

PROFESSIONAL SERVICES AGREEMENT

This **PROFESSIONAL SERVICES AGREEMENT** (the “Agreement”) is made and entered by and between **NEW BRAUNFELS UTILITIES**, a Texas municipally owned utility (“NBU”), and **KIMLEY-HORN AND ASSOCIATES, INC.**, a North Carolina corporation authorized to transact business in the State of Texas (the “Professional”). For good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

Section 1. Term of Agreement. This Agreement shall become effective the date on which the last party to this Agreement executes this Agreement and this Agreement shall not be binding until executed by all parties (the “Effective Date”). Once this Agreement is executed by both parties, this Agreement shall remain in effect until the completion date specified in Exhibit A, unless terminated as provided for in this Agreement. Subject to Section 271.904 of the Texas Local Government Code, as amended, Exhibit A shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Professional shall have completed all tasks related to the Services (hereinafter defined).

Section 2. Scope of Services.

(A) The Professional shall perform the services described in Exhibit A (the “Services”) within the timeframe specified therein. The time limits for the Services stated in Exhibit A are of the essence of the Agreement. By executing this Agreement, the Professional confirms that the timeframe in Exhibit A is a reasonable period for performing the Services. The scope of work described in the Services constitutes the “Project.”

(B) The quality of Services provided hereunder shall be of the level of professional quality performed by professionals regularly rendering this type of service.

(C) The Professional shall perform the Services in compliance with all statutory, regulatory, and contractual requirements now or hereafter in effect as may be applicable to the rights and obligations set forth in the Agreement.

(D) The Professional may rely upon the accuracy of reports and surveys provided to it by NBU except when defects should have been apparent to a reasonably competent professional or when it has actual notice of any defects in the reports and surveys.

Section 3. Compensation.

(A) Amount. The Professional shall be paid the amount set forth in Exhibit B as described herein.

(B) Billing Period. NBU shall pay the Professional within thirty (30) days after receipt and approval of invoices and based upon work satisfactorily performed and completed to date. All invoices shall document and itemize all work completed to date. Each invoice statement shall include a record of time expended and work performed in sufficient detail to justify payment. In

the event any uncontested portions of any invoice are not paid within thirty (30) days of receipt and approval of the Professional's invoice, the Professional shall have the right to suspend work.

(C) Reimbursable Expenses. Any and all reimbursable expenses related to the Project shall be described in the Services defined in Exhibit A and accounted for in the total compensation amount in Exhibit B. If these items are not specifically accounted for in both Exhibit A and Exhibit B, NBU shall not be required to pay such amounts unless otherwise agreed to in writing by both parties or unless agreed to pursuant to Section 4 of this Agreement.

Section 4. Changes to the Project Work; Additional Work.

(A) Changes to Work. The Professional shall make such revisions to any work that has been completed as are necessary to correct any errors or omissions as may appear in such work. If NBU finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Professional shall make such revisions if requested and as directed by NBU and such services shall be considered as additional work and paid for as specified under the following paragraph.

(B) Additional Work. NBU retains the right to make changes to the Services at any time by a written contract amendment. Work that is clearly not within the general description of the Services under this Agreement must be approved in writing by NBU by contract amendment before the additional work is undertaken by the Professional. If the Professional is of the opinion that any work is beyond that contemplated in this Agreement and the Services described in Exhibit A and therefore constitutes additional work, the Professional shall promptly notify NBU of that opinion in writing. If NBU agrees that such work does constitute additional work, then NBU and the Professional shall execute a contract amendment for the additional work and NBU shall compensate the Professional for the additional work on the same basis of the rates for the Services contained in Exhibit B. If the changes deduct from the extent of the scope of work for the Services, the contract sum shall be adjusted accordingly. All such changes shall be executed under the conditions of the original Agreement. Any work undertaken by the Professional not previously approved as additional work shall be at risk of the Professional.

Section 5. Ownership of Documents. Upon completion or termination of this Agreement, all documents prepared by the Professional or furnished to the Professional by NBU shall be delivered to and become the property of NBU. All drawings, charts, calculations, plans, specifications and other data, including electronic files and raw data, prepared under or pursuant to this Agreement shall be made available, upon request, to NBU without restriction or limitation on the further use of such materials; however, such materials are not intended or represented to be suitable for reuse by NBU or others. Any reuse of the materials related to the Services without prior verification or adaptation by the Professional for the specific purpose intended will be at NBU's sole risk and without liability to the Professional. Where applicable, the Professional shall retain all pre-existing proprietary rights in the materials provided to NBU but shall grant to NBU a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information was provided. The Professional may, at the Professional's expense, have copies made of the documents or any other data furnished to NBU under or pursuant to this Agreement.

Section 6. Personnel. The Professional shall provide adequate, experienced personnel, capable of and devoted to the successful completion of the Services to be performed under this Agreement. The Professional agrees that, upon commencement of the Services to be performed under this Agreement, key personnel will not be removed or replaced without prior written notice to NBU. If key personnel are not available to perform the Services for a continuous period exceeding thirty (30) calendar days, or are expected to devote substantially less effort to the Services than initially anticipated, the Professional shall immediately notify NBU of same and shall replace such personnel with personnel possessing substantially equal ability and qualifications.

Section 7. Licenses; Materials. The Professional shall maintain in current status all federal, state, and local licenses and permits required for the Professional to perform the Services and operate its business. NBU has no obligation to provide the Professional, its employees or subcontractors any business registrations or licenses required to perform the Services described in this Agreement. NBU has no obligation to provide tools, equipment, or materials to the Professional.

Section 8. Professional's Seal; Standard of Care. To the extent the Professional has a professional seal, the Professional shall place such seal on all final documents and data furnished by the Professional to NBU. Preliminary documents released from a license holder's control shall identify the purpose of the document, the engineer(s) of record and the engineer license number(s), and the release date on the title sheet of bound engineering reports, specifications, details, calculations or estimates, and each sheet of plans or drawings regardless of size or binding. As required by Section 271.904 of the Texas Local Government Code, as amended, all services provided under this Agreement will be performed with the professional skill and care ordinarily provided by competent engineers or architects, as applicable, practicing under the same or similar circumstances and professional license. The Professional shall perform its services as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect, as applicable. The plans, specifications, and data provided by the Professional shall be adequate and sufficient to enable those performing the actual work to perform the work as and within the time contemplated by NBU and the Professional. NBU acknowledges that the Professional does not have control over the methods or means of work or the costs of labor, materials, or equipment. Unless otherwise agreed in writing, any estimates of costs by the Professional are for informational purposes only and are not guarantees.

Section 9. Indemnification.

(A) GENERAL. TO THE EXTENT PERMITTED BY LAW, INCLUDING SECTION 271.904 OF THE TEXAS LOCAL GOVERNMENT CODE, THE PROFESSIONAL SHALL INDEMNIFY AND HOLD HARMLESS NBU AND EACH BOARD MEMBER, OFFICER, EMPLOYEE, AGENT, AND REPRESENTATIVE THEREOF (NBU AND ANY SUCH PERSON BEING HEREIN CALLED AN "INDEMNIFIED PARTY") FOR, FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COURT COSTS) INCURRED BY ANY INDEMNIFIED PARTY WHICH ARE:

- i. DUE TO THE VIOLATION OF ANY ORDINANCE, REGULATION, STATUTE, OR OTHER LEGAL REQUIREMENT IN THE PERFORMANCE OF THIS AGREEMENT, BY THE PROFESSIONAL, ITS AGENT, EMPLOYEE, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL;**
- ii. CAUSED BY OR RESULTING FROM ANY NEGLIGENT OR INTENTIONAL ACT OR OMISSION IN VIOLATION OF PROFESSIONAL'S STANDARD OF CARE, BY THE PROFESSIONAL, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL;**
- iii. CAUSED BY OR RESULTING FROM ANY CLAIM ASSERTING INFRINGEMENT OR ALLEGED INFRINGEMENT OF A PATENT, TRADEMARK, COPYRIGHT OR OTHER INTELLECTUAL PROPERTY RIGHT IN CONNECTION WITH THE INFORMATION FURNISHED BY OR THROUGH THE PROFESSIONAL, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL;**
- iv. DUE TO THE FAILURE OF THE PROFESSIONAL, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL TO PAY THEIR CONSULTANTS OR SUBCONSULTANTS AMOUNTS DUE FOR SERVICES PROVIDED IN CONNECTION WITH THE PROJECT; OR**
- v. OTHERWISE ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE SERVICES UNDER THIS AGREEMENT, INCLUDING SUCH CLAIMS, DAMAGES, LOSSES OR EXPENSES ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM, BUT ONLY TO THE EXTENT SUCH CLAIMS, DAMAGES, LOSSES, COSTS AND EXPENSES ARE CAUSED BY OR RESULT FROM ANY NEGLIGENT OR INTENTIONAL ACTS OR OMISSIONS OF THE PROFESSIONAL, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL.**

(B) REIMBURSEMENT OF NBU'S FEES IN DEFENSE OF CLAIMS. TO THE EXTENT NBU INCURS ATTORNEY'S FEES IN DEFENSE OF ANY CLAIM ASSERTED AGAINST NBU THAT ARISES OR RESULTS FROM THE ALLEGED ACTS OR OMISSIONS OF THE PROFESSIONAL DESCRIBED IN THIS SECTION, THE PROFESSIONAL SHALL REIMBURSE NBU ITS REASONABLE ATTORNEY'S FEES IN PROPORTION TO THE PROFESSIONAL'S LIABILITY FOUND AFTER A FINAL ADJUDICATION OF LIABILITY.

The obligations of the Professional under this Section shall survive the termination of this Agreement.

Section 10. Insurance.

(A) General.

- i. Insurer Qualifications. Without limiting any obligations or liabilities of the Professional, the Professional shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies authorized to do business in the State of Texas with an A.M. Best, Inc. rating of A- VII or above with policies and forms satisfactory to NBU. Failure to maintain insurance as specified herein may result in termination of this Agreement at NBU's option.
- ii. No Representation of Coverage Adequacy. By requiring insurance, NBU does not represent that coverage and limits will be adequate to protect the Professional. NBU reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement, but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency will not relieve the Professional from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.
- iii. Additional Insured. All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, NBU, its agents, representatives, officers, directors, officials and employees as an Additional Insured (CG 2010 1001 and CG 2037 1001 or an equivalent on the general liability policy) as specified under the respective coverage sections of this Agreement.
- iv. Coverage Term. All insurance required herein shall be maintained in full force and effect until all the Services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by NBU, unless specified otherwise in this Agreement.
- v. Primary Insurance. The Professional's insurance shall be primary insurance with respect to performance of this Agreement and in the protection of NBU as an Additional Insured.
- vi. Claims Made. In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage will extend, either by keeping coverage in force or purchasing an extended reporting option, for three years after the conclusion of the term of this Agreement. Such continuing coverage will be evidenced by submission of annual certificates of insurance stating applicable coverage is in force and containing provisions as required herein for the three-year period.
- vii. Waiver. All policies (except for Professional Liability, if applicable), including Workers' Compensation insurance, will contain a waiver of rights of recovery

(subrogation) against NBU, its agents, representatives, officials, officers and employees for any claims arising out of the Services performed by the Professional. The Professional shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.

- viii. Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to NBU. The Professional shall be solely responsible for any such deductible or self-insured retention amount.
- ix. Use of Subcontractors. The Professional shall not use subcontractors for all or any work under this Agreement without the prior written consent of NBU in its sole discretion. If any work under this Agreement is subcontracted in any way, the Professional shall execute written agreements with its subcontractors containing the indemnification provisions set forth in this Agreement and insurance requirements set forth herein protecting NBU and the Professional. The Professional shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.
- x. Evidence of Insurance. Prior to the Effective Date of this Agreement, the Professional shall provide suitable evidence of insurance to NBU, which confirms that all required insurance policies are in full force and effect. Evidence of insurance shall be in a form acceptable to NBU. Confidential information such as the policy premium may be redacted from the documents evidencing each insurance policy, provided that such redactions do not alter any of the information required by this Agreement. NBU will rely upon the requested information, including, but not limited to, certificates of insurance, endorsements, schedule of forms and endorsements, or other policy language as evidence of coverage but such acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the policies required by this Agreement expire during the life of this Agreement, it will be the Professional's responsibility to forward renewal certificates and evidence of insurance to NBU five (5) days prior to the expiration date.

(B) Required Insurance Coverage. Any of the coverage set forth below may be waived by NBU in its sole discretion, but any such waiver must be signed by an authorized representative of NBU on or before the Effective Date of this Agreement.

- i. Commercial General Liability. The Professional shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than \$1,000,000 for each occurrence and a \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products, completed operations, personal injury, and property damage. The definition of insured contract cannot have any modifications as outlined in the ISO policy form CG 0001 0413. Third party action over coverage must not be

specifically excluded. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, NBU, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be “follow form” equal or broader in coverage scope than underlying insurance.

- ii. Auto Liability. The Professional shall maintain Automobile Liability insurance with a limit of \$1,000,000 combined single limit on the Professional’s owned or hired and non-owned vehicles, as applicable, assigned to or used in the performance of the Services by the Professional under this Agreement. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, NBU, its agents, representatives, officers, directors, officials and employees shall be cited as an Additional Insured. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be “follow form” equal or broader in coverage scope than underlying insurance.
- iii. Professional Liability. The Professional shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Professional, or anyone employed by the Professional, or anyone for whose negligent acts, mistakes, errors and omissions the Professional is legally liable, with an unimpaired liability insurance limit of \$1,000,000 each claim and \$2,000,000 annual aggregate. In the event the Professional Liability insurance policy is written on a “claims made” basis, coverage shall extend for three years after the conclusion of the term of this Agreement, and the Professional shall be required to submit certificates of insurance and other requested information evidencing proper coverage is in effect as required above. Confidential information such as the policy premium or proprietary information may be redacted from the insurance information requested, provided that such redactions do not alter any of the information required by this Agreement.
- iv. Workers’ Compensation and Employer’s Liability Insurance. The Professional shall maintain Workers’ Compensation insurance to cover the Professional’s employees engaged in the performance of the Services under this Agreement and shall also maintain Employers Liability Insurance of not less than \$1,000,000 for each accident, \$1,000,000 disease for each employee and \$1,000,000 disease policy limit.

(C) Cancellation and Expiration Notice. Insurance required herein shall not expire, be canceled, or be materially changed without thirty (30) days’ prior written notice to NBU.

Section 11. Termination.

(A) For NBU’s Convenience. This Agreement is for the convenience of NBU and, as such, may be terminated by NBU for any reason upon thirty (30) days’ written notice by NBU to the Professional. Upon termination for convenience, the Professional will be paid for the Services

performed to the termination date less any offsets to which NBU may be entitled under the terms of this Agreement. By written notice to NBU, the Professional may suspend work if the Professional reasonably determines that working conditions at the site (outside the Professional's control) are unsafe, or in violation of applicable laws, or in the event NBU has not made timely payment in accordance with this Agreement, or for other circumstances not caused by the Professional that are materially interfering with the normal progress of the work. The Professional's suspension of work hereunder shall be without prejudice to any other remedy of the Professional at law or equity.

(B) For Cause. If either party violates any provision or fails to perform any obligation of this Agreement and such party fails to cure its nonperformance within thirty (30) days after written notice of nonperformance is given by the non-defaulting party, such party will be in default. In the event of such default, the non-defaulting party may terminate this Agreement immediately for cause and will have all remedies that are available to it at law or in equity including, without limitation, the remedy of specific performance. If the nature of the defaulting party's nonperformance is such that it cannot reasonably be cured within thirty (30) days, then the defaulting party will have such additional period of time as may be reasonably necessary under the circumstances, provided the defaulting party immediately (i) provides written notice to the non-defaulting party and (ii) commences to cure its nonperformance and thereafter diligently continues to completion the cure of its nonperformance. In no event will any such cure period exceed ninety (90) days. Only one notice of nonperformance will be required during the term of this Agreement and in the event of a second breach or violation, the nondefaulting party may immediately terminate this Agreement without notice to the defaulting party. In the event of any termination for cause by NBU, payment will be made by NBU to the Professional for the undisputed portion of its fee due as of the termination date less any offsets to which NBU may be entitled under the terms of this Agreement.

(C) Non-Collusion. The Professional represents and warrants that the Professional has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to NBU under this Agreement. If NBU determines that the Professional gave, made, promised, paid or offered any gift, bonus, commission, money, or other consideration to NBU or any of its officers, agents, or employees to secure this Agreement, NBU may elect to cancel this Agreement by written notice to the Professional. The Professional further agrees that the Professional shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from NBU pursuant to this Agreement) for any of the Services performed by the Professional under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to the Professional, the Professional shall immediately report that fact to NBU and, NBU, at its sole option, may elect to cancel this Agreement by written notice to the Professional.

(D) Agreement Subject to Appropriation. This Agreement is subject to appropriation of funds. The provisions of this Agreement for payment of funds by NBU shall be effective when funds are appropriated for purposes of this Agreement and are actually available for payment. NBU shall be the sole judge and authority in determining the availability of funds under this Agreement and NBU shall keep the Professional fully informed as to the availability of funds for the Agreement.

The obligation of NBU to make any payment pursuant to this Agreement is a current expense of NBU, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of NBU. If sufficient funds are not appropriated to pay the amounts as set forth in this Agreement during any immediately succeeding fiscal year, this Agreement shall terminate at the end of the then-current fiscal year and NBU and the Professional shall be relieved of any subsequent obligation under this Agreement.

Section 12. Miscellaneous.

(A) Independent Contractor. The Professional acknowledges that the Professional is an independent contractor of NBU and is not an employee, agent, official or representative of NBU. The Professional shall not represent, either expressly or through implication, that the Professional is an employee, agent, official or representative of NBU. Income taxes, self-employment taxes, social security taxes and the like shall be the sole responsibility of the Professional.

(B) Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Comal County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Comal County, Texas.

(C) Compliance with Laws. The Professional shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Professional shall furnish satisfactory proof of compliance to NBU.

(D) Amendments. This Agreement may only be amended, modified, or supplemented by a written amendment signed by persons duly authorized to enter into contracts on behalf of NBU and the Professional.

(E) Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Agreement shall be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall promptly be physically amended to make such insertion or correction.

(F) Severability. If any term or provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect under applicable law, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

(G) Entire Agreement; Interpretation; Parol Evidence. This Agreement and the related Exhibits constitute the entire agreement of the parties with respect to the subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and

superseded thereby. No representations, inducements or oral agreements have been made by any of the parties except as expressly set forth in this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Agreement.

(H) No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party. Any purported assignment in violation of this Section shall be null and void.

(I) Subcontractors. The Professional shall not transfer any portion of the work related to the Services under this Agreement to any subcontractor without the prior written consent of NBU, which consent shall not be unreasonably withheld. The approval or acquiescence of NBU in the subletting of any work shall not relieve the Professional of any responsibility for work done by such subcontractor. Failure to pay subcontractors in a timely manner pursuant to any subcontract shall be a material breach of this Agreement by the Professional.

(J) Waiver. No waiver by any party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

(K) Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing party will be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, which will be deemed to have accrued on the commencement of such action.

(L) Liens. All materials or services provided under this Agreement shall be free of all liens and, if NBU requests, a formal release of all liens shall be delivered to NBU.

(M) Offset.

- i. Offset for Damages. In addition to all other remedies at law or equity, NBU may offset from any money due to the Professional any amount the Professional owes to NBU for damages resulting from breach or deficiencies in performance or breach of any obligation under this Agreement, including but not limited to all costs, expenses, fines, fees, and charges associated with obtaining performance from alternative sources, shipping, handling, materials, equipment rental, travel expenses and associated costs.

- ii. Offset for Delinquent Fees or Taxes. NBU may offset from any money due to the Professional any amount the Professional owes to NBU for delinquent fees, including any interest or penalties.

(N) Notices. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to NBU:

New Braunfels Utilities
Attn: Chief Operations Officer
263 Main Plaza
New Braunfels, TX 78130

With copy to:

Purchasing Manager
New Braunfels Utilities
355 FM 306
New Braunfels, TX 78130

If to the Professional:

Kimley-Horn and Associates, Inc.
421 Fayetteville St.
Suite 600
Raleigh, NC 27601

or at such other address, and to the attention of such other person or officer, as any party may designate by providing thirty (30) days' prior written notice of such change to the other party in the manner set forth in this Section. Notices shall be deemed received (i) when delivered to the party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

(O) Confidentiality of Records. The Professional shall establish and maintain procedures and controls that are acceptable to NBU for the purpose of ensuring that information contained in its records or obtained from NBU or from others in carrying out the Professional's obligations under

this Agreement shall not be used or disclosed by it, its agents, officers, or employees, except as required to perform the Professional's duties under this Agreement. Persons requesting such information should be referred to NBU. The Professional also agrees that any information pertaining to individual persons shall not be divulged other than to employees or officers of the Professional as needed for the performance of duties under this Agreement.

(P) Right to Audit. NBU shall have the right to examine and audit the books and records of the Professional with regard to the Services, or any subsequent changes, at any reasonable time. Such books and records shall be maintained in accordance with generally accepted principles of accounting and shall be adequate to enable determination of: (1) the substantiation and accuracy of any payments required to be made under this Agreement; and (2) compliance with the provisions of this Agreement.

(Q) Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

(R) Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

(S) Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

(T) Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

(U) Exhibits. Except as specified in Subsection (V) of this Section, all exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

(V) Conflicting Terms. In the case of any conflicts between the terms of this Agreement and the Exhibits, the statements in the body of this Agreement shall govern. The Exhibits are intended to detail the technical scope of services, fee schedule, and the term of the contract only and shall not dictate Agreement terms.

(W) Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the

relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

(X) No Third-Party Beneficiaries. This Agreement is for the sole benefit of the parties hereto and their respective assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

(Y) Non-Exclusive Contract. This Agreement is entered into with the understanding and agreement that it is for the sole convenience of NBU. NBU reserves the right to obtain like goods and services from another source when necessary.

Section 13. Force Majeure. If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances that are beyond the reasonable control of such party (which circumstances may include, without limitation, acts of God, war, acts of civil disobedience, epidemic, pandemic, fire or other casualty, shortage of materials, adverse weather conditions (such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados), labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. In no event will any delay or failure of performance caused by any force majeure condition extend this Agreement beyond its stated Term unless both parties agree in writing to such extension in an amendment to this Agreement. The party claiming delay of performance as a result of any of the foregoing force majeure events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a force majeure event causing such delay and the other party shall not otherwise be aware of such force majeure event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

Section 14. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271 of the Texas Local Government Code, as amended, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties shall first attempt to resolve the dispute by taking the steps described in this Section. First, the dissatisfied party shall deliver to the other party a written notice substantially describing the nature of the dispute, which notice shall request a written response to be delivered to the dissatisfied party not less than five (5) days after receipt of the notice of dispute. Second, if the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give five (5) days' written notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. Third, if those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 15. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire. The Professional represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code, as amended.

Section 16. Information Technology

(A) Limited Access. If necessary for the fulfillment of the Agreement, NBU may provide the Professional with non-exclusive, limited access to NBU's information technology infrastructure. The Professional understands and agrees to abide by NBU policies, standards, regulations and restrictions regarding access and usage of NBU's information technology infrastructure. The Professional shall reasonably enforce such policies, standards, regulations and restrictions with all the Professional's employees, agents or any tier of subcontractor granted access in the performance of this Agreement, and shall be granted and authorize only such access as may be necessary for the purpose of fulfilling the requirements of the Agreement. The Professional's employees, agents and subcontractors must receive prior, written approval from NBU before being granted access to NBU's information technology infrastructure and data and NBU, in its sole determination, shall determine accessibility and limitations thereto. The Professional agrees that the requirements of this Section shall be incorporated into all subcontractor agreements entered into by the Professional. It is further agreed that a violation of this Section shall be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice.

(B) Data Confidentiality. All data, regardless of form, including originals, images and reproductions, prepared by, obtained by or transmitted to the Professional in connection with this Agreement is confidential, proprietary information owned by NBU. Except as specifically provided in this Agreement, the Professional shall not intentionally disclose data generated in the performance of the Services to any third party without the prior, written consent of NBU.

(C) Data Security. Personal identifying information, financial account information, or restricted NBU information, whether electronic format or hard copy, is confidential and must be secured and protected at all times to avoid unauthorized access. At a minimum, the Professional must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices or removable storage devices.

(D) Compromised Security. In the event that data collected or obtained by the Professional in connection with this Agreement is believed to have been compromised or in the event of a Security Incident, as defined by Section 2054.603 of the Texas Government Code, the Professional shall notify NBU within twenty-four (24) hours of discovery of such compromise or Security Incident. **TO THE EXTENT PERMITTED BY SECTION 271.904 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, THE PROFESSIONAL SHALL INDEMNIFY AND HOLD NBU HARMLESS FROM ANY CLAIMS RESULTING FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT BY THE PROFESSIONAL, ITS OFFICERS, EMPLOYEES, CONSULTANTS, AGENTS, ANY TIER OF SUBCONTRACTOR, OR ANY ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL.**

(E) Survival. The obligations of the Professional under this Section shall survive the termination of this Agreement.

Section 17. Prohibition on Contracts with Companies Boycotting Israel. The Professional hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement as described in Chapter 2271 of the Texas Government Code, as amended. The foregoing verification is made solely to comply with Section 2271.002 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Professional understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Professional and exists to make a profit.

Section 18. Contracts with Companies Engaged in Business with Iran, Sudan or Foreign Terrorist Organizations Prohibited. The Professional represents that neither it nor any of its parent company, wholly-or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, as amended, and posted on any of the following pages of such officer’s internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal or State law and excludes the Professional and each of its parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Professional understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Professional and exists to make a profit.

Section 19. Prohibition on Contracts with Companies in China, Iran, North Korea, or Russia. If the Professional is granted direct or remote access to or control of critical infrastructure in the State of Texas under this Agreement, the Professional represents the following:

- (A) it is not owned by or the majority of stock or other ownership interest in the Professional is not held or controlled by:
 - i. individuals who are citizens of China, Iran, North Korea, Russia, or a country designated by the Governor of Texas as a threat to critical infrastructure under Section 2275.0103 of the Texas Government Code, as amended (“designated country”); or

- ii. a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or

(B) it is not headquartered in China, Iran, North Korea, Russia, or a designated country.

The foregoing representation is made solely to comply with Chapter 2275 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal or State law. As used in the foregoing verification, “critical infrastructure” means a communication infrastructure system, cybersecurity system, electric grid, hazardous waste treatment system, or water treatment facility. “Affiliate,” with respect to a company entering into an agreement in which the critical infrastructure is electric grid equipment, has the meaning assigned by the protocols of the independent organization certified under Section 39.151, Utilities Code, for the ERCOT power region.

Section 20. Prohibition on Contracts with Companies Boycotting Energy Companies. The Professional hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, to the extent this Agreement is a contract for goods or services, will not boycott energy companies during the term of this Agreement as described in Chapter 2276 of the Texas Government Code, as amended.

The foregoing verification is made solely to comply with Section 2276.002 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “boycott energy companies” has the meaning used in Section 809.001 of the Texas Government Code, as amended. The Professional understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Professional and exists to make a profit.

Section 21. Prohibition on Contracts with Companies that Discriminate Against Firearm and Ammunition Industries. The Professional hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and, to the extent this Agreement is a contract for goods or services, will not discriminate against a firearm entity or firearm trade association during the term of this Agreement as described in Chapter 2274 of the Texas Government Code, as amended.

The foregoing verification is made solely to comply with Section 2274.002 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning used in Section 2274.001(3) of the Texas Government Code, as amended. The Professional understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Professional and exists to make a profit.

Section 22. Texas Public Information Act. The Professional recognizes that NBU is subject to the disclosure requirements of the Texas Public Information Act (the “PIA”). As part of its

obligations within this Agreement, the Professional agrees, at no additional cost to NBU, to cooperate with NBU for any particular needs or obligations arising out of the NBU's obligations under the PIA. This acknowledgment and obligation are in addition to and complementary to the NBU's audit rights in Section 12(P).

This provision applies if the Agreement has a stated expenditure of at least \$1 million in public funds for the purchase of goods or services by NBU or results in the expenditure of at least \$1 million in public funds for the purchase of goods or services by NBU in a fiscal year of NBU.

The Professional must (1) preserve all contracting information related to the Agreement as provided by the records retention requirements applicable to NBU for the duration of the Agreement; (2) promptly provide to NBU any contracting information related to the Agreement that is in the custody or possession of the Professional on request of NBU; and (3) on completion of the Agreement, either:

- (i) provide at no cost to NBU all contracting information related to the Agreement that is in the custody or possession of the Professional; or
- (ii) preserve the contracting information related to the Agreement as provided by the records retention requirements applicable to NBU.

The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and the Professional agrees that the Agreement can be terminated if the Professional knowingly or intentionally fails to comply with a requirement of that subchapter.

Section 23. Electronic Signatures. Pursuant to Chapter 322 of the Texas Business and Commerce Code, as amended, the parties agree to the use of electronic signatures herein and that the use of an electronic signature, whether digital or encrypted, is intended to have the same force and effect as a manual signature. Electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or e-mail electronic signatures. Each party further agrees that if it agrees to conduct a transaction by electronic means in this Agreement, it may refuse to conduct other transactions by electronic means and that such right may not be waived by this Agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this the ___ day of _____, 2024.

NBU:
NEW BRAUNFELS UTILITIES,
a Texas municipally owned utility

By: _____
Name: Ryan Kelso
Title: Chief Executive Officer

PROFESSIONAL:
KIMLEY-HORN AND ASSOCIATES, INC.,
a North Carolina corporation authorized
to transact business in the State of Texas


By: 
Name: SEAN MASON
Title: VICE PRESIDENT

Exhibit A

Services

The Professional shall provide all labor, material, and equipment necessary to provide project management services, preliminary engineering phase services, preliminary design phase services, final design phase services, field services, permitting and coordination with stakeholders, bid phase services, and construction phase services for the Central Downtown to Morningside Pressure Zone Conversion Project (“Project”).

I. SUMMARY OF PROJECT SERVICES

A. Preliminary Engineering Report

As more fully described in Task 2, the Professional shall conduct preliminary engineering services at the start of the Project to develop an alignment for switching identified customers within the existing Central Downtown pressure zone (“PZ”) over to the Walnut PZ via the Morningside PZ. These preliminary engineering services shall include verifying existing water services in the area, evaluating impacts to the existing and planned PZ boundaries, assessing valve closure and flushing effects to the distribution system, and developing routing options for the water main. Preliminary engineering services shall include drafting routing exhibits and issuance of a preliminary engineering report evaluating the different options and resulting system impact.

B. Water Pipeline Design

1. The Project includes approximately 11,500 linear feet (“LF”) of new 12-inch diameter water transmission main pipeline to be installed by open cut and trenchless methods including all appurtenances, starting at the intersection of South I-35 Frontage Road and South Water Lane and ending at the intersection of South Mesquite Avenue and Old Marion Road.
2. The Project includes three (3) TxDOT highway crossings using trenchless construction:
 - a) approximately 360 LF of new 12-inch water main by trenchless methods starting from North I-35 Frontage Road across the highway to South I-35 Frontage Road near South Water Lane;
 - b) approximately 70 LF of new 12-inch water main by trenchless methods crossing north to south along South Business I-35/Elliot Knox Blvd; and
 - c) approximately 360 LF of new 12-inch water main by trenchless methods starting from South I-35 Frontage Rd across the highway to North I-35 Frontage Road near

South Mesquite Avenue.

C. Wastewater Pipeline Design

1. The Project includes approximately 700 LF of new 8-inch diameter wastewater pipeline to be installed by open-cut methods including manholes, starting at the intersection of South Mesquite Avenue and Elliot Knox Blvd to the intersection of South Mesquite Avenue and South I-35 Frontage Road.

II. SERVICES BY TASK

The Professional shall provide the following services in accordance with the tasks described herein, corresponding to the schedule set out in Table 1 below.

Task 1. Project Management

1. The Professional shall provide the following project management services described in this Section.
 - 1.1. SCHEDULE. The Professional shall develop a baseline design schedule for the Project and prepare updated design schedules for the Project on a monthly basis on or before the 25th day of each month, for NBU to monitor progress and identify design submittal dates. The Professional shall provide schedules to the NBU project manager (“Project Manager”) in PDF format via email.
 - 1.2. QUALITY CONTROL. The Professional shall develop a quality assurance/quality control (“QA/QC”) program for the Project, which shall be explained in detail via a written document and provided to NBU’s Project Manager via email within thirty (30) days of notice to proceed (“NTP”).
 - 1.3. PROGRESS REPORTS. The Professional shall provide NBU with electronic monthly Project progress reports and submit written invoices on or before the 25th day of each month for the previous month’s effort. The Professional shall provide progress reports to NBU’s Project Manager via email. Thirty (30) total progress reports are expected.
 - 1.4. MEETINGS AND AGENDAS/MINUTES. The Professional shall provide a meeting agenda one (1) day prior to meetings and provide a copy of the summary meeting minutes and action item log to NBU’s Project Manager within one (1) week after meetings, for the following meetings:
 - 1.4.1. Project kick-off meeting with NBU (one (1) meeting); and
 - 1.4.2. design review meetings (twelve (12) meetings).
 - 1.5. PROJECT CONTROLS. The Professional shall manage Project integration, scope, schedule, cost, quality, staff resources, sub-consultants, communications, risk analysis, and management, and procurements as NBU directs, including, but not limited to, the following:

- 1.5.1. assigning a senior advisor to oversee quality assurance;
 - 1.5.2. developing cost estimates using recent bid tabs from similar projects or vendor prices;
 - 1.5.3. using Microsoft Project or similar to manage the schedule; and
 - 1.5.4. coordinating communication with sub-consultants through emails and meetings.
- 1.6. DATA COLLECTION. The Professional shall request information from the following entities as outlined below:
- 1.6.1. NBU shall provide the Professional the following data and records information upon written request:
 - 1.6.1.1. record drawings and geographical information system (“GIS”) data for the water, wastewater, and electric system along the proposed Project route;
 - 1.6.1.2. design requirements, specifications, and water connection policy information, to include:
 - 1.6.1.2.1. standard water and wastewater pipeline sizes;
 - 1.6.1.2.2. water and wastewater pipeline material;
 - 1.6.1.2.3. water pipeline encasement and bedding;
 - 1.6.1.2.4. thrust blocking and mechanical joint restraint;
 - 1.6.1.2.5. preferred pressure reducing valves;
 - 1.6.1.2.6. spacing of fire hydrants, valves, air release valves, and other appurtenances; and
 - 1.6.1.2.7. horizontal tolerances between water pipeline and other utilities.
 - 1.6.1.3. assist the Professional in identifying and coordinating with other NBU capital improvement projects within the area that are currently under design or construction that may affect the completion of the Project.
 - 1.6.2. The Professional shall request the following information from TxDOT:
 - 1.6.2.1. available record drawings related to improvements within the Project area for completed improvement projects, including roadway, storm sewer, illumination, signage, traffic signals, and communication plans; and
 - 1.6.2.2. information for projects in progress and future projects planned by TXDOT.
 - 1.6.3. The Professional shall request the following information from the City of New Braunfels:
 - 1.6.3.1. available record drawings related to improvements within the Project area for completed improvement projects, including roadway, storm drain, illumination, signage, traffic signals, and communication plans; and
 - 1.6.3.2. projects in progress and future projects planned by the City of New Braunfels, including street restoration projects in the area of the planned alignment.
 - 1.6.4. The Professional shall prepare a data request letter for as-built information from CenterPoint, Atmos Energy, AT&T, and other telecommunication, fiber optic, and cable companies to request:
 - 1.6.4.1. size, horizontal, and vertical location of existing gas, telecommunication, and

fiber optic lines and appurtenances that are located within right of way (“ROW”) and easements of the proposed Project route; and

- 1.6.4.2. schedules and construction plans for gas infrastructure that is proposed to be installed or relocated within the ROW or easements of the proposed Project route.

Task 2. Preliminary Engineering Phase

2. Upon NBU providing NTP to the Professional, the Professional shall perform the preliminary engineering phase services described in Section I.A. of this Scope and this Section.
 - 2.1. MEETINGS. The Professional shall attend the following meetings and provide meeting agendas and summary meeting minutes to NBU for the following meetings in accordance with the requirements listed in Section 1.4:
 - 2.1.1. Project kick-off meeting with NBU (one (1) meeting);
 - 2.1.2. meeting with the City of New Braunfels (one (1) meeting);
 - 2.1.3. meeting with the City of New Braunfels Parks Department (one (1) meeting);
 - 2.1.4. meeting with TxDOT (one (1) meeting); and
 - 2.1.5. preliminary engineering report review meeting (one (1) meeting).
 - 2.2. WATER SERVICES AND PRESSURE ZONE IMPACTS. The Professional shall evaluate water service replacements, pressure zone boundary updates, and corresponding system valve impacts as a result of the proposed alignments, as described in this Section.
 - 2.2.1. The Professional shall quantify the amount of services requiring relocation based on the different alignments.
 - 2.2.2. The Professional shall perform one (1) preliminary site visit to gather Project information and verify GIS data of water services in the area.
 - 2.2.3. The Professional shall review the latest NBU Water Master Plan and coordinate with the authoring consultant on pressure zone boundary updates based on routing alternatives.
 - 2.2.4. The Professional shall determine which system valves need closing to successfully make the pressure zone transfer and make recommendations for hydrants or flushing locations.
 - 2.2.5. The requirements for deliverables in this Section 2.2 are more specifically described in Section 2.5.
 - 2.3. ALTERNATIVE ALIGNMENT EVALUATION. The Professional shall perform an alternative alignment evaluation for up to three (3) alignments for the water main, as described in this Section.
 - 2.3.1. The Professional shall use existing GIS and as-built information to determine locations of existing utilities within the Project survey boundary described by Figure 1.
 - 2.3.2. The Professional shall perform one (1) preliminary site visit to review the proposed alignments and constraints. The Professional shall summarize NBU’s comments

- from the site visit and submit this information via email to the NBU Project Manager within two (2) weeks of the site visit.
- 2.3.3. The Professional shall perform one (1) site visit with the NBU Project Manager to review the proposed alignments. The Professional shall summarize NBU's comments from the site visit and submit this information via email to the NBU Project Manager within two (2) weeks of the site visit.
 - 2.3.4. The Professional shall coordinate with appropriate stakeholders to gather all available information on the Project including NBU, the City of New Braunfels, and TxDOT.
 - 2.3.5. The Professional shall evaluate up to three (3) potential alignments and make a recommendation of the preferred alignment based on the following elements:
 - 2.3.5.1. probable construction cost;
 - 2.3.5.2. surface repair;
 - 2.3.5.3. constructability and construction type (open cut, trenchless);
 - 2.3.5.4. coordination, permitting, and stakeholders;
 - 2.3.5.5. non-utility obstructions;
 - 2.3.5.6. conflicts with other utilities;
 - 2.3.5.7. impacts to pressure zone boundaries;
 - 2.3.5.8. service line relocations;
 - 2.3.5.9. age of existing infrastructure;
 - 2.3.5.10. public impact; and
 - 2.3.5.11. Project schedule.
 - 2.3.6. The Professional shall produce exhibits showing the proposed and recommended water pipeline alignments, including approximate property boundaries, and significant routing features, such as trenchless construction, tree/landscaping impacts, obstructions, and other impacts identified during the routing process along the proposed alignments. The exhibit shall be in GIS or CAD with the data received from NBU. Upon receiving comments from NBU, the Professional shall revise the preliminary alignment exhibit to create a final alignment exhibit.
 - 2.3.7. The Professional shall provide a Class 4 opinion of probable construction cost ("OPCC") as specified by the Association for the Advancement of Cost Engineering for each alignment.
 - 2.3.8. The requirements for deliverables in this Section 2.3 are more specifically described in Section 2.5.
- 2.4. PRELIMINARY ENGINEERING REPORT ("PER"). The Professional shall prepare a PER that includes alignment recommendation, flushing locations, service relocations, PZ boundary, and describes the scope of the Project for final design, easement requirements, permitting, constructability, OPCC, and schedule. The PER shall include Project implementation, phasing, and packaging for all portions of the Project. The Professional shall submit a draft PER for NBU review and comment as well as a final PER

incorporating all NBU comments. The final PER shall be submitted to NBU within 30 days of receiving final NBU comments.

2.4.1. The PER shall include the following outline of sheets:

- 2.4.1.1. cover page;
- 2.4.1.2. Project overview and intent;
- 2.4.1.3. existing water system conditions;
- 2.4.1.4. Alignment 1:
 - 2.4.1.4.1. evaluation of route;
 - 2.4.1.4.2. PZ impacts and water service relocations; and
 - 2.4.1.4.3. valve closures and flushing locations.
- 2.4.1.5. Alignment 2:
 - 2.4.1.5.1. evaluation of route;
 - 2.4.1.5.2. PZ impacts and water service relocations; and
 - 2.4.1.5.3. valve closures and flushing locations.
- 2.4.1.6. Alignment 3:
 - 2.4.1.6.1. evaluation of route;
 - 2.4.1.6.2. PZ impacts and water service relocations; and
 - 2.4.1.6.3. valve closures and flushing locations.
- 2.4.1.7. comparison of alignments and recommendation;
- 2.4.1.8. Appendix A: Alignment A;
- 2.4.1.9. Appendix A1: Alignment A OPCC;
- 2.4.1.10. Appendix B: Alignment B;
- 2.4.1.11. Appendix B1: Alignment B OPCC;
- 2.4.1.12. Appendix C: Alignment C; and
- 2.4.1.13. Appendix C1: Alignment C OPCC.

2.5. DELIVERABLES. The Professional shall provide the following deliverables to NBU during the preliminary engineering phase timeframe described in Table 1:

- 2.5.1. PER with Alignment Exhibits and Class 4 OPCC – one (1) PDF electronic file of report and maps of up to three (3) potential pipeline alignments.

Task 3. Preliminary Design Phase

3. Upon NBU providing written approval of the PER to the Professional, the Professional shall perform the preliminary design phase services described below.

3.1. MEETINGS. The Professional shall provide meeting agendas and meeting minutes to NBU for the following meetings in accordance with the requirements listed in Section 1.4:

- 3.1.1. meeting with the City of New Braunfels (one (1) meeting);
- 3.1.2. meeting with the City of New Braunfels Parks Department (one (1) meeting);
- 3.1.3. meeting with TxDOT (one (1) meeting); and
- 3.1.4. 60% design review meeting (one (1) meeting).

3.2. 60% DESIGN DOCUMENTS

- 3.2.1. The Professional shall perform up to one (1) survey verification site visit.
- 3.2.2. The Professional shall perform a review of existing data, reports, mapping, and records from NBU. The Professional shall review documents associated with the Project.
- 3.2.3. The Professional shall prepare 60% design drawings including plan views and preliminary profiles of all proposed infrastructure within the Project survey boundary described in Figure 1. Construction plans shall be prepared on 22"x34" size sheets and in PDF format and shall consist of the following:
 - 3.2.3.1. cover sheet;
 - 3.2.3.2. general notes;
 - 3.2.3.3. Project control and layout;
 - 3.2.3.4. Project sequencing sheet;
 - 3.2.3.5. contractor staging plan and easement summary (two (2) sheets);
 - 3.2.3.6. overall water map with isolation valves and flushing locations (one (1) sheet);
 - 3.2.3.7. water plan and profiles sheets at 1" = 40' (twelve (12) sheets);
 - 3.2.3.8. water service relocations and flushing locations at 1" = 40' (three (3) sheets);
 - 3.2.3.9. pressure reducing valve vault plan at 1" = 5' (one (1) sheet);
 - 3.2.3.10. water details needed for the Project (five (5) sheets);
 - 3.2.3.11. wastewater plan and profiles sheets at 1" = 40' (one (1) sheet)
 - 3.2.3.12. wastewater details needed for the Project (one (1) sheet)
 - 3.2.3.13. erosion control plans (six (6) sheets);
 - 3.2.3.14. erosion control details (two (2) sheets); and
 - 3.2.3.15. standard traffic control details (three (3) sheets).
- 3.2.4. The Professional shall prepare a Class 3 OPCC based on 60% design drawings.
- 3.3. DELIVERABLES. The Professional shall provide the following deliverables to NBU during the preliminary design phase timeframe described in Table 1:
 - 3.3.1. 60% design drawings – one (1) PDF electronic file; and
 - 3.3.2. Class 3 OPCC based on 60% design – one (1) PDF electronic file.

Task 4. Final Design Phase

- 4. Upon NBU's written approval of the preliminary design documents, the Professional shall perform the final design phase services described in this Section.
 - 4.1. MEETINGS. The Professional shall attend the following meetings and provide meeting agendas and meeting minutes to NBU for the following meetings in accordance with the requirements listed in Section 1.4:
 - 4.1.1. monthly design meetings (six (6) meetings); and
 - 4.1.2. 90% design review meeting (one (1) meeting).
 - 4.2. 90% DESIGN DOCUMENTS. The Professional shall prepare 90% plans, specifications, and OPCC based on decisions made in the preliminary design phase. Construction plans shall be prepared on 22"x34" size sheets and in PDF format and shall consist of the

following:

- 4.2.1. cover sheet;
 - 4.2.2. general notes;
 - 4.2.3. Project control and layout;
 - 4.2.4. Project sequencing sheet;
 - 4.2.5. contractor staging plan and easement summary (two (2) sheets);
 - 4.2.6. paving repair sheets (three (3) sheets);
 - 4.2.7. over water map with isolation valves and flushing locations (one (1) sheet);
 - 4.2.8. water plan and profiles sheets at 1" = 40' (twelve (12) sheets);
 - 4.2.9. water service relocations and flushing locations at 1" = 40' (three (3) sheets);
 - 4.2.10. pressure reducing valve vault plan at 1" = 5' (one (1) sheet);
 - 4.2.11. water details needed for the Project (five (5) sheets);
 - 4.2.12. wastewater plan and profiles sheets at 1" = 40' (one (1) sheet)
 - 4.2.13. wastewater details needed for the Project (one (1) sheet)
 - 4.2.14. erosion control plans (six (6) sheets);
 - 4.2.15. erosion control details (two (2) sheets); and
 - 4.2.16. standard traffic control details (three (3) sheets).
- 4.3. 100% (FINAL) DESIGN DOCUMENTS. Upon NBU's written approval of 90% design documents, the Professional shall prepare 100% plans, specifications, and OPCC. 100% design documents shall include:
- 4.3.1. final signed and sealed set of construction drawings and specifications based on decisions made in the 90% design phase. NBU shall provide the Professional easement requirements for each parcel via email to incorporate into the plans;
 - 4.3.2. Project files to include .dwg file;
 - 4.3.3. preparation of the bid form; and
 - 4.3.4. Class 1 OPCC based on 100% design documents.
- 4.4. DELIVERABLES. The Professional shall provide the following deliverables to NBU:
- 4.4.1. 90% design drawings and specifications – one (1) PDF electronic file and one (1) PDF electronic file of a Class 1 OPCC to be provided to NBU during the 90% final design phase timeframe described in Table 1; and
 - 4.4.2. 100% final design drawings and specifications - one (1) PDF electronic file and one (1) PDF electronic file of a Class 1 OPCC to be provided to NBU during the 100% final design phase timeframe described in Table 1.

Task 5. Field Services

5. The Professional shall perform the field services described below.
 - 5.1. TOPOGRAPHIC SURVEY. The Professional shall prepare a topographic, utility, and boundary survey as described below.
 - 5.1.1. The Professional shall tie in all existing surface topographic features and structures within the survey limits shown in Figure 1, which shall include, but not be limited

to: tops of curbs, edges of pavement, pavement materials, driveways, sidewalks, retaining walls, drainage structures (top, edges, and flow line), channels, and drainage ways (tops, toes, and flow line), manholes (rim, flow lines and diameters of pipes, type of material and photographs of the inside of manholes and drainage structures), including the same survey data for upstream and downstream manholes and structures that are outside of the survey limits for all gravity wastewater and drainage lines within the survey limits, and visible valves, meters, clean-outs, slabs, utility signs, utility poles and structures, fences, landscaping features, shrubbery, trees (including the approximate drip-line), tree canopies, buildings (edges within the survey limits) mailboxes, etc. The Professional shall tag and tabulate trees by size and specific species in compliance with the City of New Braunfels Tree Preservation Ordinance as defined in the City of New Braunfels Zoning Ordinance Chapter 5.3-5i. The survey limits shall extend approximately 100 feet on intersecting streets. The Professional shall provide sufficient ground shots to create one (1) foot contours for the Project.

- 5.1.2. The Professional shall conduct a utility survey and locate existing utilities within the Project survey boundary in Figure 1. The Professional shall contact all utility service providers by calling Texas 811 and NBU to coordinate flagging of existing franchise utilities. The Professional shall request drawings of existing agency and municipally owned utilities and shall include locations of these utilities in the survey. The Professional shall tie in the locations of the existing utilities on the survey. The Professional shall bear all costs for the services associated with utility locates.
 - 5.1.3. The Professional shall locate up to fifteen (15) geotechnical borings and tie them into the Project survey.
 - 5.1.4. The Professional shall set and install control points and/or benchmarks as required for the survey work (minimum 1-foot intervals). The Professional shall provide horizontal and vertical coordinates of the benchmarks in the required coordinate system and datum and show the benchmarks on the survey drawing.
 - 5.1.5. NBU shall coordinate right of entry (“ROE”). NBU shall contact private property owners to ascertain permission to enter and perform field services within private properties. NBU shall coordinate with the Professional to provide the acquired ROE before field services begin.
 - 5.1.6. The Professional shall research and review adjoining plats and deeds along the survey corridor. The Professional shall locate property corners and identify existing ROW along the survey corridor based on found monuments and record documents.
- 5.2. EASEMENT ACQUISITION COORDINATION. The Professional shall coordinate and provide support to NBU and/or NBU hired consultant to obtain easements for up to twenty-five (25) parcels. The Professional shall provide the following easement acquisition coordination support services:

- 5.2.1. attend up to ten (10) total meetings with NBU, the hired consultant, and/or the property owner;
 - 5.2.2. provide digital linework (CAD files) with boundaries for temporary and permanent construction easements for up to twenty-five (25) properties to the surveyor;
 - 5.2.3. provide property owner easement exhibits with aerial overlay for up to twenty-five (25) parcels; and
 - 5.2.4. coordinate with NBU Real Estate Services on property owner easements and exhibit updates.
- 5.3. EASEMENT DOCUMENTS. The Professional shall prepare a metes and bounds description and exhibits for required easements for the Project for up to twenty-five (25) parcels based on the following criteria:
- 5.3.1. The Professional shall perform deed, plat, and courthouse record research, request title reports, and obtain copies of deeds and easement documents;
 - 5.3.2. The Professional shall survey property corners, fences, and appurtenant property evidence;
 - 5.3.3. Easements shall consist of a permanent easement and a temporary construction easement. There shall be a separate document for permanent easements and temporary easements for each parcel. Easements shall be signed and sealed by a registered professional land surveyor, currently registered in the State of Texas. Each easement shall have attached to it a copy of the corresponding deed for that property and a closure computation sheet for the easement tract. A draft copy of the easement shall be submitted for review by the Professional to NBU. The Professional shall incorporate comments as appropriate and submit one final copy of the easement and deed to NBU. Each draft metes and bounds exhibit shall be revised up to one (1) time per NBU's review;
 - 5.3.4. The exhibit plat and legal description will meet all rules of the Texas Board of Professional Land Surveying and the Professional Land Surveying Practices Act and the Manual of Practice for Land Surveying in the State of Texas as published by the Texas Society of Professional Surveyors and utilizing the latest version;
 - 5.3.5. Legal descriptions shall include sufficient information to identify the location, boundaries, monumentation, and area of the described tract, as well as its relationship to the parent tract out of which it is surveyed. Each legal description shall be accompanied by an exhibit plat that depicts the worded description. Legal descriptions and exhibit plats shall be reproduced on 8.5" x 14" size paper. All documents provided by the Professional must be legible. The exhibit plat or legal description should be able to stand alone; and
 - 5.3.6. The Professional shall perform one (1) staking of final easement boundaries.
- 5.4. SUBSURFACE UTILITY ENGINEERING. The Professional shall perform subsurface utility engineering ("SUE") as described below.
- 5.4.1. The Professional shall perform SUE "Quality Level A" as defined by the American

Society for Civil Engineers, for up to ten (10) pothole locations. Level A includes physically locating the actual utility – often by ‘potholing.’ Once the utility is potholed, it is located horizontally and vertically by survey measurements. This location is typically to the top of pipe, which will be noted on the drawing.

- 5.4.1.1. The Professional shall provide coordination for all utility locates/clearance and permitting required to conduct SUE potholes.
 - 5.4.2. The Professional shall provide SUE “Quality Level B” as defined by the American Society for Civil Engineers, for utility locates at roadway crossings and intersections. Level B includes two-dimensional horizontal information obtained through the application and interpretation of non-destructive surface geophysical methods providing horizontal positioning of subsurface utilities to within approximately one (1) foot.
 - 5.4.3. The Professional shall provide SUE “Quality Level C” as defined by the American Society for Civil Engineers, for utility locates along the entire alignment of the pipeline. Level C involves surveying visible utility facilities (e.g., manholes, valve boxes, etc.) and correlating this information with existing utility records.
 - 5.4.4. The Professional shall provide SUE “Quality Level D” as defined by the American Society for Civil Engineers, for utility locates along the entire alignment of the pipeline. Level D includes investigation solely from existing utility records or verbal recollections.
- 5.5. GEOTECHNICAL DATA REPORT. The Professional shall conduct a geotechnical investigation to complete a Geotechnical Data Report (“GDR”) for the Project as described below.
- 5.5.1. The Professional shall perform a geotechnical analysis of the proposed water line alignment to determine subsurface conditions and make recommendations regarding embedment, backfill, and excavation parameters. The recommendations for embedment and backfill shall be in accordance with NBU standards for backfill and embedment. The geotechnical analysis shall include the following:
 - 5.5.1.1. subsurface exploration including up to nine (9) sample bores at various locations and depths along the proposed line, including bores on each side of the following location: Interstate Highway 35;
 - 5.5.1.2. laboratory tests for classification purposes and strength characteristics;
 - 5.5.1.3. soil and groundwater conditions for open cut and proposed trenchless crossing locations; and
 - 5.5.1.4. a geotechnical report that presents the results of the field and laboratory data, as well as analysis and recommendations. The geotechnical report shall be provided to NBU’s Project Manager via email within six (6) weeks of the conclusion of Task 3.
- 5.6. DELIVERABLES. The Professional shall provide the following deliverables to NBU:
- 5.6.1. one (1) PDF electronic file of signed and sealed metes and bounds for each

property, up to twenty-five (25) properties, during the preliminary design phase timeframe described in Table 1; and

- 5.6.2. Geotechnical Data Report – one (1) PDF electronic file according to the timeframe described in Section 5.5.1.4.

Task 6. Permitting & Stakeholders

- 6. The Professional shall coordinate with the following stakeholders/agencies as described in this Section.
 - 6.1. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (“TCEQ”). The Professional shall prepare and submit permit applications to TCEQ for approval of all design documents. The permit applications include the following:
 - 6.1.1. approval letter for water lines.
 - 6.2. CITY OF NEW BRAUNFELS. The Professional shall prepare and submit permit applications to the City of New Braunfels to obtain permits for:
 - 6.2.1. Public Infrastructure (PI) permit.
 - 6.3. TEXAS DEPARTMENT OF TRANSPORTATION (“TxDOT”). The Professional shall prepare and submit a permit application for all work within TxDOT ROW including:
 - 6.3.1. up to three (3) Right of Way Utility and Leasing Information System (RULIS) permits.
 - 6.4. DELIVERABLES. The Professional shall provide the following deliverables to NBU during the 100% final design phase timeframe described in Table 1:
 - 6.4.1. TCEQ permit/ approval letter described in Section 6.1.1 – one (1) PDF electronic copy;
 - 6.4.2. City of New Braunfels permit described in Section 6.2.1 – one (1) PDF electronic copy; and
 - 6.4.3. TxDOT RULIS permit/approval letter described in Section 6.3.1 – up to three (3) PDF electronic copies.

Task 7. Bid Phase Services

- 7. Upon completion of the final design, the Professional shall proceed with the bid phase services described in this Section.
 - 7.1. PREBID CONFERENCE. The Professional shall attend a pre-bid conference to be administered by NBU. The Professional shall assist NBU with preparation of agenda, provide NBU with meeting notes, and coordinate conference responses with NBU. The Professional shall provide NBU with written responses to issues identified at the pre-bid conference and shall be in the form of addenda issued after the conference and prior to bid opening.
 - 7.2. INTERPRET BID DOCUMENTS. The Professional shall assist NBU with responding to questions and interpreting bid documents and prepare up to three (3) addenda to the bid

documents if necessary.

- 7.3. **BID EVALUATION.** The Professional shall attend a bid opening conference if administered by NBU. The Professional shall assist NBU in the opening and analyzing of the bids received for the Project, including researching contractor qualifications and references. The Professional shall recommend award of contract or other actions, as appropriate, to be taken by NBU in the form of a letter of recommendation as specified in Section 7.5.2.
- 7.4. **CONFORMED CONSTRUCTION DOCUMENTS.** The Professional shall conform the construction documents by incorporating all addenda items into the plans and specifications.
- 7.5. **DELIVERABLES.** The Professional shall deliver the following:
 - 7.5.1. up to three (3) addenda between advertisement and bid opening - one (1) PDF electronic copy of each addenda to NBU and bidders;
 - 7.5.2. a letter of recommendation provided within (14) days after the bid opening - one (1) PDF electronic copy to NBU; and
 - 7.5.3. conformed construction documents provided prior to construction NTP - one (1) PDF electronic copy to NBU.

Task 8. Construction Phase Services

8. Upon completion of the bid phase services, the Professional shall proceed with construction phase administration services. The Professional shall provide general construction contract administration services as described in this Section.
 - 8.1. **MEETINGS AND SITE VISITS.** The Professional shall attend the following meetings and provide the following services for meetings and site visits:
 - 8.1.1. assist NBU in conducting a pre-construction conference with the construction contractor and prepare agenda, prepare and provide NBU with meeting notes and coordinate conference responses with NBU;
 - 8.1.2. conduct one construction document control workshop for the contractor;
 - 8.1.3. attend up to a total of twelve (12) virtual bi-weekly or monthly construction progress meetings. The Professional shall prepare agenda, record, and distribute meeting minutes to NBU and the contractor in accordance with the requirements listed in Section 1.4;
 - 8.1.4. attend up to a total of twelve (12) in-person bi-weekly or monthly construction progress meetings with a site visit. The Professional shall prepare agenda, record, and distribute meeting minutes to NBU and the contractor in accordance with the requirements listed in Section 1.4;
 - 8.1.5. attend up to a total of six (6) site visits during construction of the Project to observe the progress and the quality of work and to determine if the work is proceeding in accordance with the contract documents. The Professional shall prepare and provide NBU with electronic observation reports for each site visit and notify NBU

of any non-conforming work performed by the contractor observed on the site visits. The requirements for deliverables in Section 8.1.5 are more specifically described in Section 8.7;

- 8.1.6. conduct, with NBU's representatives, two (2) substantial completion inspections and punch list reviews of the Project for conformance with the design concept of the Project and compliance with the construction contract documents. The Professional shall prepare a list of deficiencies to be corrected by the contractors before recommendation of final payment; and
- 8.1.7. conduct one (1) final completion inspection of the Project for conformance with the design concept of the Project and compliance with the construction contract documents. The Professional shall prepare final completion reports and make recommendation of final payment;
- 8.2. SUBMITTAL MANAGEMENT. The Professional shall use FNiManager, a document management system for construction documents. The Professional shall monitor the processing of contractor's submittals (shop drawings, requests for information, schedules, certified test reports, etc.), provide for filing and retrieval of Project documentation, and verify that the contractor is sending and processing submittals in accordance with the schedules. The Professional shall produce monthly reports and submit to NBU indicating the status of all submittals in the review process
 - 8.2.1. SUBMITTAL REVIEW. The Professional shall review all contractor submittals for compliance with the design concepts to include the following:
 - 8.2.1.1. shop drawings (up to twenty (20));
 - 8.2.1.2. contractor survey verification data (up to twelve (12));
 - 8.2.1.3. requests for information (up to six (6));
 - 8.2.1.4. schedules (up to twelve (12));
 - 8.2.1.5. certified test reports (up to four (4)); and
 - 8.2.1.6. operation and maintenance manuals (up to two (2)).
- 8.3. CHANGE ORDERS. The Professional shall manage the field/change order documents, requests for proposals, and contractor claim process for the Project as described in this Section.
 - 8.3.1. The Professional shall establish procedures and document construction changes required to implement modifications to the Project.
 - 8.3.2. The Professional shall process contract modifications and negotiate with the contractor at NBU's direction to determine the cost and time impacts of these changes.
 - 8.3.3. The Professional shall prepare field/change order documentation for up to six (6) field orders for minor alterations and up to two (2) change orders.
 - 8.3.4. The Professional shall evaluate notices of contractor claims and make initial recommendations to NBU on the merit and value of the claim based on information submitted by the contractor or available Project documentation. The Professional

shall negotiate a settlement value with the contractor at NBU's direction.

- 8.4. INTERPRET DRAWINGS AND SPECIFICATIONS. The Professional shall interpret the drawings and specifications for NBU and contractor during the course of construction per the schedule assumed herein.
- 8.5. PAY ESTIMATES. The Professional shall review and comment on monthly and final estimates for payment to the contractor pursuant to the general conditions of the construction contract during the course of the construction of the Project per the schedule assumed herein. Twelve (12) pay estimate reviews are expected.
- 8.6. CLOSE-OUT DOCUMENTS
 - 8.6.1. RECORD DRAWINGS. The Professional shall prepare the record drawings based on the revised redline construction drawings and information furnished by the construction contractor reflecting changes in the Project made during construction. The Professional shall prepare one (1) set of record drawings at the completion of the Project and submit to NBU via email within sixty (60) days of final completion.
 - 8.6.2. NBU CAD RECORD DRAWINGS: The Professional shall prepare the record drawing CAD deliverables as outlined in the NBU Water and Wastewater Record Drawing/CAD/GPS Deliverables Submission Standards and Requirements document.
 - 8.6.3. The Professional shall prepare individual addition and retirement sheets for each piece of above-ground equipment, and one sheet each for below-ground water and/or wastewater piping. The Professional shall provide up to a total of (10) addition and retirement sheets within thirty (30) days after substantial completion by the contractor. Information on each sheet includes, but is not limited to, the following:
 - 8.6.3.1. equipment identification;
 - 8.6.3.2. location;
 - 8.6.3.3. network structure;
 - 8.6.3.4. warranty date;
 - 8.6.3.5. manufacturer;
 - 8.6.3.6. model;
 - 8.6.3.7. serial number;
 - 8.6.3.8. rated flow (if applicable); and
 - 8.6.3.9. diameter (if applicable).
- 8.7. DELIVERABLES. The Professional shall provide the following deliverables to NBU:
 - 8.7.1. one (1) Project site visit memo per site visit, which must be submitted (i) in PDF format; (ii) on FNI Manager; and (iii) no later than three (3) days after each site visit;
 - 8.7.2. responses to contractor submittals, requests for information, and other documents within fourteen (14) days of receipt;

- 8.7.3. one (1) PDF electronic copy and one (1) georeferenced .dwg file of record drawings in accordance with NBU standards, with features adjusted to the location of GPS points collected in the field by the contractor and provided to NBU within sixty (60) days of receipt of record drawings from the contractor or final completion; and
- 8.7.4. one (1) PDF electronic copy of addition and retirement sheets as described in section 8.6.3.

SUPPLEMENTAL SERVICES

Pursuant to Section 4(B) of this Agreement, the Professional shall seek prior written approval from NBU before commencing work on any Supplemental Services described in this Section. If NBU requests the Professional to perform the Supplemental Services, NBU and the Professional shall execute a supplemental services agreement or contract amendment, as appropriate, detailing the Supplemental Services to be performed and the completion date. The Supplemental Services shall only include Project specific professional engineering services contemplated by Chapter 2254 of the Texas Government Code. The Professional acknowledges the contract duration shall not increase as result of engaging the Supplemental Services unless noted in the supplemental services agreement or contract amendment, as appropriate.

TIME OF COMPLETION

The Professional is authorized to commence work on the Services upon execution of this Agreement and agrees to complete these Services in accordance with the schedule in Table 1.

Table 1

Project Milestones	Start Date	End Date
Notice to Proceed	9/16/24	
Preliminary Engineering Phase	9/16/24	12/13/24
Preliminary Design Phase	12/14/24	3/27/25
90% Final Design Phase	3/28/25	6/30/25
100% Final Design Phase	7/1/25	10/1/25
Bid Phase	10/2/25	2/2/26
Construction Phase	4/1/26	3/31/27

Exhibit B

Compensation

NBU agrees to pay the Professional for the Services and the Supplemental Services rendered under this Agreement in accordance with the tables below and made part of this Agreement.

Services

NBU agrees to pay the Professional for the Services during the term of this Agreement in an amount not to exceed \$1,021,000 as further described in the table below and made a part of this Agreement.

Task	Cost
Task 1: Project Management	\$89,000
Task 2: Preliminary Engineering Phase	\$112,000
Task 3: Preliminary Design Phase	\$133,000
Task 4: Final Design Phase	\$129,000
Task 5: Field Services	\$377,000
Task 6: Permitting & Stakeholders	\$38,000
Task 7: Bid Phase	\$18,000
Task 8: Construction Phase	\$125,000
Total	\$1,021,000

Supplemental Services

NBU shall pay the Professional for the Supplemental Services performed throughout the term of this Agreement in an amount not to exceed \$100,000; provided, however, that NBU must provide written approval in the form of a supplemental agreement or contract amendment, as appropriate, prior to the Professional performing the Supplemental Services.

