheets that are not significantly impacted by the change to the site location.

Kimley-Horn will update the 90% Specifications and OPCC to reflect any changes related to the new tank site. Technical specifications will be updated so that current equipment models are specified and materials meet current standards.

Kimley-Horn will prepare revised 90% Construction Drawings, Specifications, and OPCC as defined in the original scope for Task 5, copied below.

*Consultant will prepare engineering plans in half-size (11" x 17") format. Consultant will also include technical specifications for materials and installation of proposed facilities only. No Contract Documents will be provided at the 90% stage. Consultant will prepare and submit an Engineer's Opinion of Probable Construction Cost (OPCC) with the 90% design plans and specifications.*

#### *Deliverable*

- *Four (4) sets of 90% Construction Drawings and one (1) electronic copy in PDF*
- *Four (4) sets of 90% Specifications and one (1) electronic copy in PDF.*
- *Four (4) sets of 90% OPCC and one (1) electronic copy in PDF.*

### **5.2.1 – Additional Scope Items**

Kimley-Horn has identified the following new scope items that will be necessary for design at the new site.

#### **5.2.1.1 – Preliminary Exhibits for the New Site**

Kimley-Horn will develop a preliminary tank site exhibit and a preliminary water line alignment exhibit to present to the City and GBRA. These exhibits will include the location of future facilities identified by the City and a GBRA meter station. Kimley-Horn will address up to two (2) rounds of comments on the exhibit from the City and GBRA.

#### **5.2.1.2 – Storm Water Detention Facility Plan**

Kimley-Horn will perform design calculations to size one on-site stormwater detention facility. These calculations will be based on City of Fair Oaks Ranch development standards. Facility sizing results, proposed finished grading elevations, and design water surface elevations will be shown on the plans. The Facility outfall improvements will be shown on the Storm Drainage Plan. It is assumed that the City will eventually put additional facilities and impervious parking spaces at the site. The expected impervious area for these future improvements will be provided by the City and incorporated into the stormwater detention calculations.

#### **5.2.1.3 – Storm Drainage Analysis / Downstream Assessment**

Kimley-Horn will perform a drainage analysis to review the existing drainage system on-site and downstream to the Zone of Influence of the site as defined by Kimley-Horn. Kimley-Horn will review record plans for the existing storm drain system adjacent and downstream of the site in an effort to understand existing drainage infrastructure capacity. Kimley-Horn will calculate the available capacity and allowable discharge from the proposed project in the City design storm events. The runoff for the proposed project will be analyzed and compared to the allowable discharge. The results of the analysis will be presented in a memo and on the civil construction plans.

#### **5.2.1.4 – GBRA Delivery Point**

Kimley-Horn will design a delivery point at the new storage tank site for the connection to a GBRA water supply line. It is assumed that the delivery point will be designed based on current GBRA standard meter station details and that minimal modification details will be required. Site design will include exclusive access for GBRA to the delivery point. Kimley-Horn will prepare a preliminary site exhibit for Fair Oaks Ranch and GBRA to review. Kimley-Horn will address comments on the exhibit and then proceed with 90% design of the delivery point. Consultant will address one round of final comments from GBRA.

#### **5.2.1.5 – Additional Stakeholder Coordination**

Kimley-Horn will coordinate with stakeholders to provide information about the new tank site design. These stakeholders are expected to include:

- a. Federal Aviation Administration (FAA) - (Assumed One (1) Mtg)
- b. Guadalupe-Blanco River Authority (GBRA) - (Assumed One (1) Mtg)
- c. Camp Bullis/Camp Stanley - (Assumed One (1) Mtg)



### **5.3 – 90% Design Workshop**

Kimley-Horn previously held a 90% Design review workshop for City staff. Another 90% Design workshop is anticipated following the submittal of the new 90% Design for the new tank site. The scope of this meeting will match the previous scope of the 90% Design workshop. The fee for this task will be updated to reflect current billing rates:

*Consultant will conduct a 90% Design review workshop for the City staff following the completion of the City's review of the 90% design submittal. This workshop will be tailored to review, discuss, and finalize specific aspects of the design criteria and concepts and to discuss City's review comments prior to initiating 100% Design.*

*Prepare written response to comments based on City's comments to 90% Design and submit to City in electronic format. Comments will be incorporated into the 100% Design Documents.*

*Deliverable – Meeting Agenda, Sign-in Sheet, Meeting Notes and Comment Responses in PDF.*

### **5.4 - 100% Construction Drawings, Specifications, and OPCC**

Kimley-Horn had partially prepared 100% Construction Drawings, Specifications, and OPCC prior to the project going on hold. Additional fee will be needed to prepare the 100% Construction Drawings, Specifications, and OPCC. Since 90% will be the first round of the new drawings that will be reviewed for the new site, it is assumed that a larger number of comments will need to be addressed between 90% and 100% design than scoped in the original contract. The scope of this task will match the previous scope and is copied below for reference. The fee for this task will be updated to reflect current rates:

*Consultant will prepare engineering plans in half-size (11" x 17") format. Consultant will include technical specifications for materials and installation of proposed facilities as well as front end documents according to Engineers Joint Contract Documents Committee (EJCDC) guidelines. The City will provide input on the EJCDC front end documents, including the use of Supplementary Conditions or any other requested modifications. The City may elect to select a contractor based on "lowest responsible bidder" or "best value bid", and the front end documents prepared by the Consultant will reflect the preferred approach. Consultant will prepare and submit an Engineer's Opinion of Probable Construction Cost (OPCC) with the 100% design plans and specifications.*

*Deliverable*

- *Four (4) sets of 100% Construction Drawings and one (1) electronic copy in PDF*
- *Four (4) sets of 100% Specifications and one (1) electronic copy in PDF.*
- *Four (4) sets of 100% OPCC and one (1) electronic copy in PDF.*

TASK 5 – Services/Deliverables provided by City:

- *Review and comment on the 90% submittal.*
- *Attend the 90% design review workshop.*
- *Review and comment on the 90% design review workshop meeting minutes.*
- *Provide input on the EJCDC front end documents.*

#### **Amendments to Task 6 – Bid Phase**

Kimley-Horn had not performed bid phase services on this project prior to the project going on hold. All scope items for Task 6 are expected to remain the same. The fee for all Task 6 items will be updated to reflect current billing rates.

#### **Amendments to Task 7 – Construction Phase Services**

Kimley-Horn had not performed construction phase services on this project prior to the project going on hold. All scope items for Task 7 are expected to remain the same. The fee for all Task 7 items will be updated to reflect current billing rates.

It is assumed that City staff will prepare pre-construction meeting agenda and meeting minutes. City staff will prepare construction progress meeting notes.

#### **Amendments to Task 8 – Record Drawings**

Kimley-Horn had not prepared record drawings for this project prior to the project going on hold. All scope items for Task 8 are expected to remain the same. The fee for all Task 8 items will be updated to reflect current billing rates.

#### **Amendments to Task 9 – Supplemental Services**

Supplemental Services shall only be performed by Consultant upon written authorization from City, which may require an amended professional services agreement for approval. All supplemental services funds are subject to reallocation to other tasks depending on actual project needs.

##### ***9.1 – General Engineering Design***

Kimley-Horn had previously used funds under this task for the prior waterline design. Additional fee is requested to encompass the design associated with items that were not clearly defined at the time of scoping and fee development for this amendment. The scope of this task will match the previous scope and is copied below for reference. The fee for this task will be updated to reflect current rates:

This scope is intended to encompass the design associated with items that were not clearly defined at the time of scoping and fee development due to multiple sites that are to be evaluated during the 30% Design Phase. Items in this task may include, but are not limited to, design of adjacent off-site utilities that need to be extended, off-site access road, and off-site drainage. For the purposes of this Scope of Services, it is assumed that this offsite engineering will consist of the design of 6,000 linear feet of offsite water line and access road extension, including the development of plan sheets for this infrastructure.

##### ***9.4 – Additional SUE Services***

Kimley-Horn had not performed Additional SUE services on this project prior to the project going on hold. All scope items for Task 9.4 are expected to remain the same. The fee for Task 9.4 items will be updated to reflect current billing rates.

*At the direction of City Staff, the Consultant may be required to perform additional SUE potholes beyond those scoped for the project, and conduct surveying as required to tie-in potholed features into design documents. This scope will include three (3) additional potholes.*

#### **9.7 GBRA Interconnection and Disinfection Facilities**

Kimley-Horn had previously developed plans and specifications for the addition of a chlorine booster system at the prior tank site for the interconnection of GBRA to the elevated storage tank. These plans and specs will need to be coordinated and adjusted for the new tank site. The fee for this task will be updated to reflect current rates:

*The Consultant will develop plans and specifications for the addition of a chlorine booster system for the interconnection of GBRA to the elevated storage tank. The chlorine booster system will consist of a gas chlorine system with 150-lb cylinders contained within a fiberglass enclosure.*

#### **New Supplemental Task – 9.8 – Easement Documents**

Consultant shall provide up to two (2) permanent/temporary easements documents (field notes and exhibits) for the properties affected by this project. One of these permanent easements is expected to be for the GBRA delivery point. City will prepare the agreement and handle the acquisition process. Consultant shall research property ownership of the affected parcel and ad joiners, and obtain copies of deeds, subdivision plats, right-of-way (ROW) maps, easements, and ownership addresses for tank site and waterline route, if applicable.

Consultant shall provide three (3) copies of final signed and sealed easement documents with closure report for each permanent and temporary easement, to City. In addition, one (1) copy will be provided in Adobe Acrobat PDF format.

#### **New Supplemental Task – 9.9 – Plat Services**

Consultant will prepare and submit a Final Plat, Checklist, and Application to the City for review. Kimley-Horn will attend one meeting with review staff. It is assumed that since the property is not being subdivided, the plat can be approved administratively by City Staff.

#### **Additional Services**

Additional services to be performed if authorized by City, but which are not included in the above-described Scope of Services, are as follows:

- A. Additional sets of bidding documents.
- B. Establish new survey monuments.
- C. Construction staking (contract documents will require the contractor to perform).
- D. Preparation of Construction Contract Change Orders.
- E. Preparation and obtaining Storm Water Pollution Prevention Plan (SWPPP) permit (contract documents will require the contractor to prepare and obtain).
- F. Accompanying City when meeting with the TCEQ, U.S. Environmental Protection Agency, or other regulatory agencies during the course of the Project, beyond those meetings identified above. The

Consultant will assist City on an as-needed basis in preparing compliance schedules, progress reports, and providing general technical support for City's compliance efforts.

- G. Assisting City or Contractor in the defense or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, will be furnished by Consultant on a fee basis negotiated by the respective parties outside of and in addition to this Agreement.
- H. Sampling, testing, or analysis beyond that specifically included in the Scope of Services referenced herein above.
- I. Preparing applications and supporting documents for government grants, loans, or planning advances, and providing data for detailed applications.
- J. Appearing before regulatory agencies or courts as an expert witness in any litigation with third parties or condemnation proceedings arising from the development or construction of the Project, including the preparation of engineering data and reports for assistance to City.
- K. Providing professional services associated with the discovery of any hazardous waste or materials in the project site.
- L. Any additional changes to the Contract Documents necessary to break the project into phases or bidding portions of the project at a later date.
- M. Making significant modifications to the plans and specifications after the 90% submittals have been approved by City
- N. Professional services associated with designing secondary uses of the EST's pedestal such as office or storage space.
- O. Additional meetings beyond those identified in the Scope of Services.
- P. Texas Department of Licensing and Registration (TDLR) review or permitting fees.
- Q. Any services not listed in the Scope of Services.

## **FEE AND EXPENSES**

### **Basic Services**

In total, the unused funds

Kimley-Horn will perform the services in Tasks 1 - 8 for the total lump sum fee below. The basic services fees shown are in addition to the unused fee on the existing contract. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task 1	Project Management	\$	10,689.20
Task 2	City Council / Public Outreach	\$	1,092.25
Task 3	30% Design	\$	0.00
Task 4	60% Design	\$	24,310.00
Task 5	90% and 100% Design Phase	\$	192,929.00
Task 6	Bid Phase	\$	4,990.00
Task 7	Construction Phase Services	\$	26,325.00
Task 8	Record Drawings	\$	2,030.00

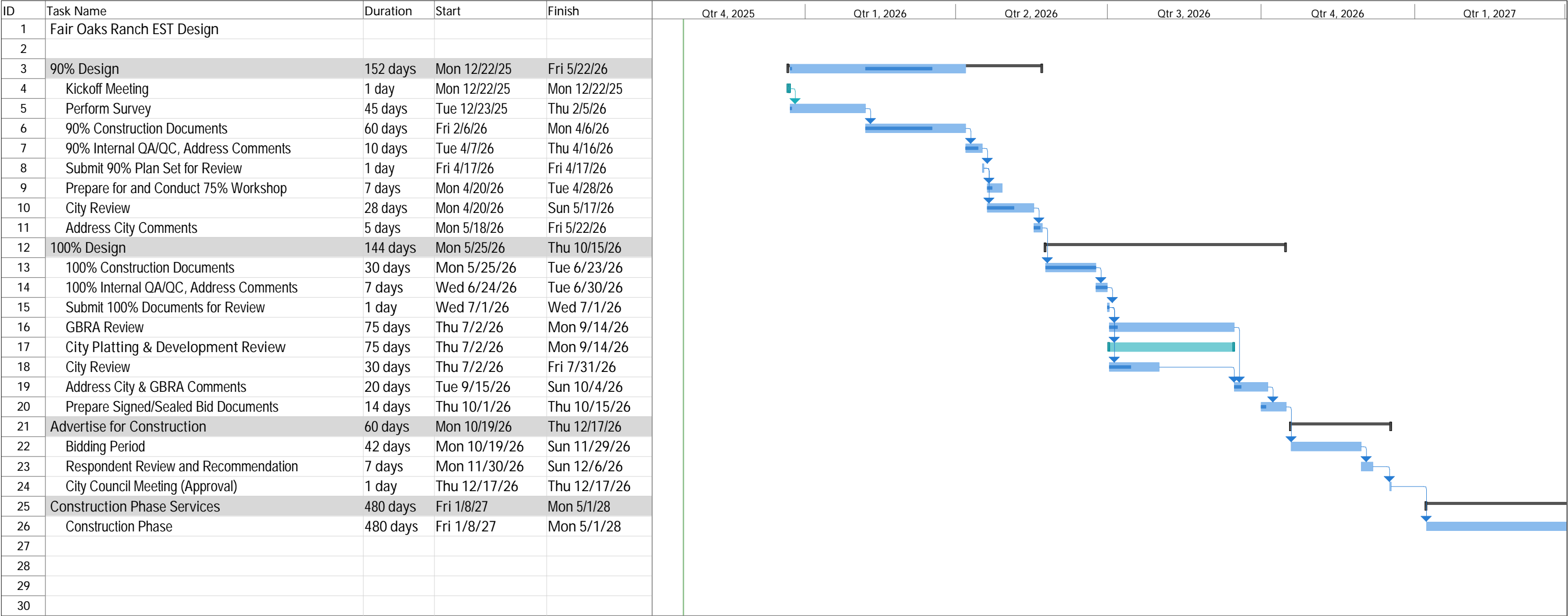
<b>Total Additional Lump Sum Fee</b>	<b>\$</b>	<b>262,365.45</b>
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### **Supplemental Services**

Kimley-Horn will perform the Supplemental Services in the tasks below on a time and materials basis per task. The total Supplemental Services fee shown is in addition to the unused fee on the existing contract. Supplemental Services shall only be performed by Consultant upon written authorization from City, which may require an amended professional services agreement for approval.

Task 9	Supplemental Services		
Task 9.1	General Engineering Design	\$	15,000.00
Task 9.4	Additional SUE Services	\$	12,170.00
Task 9.8	Easement Documents	\$	6,580.00
Task 9.9	Plat Services	\$	6,480.00
	Unused Supplemental Services		\$(20,607.50)

<b>Total Additional Supplemental Services Fee</b>	<b>\$</b>	<b>19,622.50</b>
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Project: WWTP Imps, Ph. 1 (30%)  
Date: Mon 10/20/25

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

City of Fair Oaks Ranch																Project Fee Summary				
Elevated Storage Tank 10/20/2025																Basic	\$ 262,365.45			
Detailed Cost Breakdown																Supplemental	\$ 19,622.50			
																Total Project	\$ 281,987.95			
Basic Services																				
Phase	Task	Project Role	QA/QC Engineer (Senior Professional I)	Project Manager (Senior Professional I)	Surveyor (RPLS) (Professional II)	Engineer (PE) (Professional I)	Senior CAD Tech 1 (Senior Tech Support I)	Analyst II (EIT)	Analyst I (EIT)	Accountant (Support Staff II)	Administrative Assistant (Support Staff I)	Total Hours	Total Labor Effort	Total Expense Effort	Grubb	UES	Rios	Boswell	Unused Fee	Total Effort
		Hourly Bill Rate	\$260.00	\$260.00	\$230.00	\$200.00	\$130.00	\$175.00	\$160.00	\$115.00	\$85.00									
1		Project Management										64								\$ 10,689.20
	1.1	Project Schedule		2		4		6				12	\$ 2,370.00							\$ 2,370.00
		Updates		2		4		6				12	\$ 2,370.00							\$ 2,370.00
	1.2	Sub-consultant Management											\$ -							\$ -
		Project Coordination (Grubb, Rios, UES)		2		4		8				14	\$ 2,720.00							\$ 2,720.00
		Billing		2		4		8		8		22	\$ 3,640.00							\$ 3,640.00
	1.3	Quality Assurance and Control Reviews											\$ -							\$ -
		Quality Assurance Oversight											\$ -							\$ -
		30% TM											\$ -							\$ -
		60% Submittal											\$ -							\$ -
		90% Submittal	4									4	\$ 1,040.00							\$ 1,040.00
		Unused Prior Project Management Task Funds																	\$ (1,450.80)	\$ (1,450.80)
2		City Council / Public Outreach										14								\$ 1,092.25
	2.1	City Council Briefings (Attend 5 Briefings)											\$ -							\$ -
		Community Workshop Briefing (Prepare, Attend)											\$ -							\$ -
		30% Analysis briefing (Prepare, Attend)											\$ -							\$ -
		Briefing support (attend only)											\$ -							\$ -
		60% Design process (Prepare, Attend)											\$ -							\$ -
		Bid Phase Briefing - (attend only)				3						3	\$ 600.00							\$ 600.00
	2.2	Community Workshops (1 Workshop)											\$ -							\$ -
		Initial Input Workshop (Prepare, Attend, Meeting Notes)											\$ -							\$ -
		City Staff briefing meeting (Attend 2 briefings)											\$ -							\$ -
		30% Analysis workshop (Prepare, Attend, Meeting Notes)											\$ -							\$ -
		Construction Phase Workshop (Prepare, Attend, Meeting Notes)		3		4		4				11	\$ 2,280.00							\$ 2,280.00
	2.3	Website Support (4 updates)											\$ -							\$ -
		Unused Prior City Council / Public Outreach Funds											\$ -						\$ (1,787.75)	\$ (1,787.75)
3		30% Design Phase - Phase Completed, No Unused Fee																		\$ -
4		60% Design Phase										62								\$ 24,310.00
	4.2	Survey											\$ -							\$ -
		Field Work											\$ -	\$ 4,400.00						\$ 4,400.00
		Input Survey into CAD and QC		2	8	8	16	16				50	\$ 8,840.00							\$ 8,840.00
	4.2.1	Easement Documents											\$ -							\$ -
	4.3	Geotechnical Investigation (3 bores)		2		4		6				12	\$ 2,370.00			\$ 8,700.00				\$ 11,070.00
5		90% and 100% Design Phase										825								\$ 192,929.00
	5.1	Easement acquisition support											\$ -							\$ -
	5.2	90% Construction Drawings											\$ -		\$ 26,730.00					\$ 26,730.00
		Cover / Sheet index						2				2	\$ 350.00							\$ 350.00
		General notes / Project control				1		2				3	\$ 550.00							\$ 550.00
		Dimension control / Yard piping / Paving		4		8		16				28	\$ 5,440.00							\$ 5,440.00
		Grading / Drainage / Fencing		2		6		8				16	\$ 3,120.00							\$ 3,120.00
		Tree / Erosion Control				1		6				7	\$ 1,250.00							\$ 1,250.00
		Tank Details 1		1		2		6				9	\$ 1,710.00							\$ 1,710.00
		Tank Details 2		1		2		6				9	\$ 1,710.00							\$ 1,710.00
		Control Valve Details		1		2		6				9	\$ 1,710.00							\$ 1,710.00
		Water Line Details				2		6				8	\$ 1,450.00							\$ 1,450.00
		General Details		1		2		6				9	\$ 1,710.00							\$ 1,710.00
		Plan View Sheets for 3,050 LF of 12" Waterline (4 Sheets)		6		20		60				86	\$ 16,060.00							\$ 16,060.00
		90% Specifications		4		4		10			8	26	\$ 4,270.00							\$ 4,270.00
		90% OPCC		2		6		8				16	\$ 3,120.00							\$ 3,120.00
		Address 90% QC Comments and Submit		2		6		10			5	23	\$ 3,895.00							\$ 3,895.00
		Project Stakeholder Coordination											\$ -							\$ -
	5.2.1	Additional Scope Items											\$ -							\$ -
	5.2.1.1	Preliminary Exhibits for New Site		6		10		20				36	\$ 7,060.00							\$ 7,060.00
	5.2.1.2	Storm Water Detention Facility Plan		8		16		30				54	\$ 10,530.00							\$ 10,530.00
	5.2.1.3	Storm Drainage Analysis / Downstream Assessment		15		30		40	50			135	\$ 24,900.00							\$ 24,900.00
	5.2.1.4	GBRA Delivery Point											\$ -							\$ -
		GBRA/City Coord		2		8		8				18	\$ 3,520.00							\$ 3,520.00
		Site Layout Assessment		2		8		12				22	\$ 4,220.00							\$ 4,220.00
		Yard Piping		1		4		12				17	\$ 3,160.00							\$ 3,160.00
		Delivery Station Layout		2		8		20				30	\$ 5,620.00							\$ 5,620.00
		Delivery Station Mech Det		2		4		12				18	\$ 3,420.00							\$ 3,420.00
		Radio Path Study											\$ -		\$ 4,490.00					\$ 4,490.00
	5.2.1.5	Additional Stakeholder Coordination											\$ -							\$ -
		FAA		1		2		2				5	\$ 1,010.00							\$ 1,010.00
		GBRA		1		2		2				5	\$ 1,010.00							\$ 1,010.00
		Camp Bullis/Camp Stanley		1		2		2				5	\$ 1,010.00							\$ 1,010.00
	5.3	90% Design Workshop (Virtual)		2		2		2				6	\$ 1,270.00		\$ 1,620.00					\$ 2,890.00
		Agenda				1		2				3	\$ 550.00							\$ 550.00
		Meeting notes				1		2				3	\$ 550.00							\$ 550.00
		Respond to City 90% comments		2		4		8				14	\$ 2,720.00							\$ 2,720.00
		Respond to GBRA Comments		2		4		8				14	\$ 2,720.00							\$ 2,720.00
	5.4	100% Construction Drawings											\$ -		\$ 14,000.00					\$ 14,000.00
		100% Plans		10		40		60				110	\$ 21,100.00							\$ 21,100.00
		Front End Documents		4		12		8			8	32	\$ 5,520.00							\$ 5,520.00
		100% Specifications		2		6		8			8	24	\$ 3,800.00							\$ 3,800.00
		100% OPCC		1		2		6				9	\$ 1,710.00							\$ 1,710.00
		Finalize Permits		4		4		6				14	\$ 2,890.00							\$ 2,890.00
		Unused Prior 90% and 100% Design Phase Funds																		

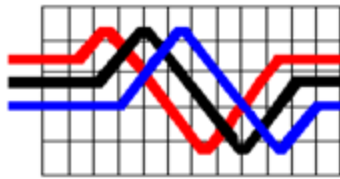


City of Fair Oaks Ranch													Project Fee Summary		
Elevated Storage Tank													Basic	\$ 262,365.45	
10/20/2025													Supplemental	\$ 19,622.50	
Detailed Cost Breakdown													Total Project	\$ 281,987.95	

Basic Services																				
Phase	Task	Project Role	QA/QC Engineer (Senior Professional I)	Project Manager (Senior Professional I)	Surveyor (RPLS) (Professional II)	Engineer (PE) (Professional I)	Senior CAD Tech 1 (Senior Tech Support I)	Analyst II (EIT)	Analyst I (EIT)	Accountant (Support Staff II)	Administrative Assistant (Support Staff I)	Total Hours	Total Labor Effort	Total Expense Effort	Grubb	UES	Rios	Boswell	Unused Fee	Total Effort
		Hourly Bill Rate	\$260.00	\$260.00	\$230.00	\$200.00	\$130.00	\$175.00	\$160.00	\$115.00	\$85.00									
	6.1	Bid Ready Documents				1		2			5	8	\$ 975.00		\$ 3,700.00					\$ 4,675.00
	6.2	Pre-bid conference		2		2		2				6	\$ 1,270.00	\$ 200.00						\$ 1,470.00
	6.3	Responses to Questions		3		2		4				9	\$ 1,880.00		\$ 1,370.00					\$ 3,250.00
	6.4	Prepare Addenda		2		2		4				8	\$ 1,620.00		\$ 1,030.00					\$ 2,650.00
	6.5	Evaluation of Bids		1		1		4				6	\$ 1,160.00							\$ 1,160.00
	6.6	Conformed Documents		2		5		6				13	\$ 2,570.00		\$ 1,280.00					\$ 3,850.00
	6.7	Bid phase deliverables											\$ -	\$ 200.00						\$ 200.00
		Unused Prior Bid Phase Funds																	\$ (12,265.00)	\$ (12,265.00)
7		Construction Phase Services										239								\$ 26,325.00
	7.1	Pre-construction conference		2		2		2				6	\$ 1,270.00							\$ 1,270.00
		Agenda and preparation											\$ -							\$ -
		Meeting notes											\$ -							\$ -
	7.2	Visit to site and observation of construction (12 site visits)		18		18		18				54	\$ 11,430.00	\$ 600.00	\$ 2,430.00					\$ 14,460.00
		Construction observation reports		4		4		8				16	\$ 3,240.00							\$ 3,240.00
	7.3	Construction progress meetings (15 meetings)		15		15		15				45	\$ 9,525.00	\$ 1,000.00						\$ 10,525.00
		Meeting notes											\$ -							\$ -
	7.4	NACE certified inspections (28 site visits and 1 meeting), including coord.		4		14		24				42	\$ 8,040.00					\$ 30,950.00		\$ 38,990.00
	7.5	Pay Estimate Reviews		3		6		10				19	\$ 3,730.00							\$ 3,730.00
	7.6	Shop Drawings/Submittal Review		6		8		14				28	\$ 5,610.00		\$ 14,280.00					\$ 19,890.00
	7.7	Requests for information (RFI)		2		4		6				12	\$ 2,370.00		\$ 1,120.00					\$ 3,490.00
	7.8	Requests for Proposals (RFPs) and Change orders (COs)		3		2		2				7	\$ 1,530.00							\$ 1,530.00
	7.9	Substantial and final completion walk-thru and Punch List		2		4		4				10	\$ 2,020.00	\$ 200.00	\$ 7,430.00					\$ 9,650.00
		Unused Prior Construction Phase Funds																	\$ (48,815.00)	\$ (48,815.00)
		Unused Prior NACE Certified Inspections Funds																	\$ (31,635.00)	\$ (31,635.00)
8		Record Drawings										22								\$ 2,030.00
	8.1	Record Drawings		3		6		13				22	\$ 4,255.00	\$ -	\$ 2,270.00					\$ 6,525.00
		Unused Prior Record Drawings Funds																	\$ (4,495.00)	\$ (4,495.00)

Supplemental Services																				
Phase	Task	Project Role	QA/QC Engineer	Project Manager	Sr. Civil Engineer	Civil Engineer	Staff Engineer III	Staff Engineer II	Staff Engineer I	Account Specialist	Administrative Assistant	Total Hours	Total Labor Effort	Total Expense Effort	Grubb	Rock	Rios	Boswell	Unused Fee	Total Effort
		Hourly Bill Rate	\$260.00	\$260.00	\$230.00	\$200.00	\$130.00	\$175.00	\$160.00	\$115.00	\$85.00									
9		Supplemental Services										78								\$ 19,622.50
	9.1	General Engineering Design		10		20		48				78	\$ 15,000.00							\$ 15,000.00
	9.2	Pedestal Storage											\$ -							\$ -
	9.3	Additional City Council / Public Outreach (3 workshops/briefings)											\$ -							\$ -
	9.4	Additional SUE Services		1		3		7			1	12	\$ 2,170.00				\$ 10,000.00			\$ 12,170.00
		Unused Additional SUE Services Funds																	\$ (9,040.00)	\$ (9,040.00)
	9.5	Additoinal Geotechnical Services (3 bores)											\$ -							\$ -
	9.6	TCEQ Edward Aquifer Contributing Zone Plan											\$ -							\$ -
		Prepare CZA Application											\$ -							\$ -
		Supporting Material											\$ -							\$ -
		Submit to TCEQ											\$ -							\$ -
		Address Comments / Resubmittal to TCEQ											\$ -							\$ -
		Unused Prior TCEQ Edwards Aquifer Contributing Zone Plan Funds																	\$ (5,092.50)	\$ (5,092.50)
	9.7	GBRA Interconnection and Disinfection Facilities											\$ -							\$ -
		Chlorine Booster Details											\$ -							\$ -
		Additional Yard Piping											\$ -							\$ -
		Specifications											\$ -							\$ -
		Electrical											\$ -							\$ -
		Unused GBRA Interconnection and Disinfection Facilities Funds											\$ -						\$ (2,156.00)	\$ (2,156.00)
		Unused Pressure Reducing Valve Design Funds											\$ -						\$ (4,319.00)	\$ (4,319.00)
	9.8	Easement Documents			6	12		16				34	\$ 6,580.00							\$ 6,580.00
	9.9	Plat Services											\$ -							\$ -
		Survey Preliminary Plat Preparation Document											\$ -							\$ -
		Survey Final Plat Document			6	8		20				34	\$ 6,480.00							\$ 6,480.00
													\$ -							\$ -
													\$ -							\$ -
													\$ -							\$ -
													\$ -							\$ -
													\$ -							\$ -
Total Supplemental Services Hours				11	12	43		91			1	158	\$ 17,170.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -		\$ 19,622.50
Total Supplemental Services Labor Effort			\$ -	\$ 2,860	\$ 2,760	\$ 8,600	\$ -	\$ 15,925	\$ -	\$ -	\$ 85									





**GRUBB ENGINEERING, INC.**

**ELECTRICAL POWER SYSTEMS  
DESIGN AND TESTING**

TBPE F 3904

July 30, 2025

Mr. Trevor Stokes, P.E  
Kimley-Horn  
10101 Reunion Place, Ste 400  
San Antonio, TX 78216

Re: City of Fair Oaks Ranch: Elevated Storage Tank  
Design Re-Start  
Scope and Fee Proposal

Dear Mr. Stokes:

Grubb Engineering, Inc. ("Grubb Engineering") is pleased to submit this Proposal to Kimley-Horn ("Client") for providing Electrical Engineering Services associated with The City of Fair Oaks Ranch ("Owner") Elevated Storage Tank ("Project").

## **Project Understanding**

Owner intends to re-start this project which includes the design, bid and construction services for a new 0.5 million gallon elevated storage tank and two remote PRV sites. The original project scope will remain the same, but plans need to be updated and reviewed since 5 years have passed since the project was put on hold. In addition, a GBRA Delivery Point will be installed at the tank site and will be per GBRA Standards.

### **Original Scope:**

#### Elevated Storage Tank Site:

- Design electrical distribution system.
- General electrical design
- Design of obstruction lighting in accordance with FAA requirements
- Site lighting at the base of the elevated storage tank
- Connection diagrams between field devices and SCADA panel.
- Chlorine Residual Monitoring
- Motorized Control Valves
- Security cameras
- Key pad and gate opener

Re: City of Fair Oaks Ranch: Elevated Storage Tank  
Design Re-Start  
Scope and Fee Proposal

- Emergency power requirements
- Pressure and level transmitters
- Provisions for antenna space leasing
- Provisions for future disinfection facilities
- Design and specification of SCADA equipment that will interface with the existing SCADA system includes:
  - General requirements for SCADA contractor
  - Meetings and Tests
  - Control narrative/control loops
  - Backpanel layout and enclosure design.
  - I/O list for internal connections to SCADA.

PRV Sites:

- Each site will have a PRV with SCADA monitoring. Lighting for the vault will be provided.
- Coordinate with Electric Utility for each PRV site.
- Design electrical distribution system.
- Design SCADA equipment that will interface with the existing SCADA system.

**New Scope:**

GBRA Delivery Point (located at EST Site):

- Coordinate with Electric Utility for new service as necessary. Apply for permit as necessary.
- Design electrical distribution system for site and building.
- Design power and SCADA components for the control valve.
- Design site area lighting.
- Provide P&ID.
- Design and specification of SCADA and Communication equipment.
- Provide Electrical and I&C specifications.
- Provide computer based and physical radio path study.
  - Use of Radios per GBRA standards.
  - GBRA will provide radios for the physical study, otherwise Line-of-Sight Study will be performed.
  - Grubb Engineering will not be responsible for failure or accuracy of the GBRA provided radio equipment used in the physical tests.
  - Use of existing, currently in-service repeater station for study. The use of a future planned repeater site can only be tested by Line-of-Sight.
  - Use of one (1) Lift Truck only.
  - Physical Study not exceeding 60 feet. If study needs to be performed above that height additional services will be required at additional cost.
  - It is to be understood that Grubb Engineering cannot control the outcome of the path study. In our best judgment the link for the radio path study is an estimate. If, after performing the physical path study, it is revealed that a reliable link cannot be established to the repeater site then an alternative solution must be researched which will result in an additional cost.

Re: City of Fair Oaks Ranch: Elevated Storage Tank  
Design Re-Start  
Scope and Fee Proposal

- The Property needs to be cleared in order for us to run the physical radio path study. Access for a truck and trailer with lift will be required. Study will be run as close as possible to actual planned mast location depending on accessibility conditions.
- Provide performance specification for Antenna Mast. No structural design included.

## **Scope of Services**

### **90% DESIGN:**

- Coordinate with Electric Utility for electrical service entrance design.
- 90% Plans and Specifications
- 90% Probable Opinion of Construction Costs.
  - Electrical Design components only.
- Provide Radio Path Study for GBRA
- Attend 90% Design Workshop

### **100% DESIGN:**

- 100% Plans and Specifications
- 100% Probable Opinion of Construction Costs.
  - Electrical Design components only.

### **BID PHASE SERVICES:**

- Provide Bid-Ready Documents
- Provide addenda required to clarify, correct or change the bid documents.
- Provide written interpretation of the intent of plans and specifications for distribution to potential bidders.
- Provide Conformed Documents

### **CONSTRUCTION PHASE SERVICES:**

- Attend two (2) Construction Meetings
- Review Submittals
- Review RFIs
- Attend SCADA Coordination Meetings
- Attend Functional Demonstration Test
- Attend Substantial Completion Walkthrough
- Attend Final Completion Walkthrough
- Provide Record Drawings

Re: City of Fair Oaks Ranch: Elevated Storage Tank  
Design Re-Start  
Scope and Fee Proposal

## **Project Phases**

See attached Fee Schedule for required fees per task.

### **90% Design**

#### **1.1 90% Construction Drawings, Specifications and OPCC**

1. Coordinate with electric utility

#### **1.2 90% Design Workshop**

1. Attend Meeting in person
2. Prepare written responses to Design Review Comments.

### **100% Design**

#### **2.1 100% Construction Drawings, Specifications and OPCC**

1. Coordinate with electric utility

### **Bid Phase Services**

#### **3.1 Bid Ready Documents**

1. Signed and Sealed

#### **3.2 Responses to Questions**

1. Provide written interpretation of the intent of plans and specifications for distribution to potential bidders.

#### **3.3 Prepare Addenda**

1. Provide addenda required to clarify, correct or change the bid documents.

#### **3.4 Conformed Documents**

1. Signed and Sealed

### **Construction Phase Services**

#### **4.1 Visit to Site and Observation of Construction**

1. Two (2) total

#### **4.2 Shop Drawings/Submittal Review**

1. Review Electrical shop drawings and submittals.

#### **4.3 Request for Information (RFI)**

Re: City of Fair Oaks Ranch: Elevated Storage Tank  
Design Re-Start  
Scope and Fee Proposal

1. Review electrical questions and concerns that may arise during construction. Provide written responses.

#### 4.4 SCADA Coordination Meetings

1. Two (2) total – virtual only

#### 4.5 Functional Demonstration Test

#### 4.6 Substantial Completion Walkthrough

#### 4.7 Final Completion Walkthrough

#### 4.8 Record Drawings

1. Provide Record Drawings based on Contractor's marked-up drawings. Record Drawing information will be based solely on the marked-up drawings and field documentation.
  - a. Provide draft Record Drawings in PDF format.
  - b. Provide final Record Drawings in PDF and CAD file format.

## Exclusions

The following services are excluded from the above scope:

1. Design of light pole support bases, concrete slabs, antenna mast foundations or other structural items
2. Field tracing of electric circuits
3. HVAC design.
4. Cathodic Protection System design
5. Additional meetings and inspections beyond the total mentioned in this document
6. Submittals of paper copies of reports, drawings and specifications
7. Design of a Radio Repeater Station
8. Design at other facilities.
9. Electrical Startup and Acceptance Testing
10. Power System Studies
11. SCADA System Testing
12. SCADA System Programming

An attached spreadsheet is provided to help you with your review of our price.

Grubb Engineering is requesting an additional fee of **\$57,067.00**. This is the amount required after subtracting the unused funds from the existing contract. Invoicing will be based on percentage of completion.

Sincerely,

Steven Mouser, P.E.  
Senior Project Manager

Accepted by:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

City of Fair Oaks Ranch: Elevated Storage Tank											
Design Re-Start											
Fee Schedule											
Grubb Engineering, Inc.											
	Personnel:	SR PE	GE	SR DSG	CAD	ETT2	ETT3	Direct			
	Rate:	\$250	\$155	\$190	\$105	\$135	\$165	(Rental)		Total Task Hours	Total Task Cost
<b>TASK</b>											
<b>Task 1: 90% Design</b>											
1.1 90% Construction Drawings, Specifications and OPCC		21	72	30	44					167	\$26,730.00
1.2 90% Design Workshop		4	4							8	\$1,620.00
1.3 Radio Path Study		1	8			8	8	\$600		25	\$4,490.00
											<b>Subtotal:</b>
											<b>\$32,840.00</b>
<b>Task 2: 100% Design</b>											
2.1 100% Construction Drawings, Specifications and OPCC		14	40	16	12					82	\$14,000.00
											<b>Subtotal:</b>
											<b>\$14,000.00</b>
<b>Task 3: Bid Phase Services</b>											
3.1 Bid Ready Documents		4	12		8					24	\$3,700.00
3.2 Responses to Questions		3	4							7	\$1,370.00
3.3 Prepare Addenda		1	3		3					7	\$1,030.00
3.4 Conformed Documents		2	3		3					8	\$1,280.00
											<b>Subtotal:</b>
											<b>\$7,380.00</b>
<b>Task 4: Construction Phase Services</b>											
4.1 Visit to Site and Observation of Construction		6	6							12	\$2,430.00
4.2 Shop Drawings/Submittal Review		8	40	32						80	\$14,280.00
4.3 Requests for Information (RFI)		2	4							6	\$1,120.00
4.4 SCADA Coordination Meetings		6								6	\$1,500.00
4.5 Functional Demonstration Test		8								8	\$2,000.00
4.6 Substantial Completion Walkthrough		6	6							12	\$2,430.00
4.7 Final Completion Walkthrough		6								6	\$1,500.00
4.8 Record Drawings		2	6		8					16	\$2,270.00
											<b>Subtotal:</b>
											<b>\$27,530.00</b>
<b>Total Hours:</b>		<b>95</b>	<b>212</b>	<b>78</b>	<b>84</b>	<b>8</b>	<b>8</b>	<b>\$600</b>		<b>485</b>	
											<b>Total Fees:</b>
											<b>\$81,750.00</b>
											<b>Less Unused Funds:</b>
											<b>\$24,683.00</b>
											<b>Additional Fees Required:</b>
											<b>\$57,067.00</b>
<b>Personnel Legend:</b>											
SR PE = Senior Project Engineer, PE											
GE = Graduate Engineer											
SR DSG = Senior Engineering Designer											
CAD = CADD Level 2											
ETT2 = Jr. Field Services Technician ETT2											
ETT3 = Field Services Technician ETT3											



**BOSWELL & REYES  
INTERNATIONAL, LLC.**  
*a mbe/wbe owned company*

**CLIENT SERVICE IS NUMBER 1**

**9601 McAllister Freeway, Suite 1008  
San Antonio, TX 78216  
phone | 512-426-3380  
e-mail | [Robert@brintlilc.com](mailto:Robert@brintlilc.com)  
e-mail | [Marylou@brintlilc.com](mailto:Marylou@brintlilc.com)  
web | [www.brintlilc.com](http://www.brintlilc.com)**

July 13, 2025

Trevor Stokes, PE  
Kimley Horn  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

**Subject: Proposal for Inspection and Testing for Painting of the Fairs Oaks  
.50MG Elevated Storage Tank Near Boerne, Texas**

Dear Mr. Stokes:

Boswell's & Reyes International (BRI) is pleased to submit this proposal for Inspection and Testing for Painting of the Fairs Oaks .50MG Elevated Storage Tank Near Boerne, Texas.

We have based this proposal on our experience with similar projects for construction of new elevated water storage tanks. In the past 5 years we have provided inspection and testing on construction and painting of ten new Landmark Tanks and four new Elevated Leg Tanks.

Our Scope of Services on a Hold Point basis are listed below with associated fees.

#### **PRE-CONSTRUCTION MEETING**

1. Visit the project 1 time to attend a Preconstruction Meeting at the project site.
  2. No report will be provided by BRI for attendance of the meeting.
- Associated fee / \$1,370.

#### **SEEL TANK PAINTING**

1. NACE Coatings Inspector to visit project up to 28 times for painting inspection of the steel tank as follows:
  - A. Visit the site at the beginning of abrasive blasting, coating application, during coating application, and after intermediate coating application is completed and coating is prepared for finish coating. Total site visits to be 20 times. These visits will include the following for compliance with specifications:
    - i. Inspection of abrasive blasting materials.
    - ii. Inspection of coatings and batch numbers.
    - iii. Inspection of coating thickness.
    - iv. Checking environmental conditions.

- B. Visit the site during coating application and completion of exterior and interior coating application for compliance with project specifications. Total site visits to be 6 times. These visits will include the following for compliance with specifications:
    - i. Inspection of abrasive blasting materials.
    - ii. Inspection of coatings and batch numbers.
    - iii. Inspection of coating thickness.
    - iv. Checking environmental conditions.
  - C. Visit the site to observe contractor performing holiday testing. Total site visits to be 2 times.
  - 2. Project management, coatings consulting and administrative services.
  - 3. Reports with photos will be provided once per week for the site visits.
- Associated fee for steel tank painting inspection / \$29,580.

### **GENERAL NOTES**

- 1. This proposal does not include resident/full time inspection.
- 2. The proposed fee does not include costs associated with the following:
  - A. Reinspection of repairs to contractor non-compliant work.
  - B. Visiting the project as scheduled and the contractor cancels the visit after arrival or the contractor cancels the visit while the inspector is in route to the project.
- 3. The Painting and Welding Contractor will need to provide all equipment and access for inspection of the Contractor's work.
- 4. We request that we be provided with an electronic copy of the conformed, executed plans and specifications for the project.

### **TERMS OF ENGAGEMENT**

Please indicate your approval of this proposal by providing us with a Work Order listing the Scope of Services including our proposed fee.

### **ATTACHMENTS**

- 1. BRI Certifications:
  - A. City of Austin Woman / Minority Owned Certification.
  - B. SCTRCA Minority / Women Owned Certification.
  - C. Historically Underutilized Business Certification.
  - D. City of Houston, Approved Agency and Special Inspection Certification.

We appreciate the opportunity to provide you with this proposal and look forward to working with you on your project. If you have any questions, please contact us at 512-426-3380 or 210-385-1146.

**Sincerely,**  
**Boswell & Reyes International**



Jessica Reyes, Owner  
CEO/Principal Professional



Robert Boswell  
COO/Principal Professional





June 5, 2025

**Kimley Horn and Associates, Inc. - San Antonio**

10101 Reunion Place, Suite 400  
San Antonio, TX 78216

Attention: Trevor Stokes

Re: Proposal Geotechnical Exploration  
**Fair Oaks Ranch Elevated Storage Tank**  
Fair Oaks Ranch, TX  
UES Proposal No. 113677

UES PROFESSIONAL SOLUTIONS 44, LLC (hereinafter "UES") is hereby pleased to submit to **Kimley Horn and Associates, Inc. - San Antonio (hereinafter "Client")** the following proposal for a Geotechnical Exploration on the project referenced above.

**Project Information**

It is understood that the project will consist of a 0.5 MG composite elevated storage tank with a ground elevation of approximately 1375' and an overflow elevation of 1530', for a total height of approximately 155'. Access roads are also planned. The purpose of the geotechnical study will be to provide information for use in design of typical foundations and pavement for the proposed project.

**Scope of Work**

This study will include the following evaluations:

- Subsurface soil, rock and groundwater conditions on the site to depths that would be significantly affected by foundations.
- Engineering characterization of the subsurface materials encountered.
- Typical foundations suitable for support of the proposed project.
- Data required for design of typical foundation systems for the project.
- Typical pavement sections for the planned access drives.
- Recommendations regarding earthwork, including grading and excavation, backfilling and compaction, the treatment of in-place soils for the support of foundations, pavement and possible construction problems reasonably to be expected.

We propose to explore the subsurface soil and/or rock conditions at the site by drilling test borings. It is estimated the necessary information will be provided by drilling a total of 3 test borings at locations and depths listed in Table A.

TABLE A Summary of Drilling Locations and Depths		
Location	No. of Borings	Anticipated Depth(s) of Borings (ft)
Tank Pedestal	3	40
<b>Total</b>	3	120

At the completion of drilling operations, boreholes will be backfilled and plugged with soil cuttings, and any pavement that is penetrated will be patched with similar material. Settlement of boreholes may occur over time. UES shall not be responsible for any settlement of boreholes that may occur after initial backfilling. The number and depth of the test borings required to obtain the necessary field data may vary depending on the actual soil and/or rock conditions encountered. If unusual subsurface conditions are encountered and alternate field work is indicated, we will consult with the client prior to initiating any additional services. Please note, regardless of the number of borings performed subsurface conditions between borings may vary.

The study will also include laboratory tests to evaluate the classification, gradation and certain physical characteristics of the subsurface soils. The specific types and quantities of tests will be determined based on soil/rock conditions encountered in the borings. Our laboratories are fully equipped with modern equipment for soil and rock testing and tests are performed by trained qualified technicians in compliance with the applicable specifications. Field exploration programs are conducted with drilling equipment operated by experienced and reliable drillers. All field and laboratory staff are supervised by professional engineers.

Results of the field exploration and laboratory tests will be utilized in the engineering analysis and the formulation of our recommendations. Results of our study, including the substantiating data and our recommendations, will be presented in a written report prepared by a Licensed Professional Engineer.

#### Fees and Schedule

Our fee for performance of the geotechnical study on the site described will be as noted in Table B. We guarantee not to exceed this figure without your approval. Boring operations would commence within about 2 to 3 weeks from your notification to proceed. The complete written report would be electronically sent to you within about 3 weeks following completion of the boring operations.

TABLE B Summary of Fees and Schedule	
Geotechnical Fee <sup>1,2</sup>	\$8,700.00
Estimated Time to Complete Study <sup>3</sup>	5 to 6 weeks
<sup>1</sup> This pricing assumes test boring locations can be accessed using standard, truck-mounted drilling equipment and drilling will occur during regular business hours (Mon – Fri, 7:00 AM to 6:00 PM). Weekend or after-hours drilling will incur additional charges. If difficult site conditions are encountered, an All-Terrain Drilling Unit could be provided for an additional fee.	
<sup>2</sup> Drilling through surface concrete, if necessary, will be charged at an additional \$225.00/boring up to 8 inches thickness.	
<sup>3</sup> Inclement weather could result in delays to the referenced boring operations schedule.	

The above cost estimate is valid for 90 days and is based on Client providing suitable access and entry to test boring locations during normal business hours. Client represents that it has full authority from the current landowner to engage UES to perform this study. Surveying of boring locations and elevations is not included in the cost estimate, but can be provided if needed upon request. **Any additional fees noted above will be discussed with the Client prior to proceeding.**

*Prior to start of drilling, UES will contact Texas One-Call utility clearance (Texas811) to mark and clear utilities at the boring locations. The Client shall provide any known site-specific utility information upon acceptance of this proposal. UES is not responsible for damage to below grade utilities.*

**Please note: Our field equipment may rut the site during drilling operations. A concerted effort will be made to minimize such problems; however, UES is not responsible for re-grading or repairing rutted areas if they develop.**



The Geotechnical Exploration Report will be prepared exclusively for the use of the Client and reliance under the attached "Terms and Conditions". Report reliance by any other party is prohibited without the written authorization by the Client and UES. Reliance on the Geotechnical Exploration Report by all authorized parties is subject to the terms, conditions, and limitations stated in UES's attached "Terms and Conditions" and the final Geotechnical Exploration Report. **UES may agree to extend reliance to additional parties for an additional fee of \$400 per reliance entity.**

The scope of work for this study does not include stability analysis for any slopes either to be constructed or which may exist naturally on the site. If the final grading plans indicate significant slopes (over about 3 ft high) will exist, it is recommended the client have slope stability analysis conducted. Further, the scope of work proposed herein does not include design parameters for retaining walls nor does it include global stability of the same. If a slope stability analysis and/or a retaining wall analysis is desired, upon request, UES will provide a separate Proposal for such analysis.

If this Proposal is acceptable, please have an authorized officer sign in the space provided below in the **Proposal Acceptance Form** and return a signed copy via either email or fax, or the signed original to our office. We will consider receipt of a signed original or copy of this Proposal as our Notice to Proceed. Work cannot be initiated prior to receiving a signed copy of this Proposal. If a copy is e-mailed or faxed, client consents to such copy of a signature, or electronic signature, as serving as an original signature. Unless prior arrangements are agreed to in writing, payment for services described in this Proposal is due within 30 days of invoice date. Payment of the invoice is not contingent on Client's agreement or acceptance of UES's design recommendations or report discussion. If CLIENT objects to any portion of an invoice or report, it shall notify UES in writing within ten (10) days from the date of actual receipt of the invoice of the amount and nature of the dispute, and shall timely pay undisputed portions of the invoice.

By execution of this Proposal, the undersigned Client acknowledges and agrees that the attached "Terms and Conditions" have been provided or made available to Client and Client agrees that such Terms and Conditions shall be applied to the present Proposal and shall be fully binding upon Client. The Terms and Conditions are attached to this proposal as "Exhibit A" and are fully incorporated into this Proposal by reference as if set forth herein.

Thank you for this opportunity to offer our services. We look forward to working with you on this project.

Sincerely,

**UES PROFESSIONAL SOLUTIONS 44, LLC**

A handwritten signature in blue ink that reads "Lee E. Gurecky".

Lee E. Gurecky, P.E.  
Geotechnical Department Manager

Attachments:      Proposal Acceptance Form  
                             General Conditions - Texas



## Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372  
39350 IH-10 West, Ste. 1, Boerne, TX 78006

October 17, 2025

Kimley-Horn and Associates, Inc.  
10101 Reunion Place, Suite 400  
San Antonio, TX 78216

### Fair Oaks Ranch Waterline – Routing Survey

Open Range Field Services, LLC (ORFS) is pleased to submit this proposal for professional surveying services for above-referenced project. Below is our scope of services and fees based on the information provided. Please feel free to contact me if you have any questions or comments.

#### Scope of Services and Basis of Fee:

The following assumptions have been used for the preparation of this proposal. If these assumptions do not prove correct, negotiation of a supplemental agreement may be required.

- The survey will be conducted under the supervision of a Registered Professional Land Surveyor (RPLS).
- Set a minimum of two Primary Control Points (PCPs) at the beginning and end of the project with four Secondary Control Points (SCPs) intermittently along the proposed route. Coordinates for PCPs to be established by OPUS or Trimble RTX post-processing methods and referenced to appropriate Texas State Plane Zone, North American Datum of 1983 (NAD83), and to the North American Vertical Datum of 1988 (NAVD88). Horizontal and Vertical Control and Topographic data to be derived from differential Real Time Kinematic (RTK) methods.
- Perform an on the ground survey to locate subject tract and adjoiner property corners to determine tract boundaries nearest to the proposed route. Search points and location to be provided by client. Monument type, material, size, etc. will be noted. Note "Not Found" in the event a corner is searched and no monument is recovered. The surveys performed in accordance with the State of Texas for route surveys.
- Perform a topographic survey within the public Right of Way of the proposed route as shown in the attached exhibit. Features to be captured include edge of road, curbing, driveways, walls, grade breaks, water bodies, fences, light & utility poles (with cross arms), guy wires, manholes, guard rails, signs, hydrants and other obstructions.
- Sewer / storm Manholes, culverts, and other accessible utilities to include measure downs, flowlines, pipe sizes, material noted in data including photos. Top of nut elevations on valves to be included on visible or marked utilities.
- ORFS to coordinate with 811 to place ticket request. Field designation marks by utility companies will be collected and noted by ORFS. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note how this affected the surveyor's assessment of the location of the utilities.
- Trees will be surveyed and designated in accordance to the City or County Ordinance. Trees with diameter of six (6) inches or greater will be tagged in the field (only within public Right of Way). A table will be provided with the type, identification, and tree diameter at breast height (DBH)
- Coordination of access / landowner contact is handled by Client. ORFS will be granted full access to all impacted tracts prior to commencement of field survey operations. Site conditions shall be safe to access and free from any hazardous materials.
- Topographic deliverables to include ASCII Points to client standards, AutoCAD linework file, field notes, and 811 ticket responses.
- All surveys for determining / delineating the location of wetlands / cultural sites will be performed by others.

#### Fee & Schedule:

Routing Survey with Deliverables: \$4,400 (Lump Sum)

*Pricing includes field and office work necessary to complete the scope of work. If the scope outlined above changes, the price will have to be reassessed. Payment is due 30 days (NET 30) from date of invoice. Fee amount is valid for 60 days from the date of this proposal. Project will be scheduled after receiving an IPO or WO which includes a copy of this scope of work.*