



Buffalo Springs and CB Stewart Public Infrastructure Improvements

City of Montgomery

WGA Proposal Nos. P2025-008 & P2025-009

This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated May 25, 2021, by and between Ward, Getz & Associates, LLP and the City of Montgomery (the "City").

PROJECT UNDERSTANDING

WGA understands BCS Capital and the Church of Montgomery (the "Developers") are required to extend public utilities to serve their development including the extension of a 12" existing waterline along CB Stewart Dr., Buffalo Springs Dr., and SH-105 and the extension of a 8" sanitary sewer line as a part of their respective developments. The costs shown in this proposal will be based on the pro rata share of total linear foot of linear utility improvements and will be owed by each Developer as outlined in the accompanying preliminary cost estimate.

SCOPE OF SERVICES

Per our understanding of the requirements of the service we have developed the following scope of work:

1) Preliminary Design Phase Services:

- a) WGA will create preliminary site layout and coordinate with the City and Developers for approval. This phase will include internal/ external project kickoff meetings and the establishment of the design and schedule.
- b) WGA will coordinate with surveyor subconsultant.
- c) WGA will prepare an Opinion of Probable Construction Cost ("OPCC")
- d) Design changes initiated by the City or Developer(s) after the preliminary layout is complete may result in a request for additional authorization.

2) Design Phase Services:

- a) WGA will develop drawings and specifications for the successful construction of the waterline loop along SH-105, Buffalo Springs Dr., and CB Stewart Dr. and of the construction of the sanitary sewer line along SH-105 and Buffalo Springs.
- b) WGA will provide an OPCC at the 60% and 90% design set with breakdowns of the pro rata share for the City and Developer(s).
- c) Design changes initiated by the City or Developer(s) after the design is complete may result in a request for additional authorization.
- d) Obtain approvals from TCEQ.



3) Bid Phase

- a) Coordinate advertising for bids, hold a pre-bid conference, answer questions from bidders, hold a bid opening, prepare bid tabulation, and prepare recommendation of award.
- b) Prepare final cost estimate prior to bidding with breakdowns of the pro rata share for the City and Developer(s).

4) Construction Administration

- a) Prepare construction contracts and coordinate execution of the same.
- b) Issue notice to proceed and hold pre-construction meeting.
- c) Review of construction submittals and RFIs.
- d) Preparation of pay estimates, change orders, and other associated construction documents.
- e) General oversight and coordination of construction contracts.

5) Project Coordination

- a) WGA will 10 meetings with the Developer(s) during the course of design and construction.

6) Field Project Representation

- a) Onsite inspection by a Field Project Representative for approximately 8 hours per week (including travel time) during active construction for the duration of the projected contract period of performance (72 calendar days).
- b) Onsite inspection by the project team throughout the duration to attend periodic site visits, final walkthrough inspections, etc.

7) Construction Materials Testing

- a) Includes reimbursable expenses of construction materials testing incurred during the construction of the proposed public waterlines and sanitary sewer line.

8) Survey

- a) Survey will be provided by the Developer(s) for all areas adjacent to the subject tract(s).
- b) All additional survey required for the off-site utility extensions will be requested and will include topographic survey, metes and bounds, and any existing features including easements, utilities, or any other pertinent information needed to complete the project.

9) Expenses & Fees

- a) Includes reproduction, advertising, and other reimbursable expenses.

ASSUMPTIONS AND EXCLUSIONS

- The land plan(s) provided by the Developer(s) is what WGA will be basing their design on.
- Any updates to the scope of work will result in a delay in completion of the design and construction of the waterline and sanitary sewer line.



- Construction services over 20% of the original contract period of performance and will be billed hourly.
- Costs shown will be based on the pro rata share of the total linear foot of the proposed waterlines and sanitary sewer lines.
- This proposal assumes all is designed and constructed as a single phase. If the Developer(s) request the project to be broken into phases WGA will provide a separate proposal for the additional costs.

ANTICIPATED SCHEDULE

Client Authorization	1	Calendar Days
Preliminary Design Services	45	Calendar Days
Design Services	90	Calendar Days
Bid Phase	30	Calendar Days
Contracts	21	Calendar Days
Construction	72	Calendar Days
	259	Calendar Days
<p>Delays outside Engineers control are not included and could impact estimated schedule for the project including the required deposits to be made by the Developer to find each phase of the project.</p> <p>Timing for design and construction also assumes that no TxDOT approvals are required and all proposed utilities are placed in utility easements to be dedicated by the Developer(s) where applicable.</p>		



ENGINEERING COST

COMPENSATION SUMMARY		
The Services set forth in the Proposal will be compensated on the following basis:		
Phase Name	Fee Type	Standard Fee
Preliminary Design Services	LS	\$10,000
Design Services	LS	\$70,000
Bid Phase	LS	\$7,000
Project Coordination	LS	\$10,000
Construction Administration	LS	\$25,000
Field Project Representation	TM	\$28,000
Construction Materials Testing	TM	\$15,000
Survey & Construction Staking	TM	\$9,000
Expenses & Fees	TM	\$2,500
Total Proposed Engineering Fees		\$176,500

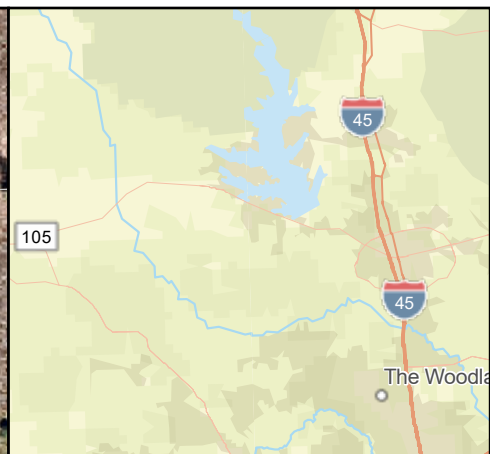
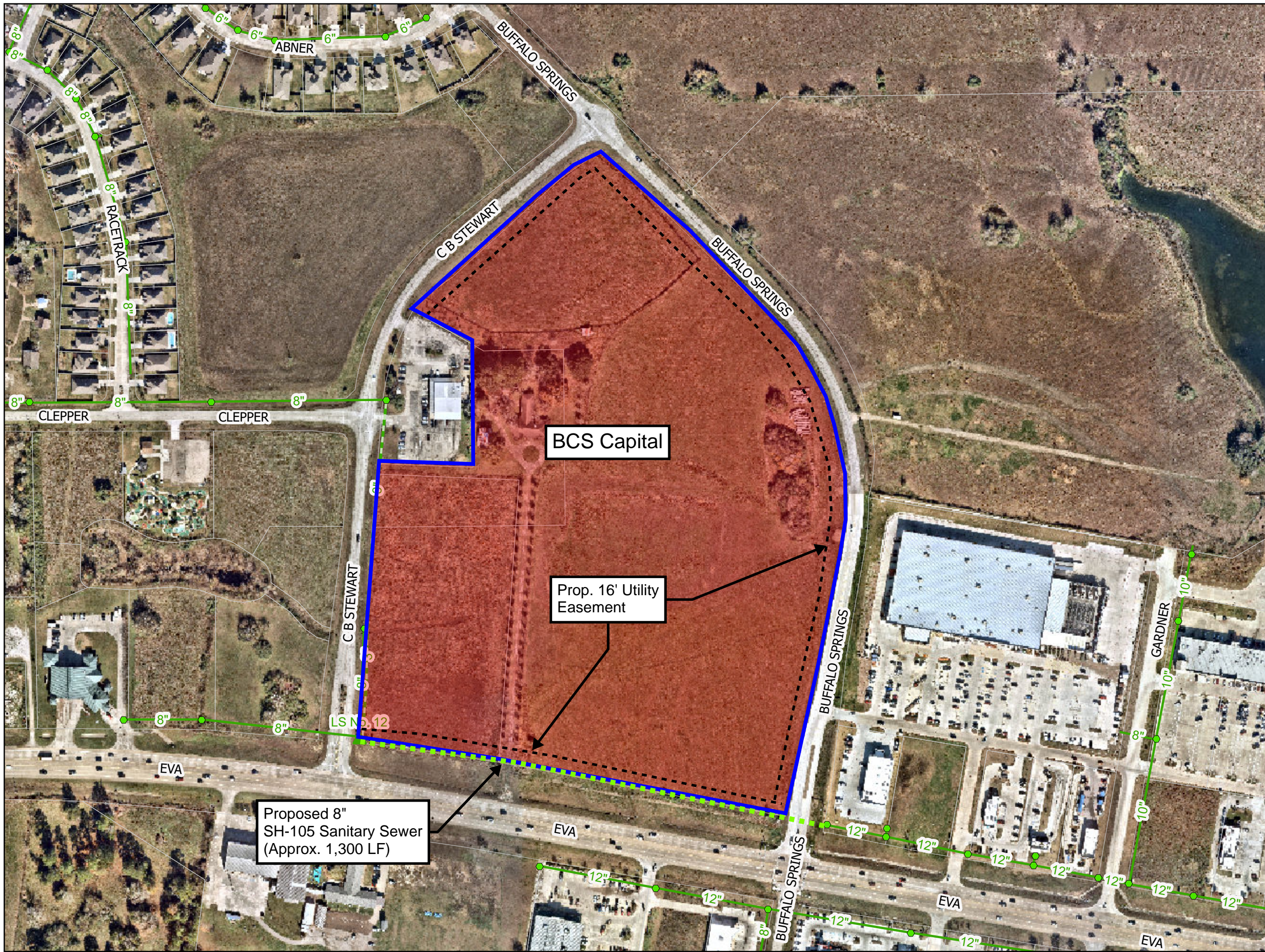
Regards,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
Partner/Practice Leader

8/15/2025

Date



Legend

- Tax Parcel
- City ETJ
- City Limits
- Subject Property

Sanitary Sewer

- Sanitary Sewer Gravity Main
- Proposed Gravity Main
- Sanitary Sewer Manhole
- Lift Station

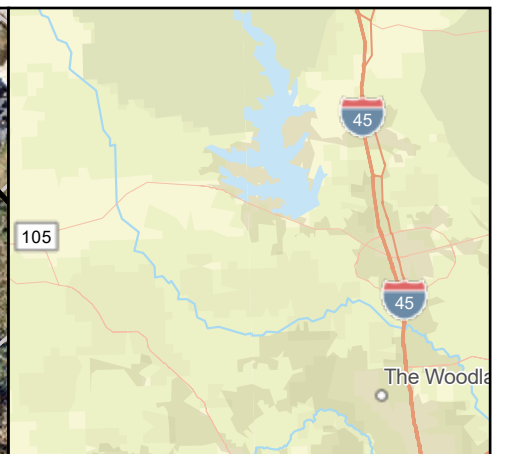
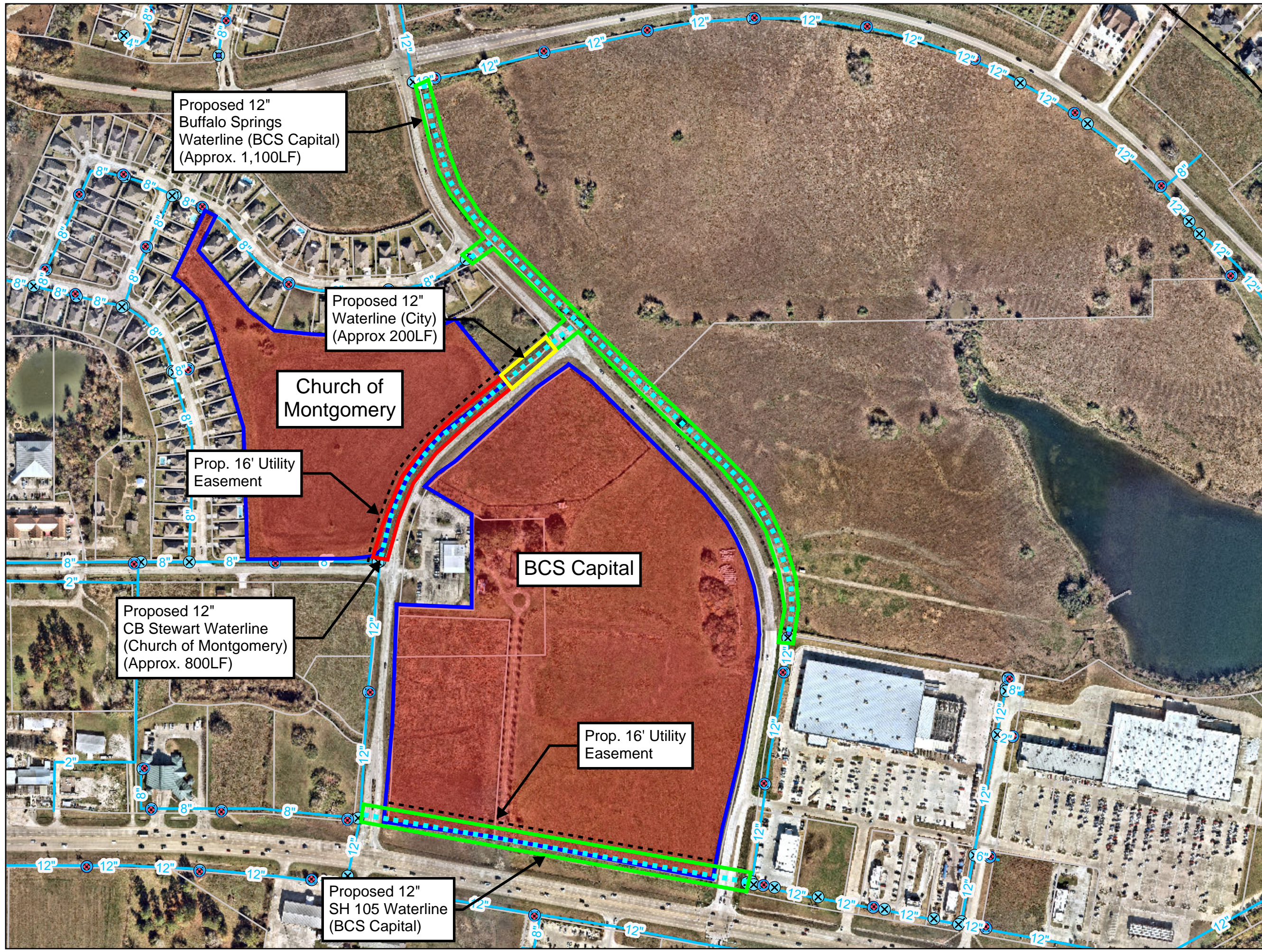
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Public Sanitary Sewer Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA



Legend

- Tax Parcel
- City ETJ
- City Limits
- Subject Property

Water

- Hydrant
- Water Main Valve
- Water Main
- Proposed Water Main

0 360 720
ft

Public Waterline Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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WGA



Preliminary Cost Estimate
Buffalo Springs and CB Stewart Public Infrastructure Improvements
City of Montgomery
8/15/2025

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds, and Insurance	1	LS	\$ 35,000	\$ 35,000
2	Construction Staking	1	LS	7,500	7,500
3	Trench Safety System	6,070	LF	2	12,100
4	SWPPP	1	LS	10,000	10,000
5	Traffic Control Plan	1	LS	15,000	15,000
6	Site Restoration	1	LS	10,000	10,000
Total General Costs					\$ 89,600
Waterline - Church of Montgomery					
7	12-Inch C900 PVC Waterline (Open Cut Construction) ⁽⁵⁾	800	LF	100	80,000
8	12-Inch Gate Valve	2	EA	2,500	5,000
9	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	2,000	2,000
10	Hydrants	2	EA	8,000	16,000
Total Church of Montgomery Costs					\$ 103,000
Waterline - BCS Capital					
11	12-Inch C900 PVC Waterline (Open Cut Construction)	3,550	LF	100	355,000
12	Additional Cost for 16-Inch Steel Casing via Jack & Bore	470	LF	225	105,800
13	12-Inch Gate Valve	9	EA	2,500	22,200
14	12-Inch Wet Connect & Removal of Plug and Clamp	5	EA	2,000	10,000
15	Hydrants	9	EA	8,000	72,000
Total BCS Capital Costs					\$ 565,000
Sanitary Sewer - BCS Capital					
15	8" PVC Sanitary Sewer (Open Cut Construction)	2,230	LF	100	223,000
16	Additional Cost for 16-Inch Steel Casing (Trenchless Construction)	240	LF	225	54,000
17	4' Sanitary Sewer Manhole	6	EA	10,000	55,800
18	Demolition of Lift Station No. 12	1	LS	12,000	12,000
19	Core into Existing Manhole	1	EA	2,000	2,000
Total BCS Capital Costs					\$ 346,800
Waterline - City					
16	12-Inch C900 PVC Waterline (Open Cut Construction)	200	LF	100	20,000
17	12-Inch Gate Valve	1	EA	2,500	1,300
18	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	2,000	2,000
19	Hydrants	1	EA	8,000	4,000
Total City Costs					\$ 27,300
Construction Subtotal					\$ 1,132,000
Contingencies (15%)					\$ 170,000
Engineering - Preliminary, Design Phase & Bid Phase Services					\$ 87,000
Construction Administration					\$ 25,000
Project Coordination					\$ 10,000
Field Project Representation					\$ 28,000
Survey					\$ 9,000
Construction Materials Testing					\$ 15,000
Fees and Expenses					\$ 2,500
Total					\$ 1,478,500
Church of Montgomery Pro Rata Share					\$ 174,500
BCS Capital Pro Rata Share					\$ 1,260,400
City Pro Rata Share					\$ 43,600

Notes:

(1) All values rounded up to the nearest hundred.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes reproduction, advertising expenses, and other miscellaneous reimbursable costs.

(4) Amounts to be funded by each party will be based on pro-rata share of the total linear footage of the proposed utility extensions.

(5) Due to the proposed demand of the Church of Montgomery an 8" waterline will be required. The City is requesting to upsize this line to 12" to assist with projected future demand in the area.