

February 25, 2026

Matt Schmitz
City Manager
City of Independence
331 1st Street East
Independence, Iowa 50644

**RE: Proposal for Professional Engineering Services
The Pines Third and First Addition Stormwater Review, Independence, Iowa**

Dear Matt,

The City of Independence is interested in reviewing the stormwater drainage in Pines Third Addition and the stormwater coming from the Pines First Addition via the 30-inch pipe. The size of the existing detention basin in Lot B in the Pines Third Addition will be reviewed based on the stormwater drainage calculations provided by Crawford Engineering and by reviewing the stormwater entering the basin through the 30-inch pipe from the Pines First Addition. We will use our findings to determine how the detention basin in Lot B will function and what size storm event it will detain before overtopping. We will also review the detention basin's outflows to assess how it functions as-is and whether additional modifications are needed to the existing 30-inch outlet pipe that discharges to the north.

A report will be provided explaining the findings of the stormwater review, with options to leave the detention basin as is or to consider what can be done to maximize stormwater detention and reduce peak flows.

The following is the scope of services that Fehr Graham will provide to support the stormwater study.

SCOPE OF SERVICES

Task 1: Base Map Creation

- » Create a base map in AutoCAD with an aerial image, a LiDAR surface and county parcel linework to review and establish the stormwater drainage for the following area.
 - Pine Drive, Cedar Drive and Juniper Drive in the Pines First Addition that drains into the 30-inch storm sewer pipe, as shown on the attached location map.
 - Pines Third Addition calculations previously submitted by Crawford Engineering will be used to review stormwater drainage in this development.
 - Review LiDAR to determine if there are discrepancies in the surface where additional elevation data may need to be obtained to create a reasonably accurate surface model that reflects stormwater flow patterns.

Task 2: Field Work

- » Complete a topographic survey of the as-built detention basin in Lot B of the Pines Third Addition.
- » Collect any additional elevation data necessary if there are areas where the LiDAR is inaccurate. This may include obtaining elevation data in critical low points, high points or drainage swales, where LiDAR may not provide an adequate level of accuracy.

- » The estimated fee to complete the topographic survey and collect any additional elevation data is based on one field day.
- » Use GPS equipment to obtain accurate locations and rim and or top back of curb elevations of existing storm sewer structures in The Pines First Addition.
- » Storm sewer structures in The Pines First Addition (excluding four structures on the far east end), the structure on the south side of Spruce Drive that connects the 30-inch pipe and structures in the detention basin in Lot B of The Pines Third Addition will be diagrammed to confirm the invert elevations and sizes of existing storm sewer pipes. The fee is based on diagramming a total of 22 storm sewer structures.

Task 3: Stormwater Review

- » Storm flows will be estimated and reviewed for the 5, 10, 50 and 100-year events.
- » The storage capacity and functionality of the as-built detention basin in Lot B of The Pines Third Addition will be reviewed for each event.
- » Additional review will be completed to determine if an outlet control structure needs to be added to the 30-inch storm sewer pipe that outlets to the north side of the detention basin. The existing outlet control structure on the northeast corner of the detention basin is expected to be utilized as is with no modifications made.

Task 4: Stormwater Review Report and Meetings

- » A report will be prepared explaining the findings of the stormwater review, including a recommendation if the detention basin can be left as is or if modifications should be made.
- » We will attend one in-person meeting with city staff to review the stormwater review report and make any necessary changes.
- » The final report will be submitted to the city, and we will attend one council meeting to answer any questions.

EXCLUSIONS

The following items are **not** included in the scope of services:

- » Boundary survey.
- » Topographic survey of the entire stormwater review area.
- » Land acquisition and easement services.
- » Archaeological, Economic, Environmental and Geotechnical studies or services.
- » Complete field survey of the existing storm sewer system, outside of what is explained above.
- » GIS mapping of the existing storm sewer system.
- » Stormwater or street design.
- » Plan preparation.
- » Grant/funding research and application assistance.
- » Individual property owner communication.
- » Public property owner meetings.
- » Review and submit permits.
- » Franchise utility map review or coordination.
- » Construction services.

Any of the above services can be performed at an additional cost to the project upon request.

FEES

Based on the information available at this time, we are prepared to provide these services as outlined for the following fee amount:

Stormwater Review, Lump Sum \$16,900

Payment for the services rendered will be requested via a monthly invoice.

***Reimbursables are not to exceed more than 15% markup.*

SCHEDULE

Project work may proceed upon receipt of a signed agreement, with work expected to be completed within two months.

AUTHORIZATION

We look forward to continuing our relationship with the City of Independence. We appreciate the opportunity to provide you with this proposal and trust that our information aligns with your expectations. Please sign and return the attached Agreement for Professional Services, which will serve as your official authorization for us to proceed with the proposed work scope.

Sincerely,



Samuel R. Ertl, PE
Project Manager

SRE:rfg

Enclosure: Location map
 Agreement for Professional Services



**AGREEMENT
FOR PROFESSIONAL SERVICES**

Client Matt Schmitz
 City Manager
 City of Independence
 331 1st Street East
 Independence, Iowa 50644

 319.334.2780

Description of Services:

City of Independence – The Pines Third and First Addition Stormwater Review, Independence, Iowa

Fehr Graham will provide professional services as described in our proposal dated February 25, 2026.

COST:

The fixed fee for performing the above services is \$16,900.

All plan reproduction and distribution costs along with publication and permit fees will be paid direct by Client and are not included in the above fees.

Payment for the services rendered will be requested via a monthly invoice.

***Reimbursable are not to exceed more than 15% markup.*

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:

Signature _____

Name _____

Title _____

Date Accepted _____

CONSULTANT:

By Ryan M Wicks _____

Name Ryan M. Wicks, PE

Title Principal

Date Proposed February 25, 2026

405.0026624.000

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GENERAL CONDITIONS TO AGREEMENT FOR PROFESSIONAL SERVICES

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this agreement and to the partners, successor, executors, and assigns of such other party in respect to this agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.

8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)' work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.

The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the date of the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.

18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.

19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Iowa. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Iowa District Court in and for Delaware County, Iowa.