PROFESSIONAL SERVICES AGREEMENT

The City of Stephenville, Texas (the "City"), hereby engages IEA, Inc. (the "Consultant"), to perform professional services in connection with drainage design (the "Project").

1. PROJECT. The Project is described as follows:

Develop plans for the construction of new drainage inlets, culverts, and channels between Riverside Drive and SH 108 in Stephenville, TX. Project location and concept design of drainage improvements is included as Attachment "B".

2. SCOPE OF SERVICES.

Task 01. Data Collection & Coordination

- a. 2 Meetings and Coordination with City and Stakeholders (assume 1-hr/ea)
- b. Obtain and Review Freese and Nichols Hydraulic Study

Task 02. Construction Documents

- a. Preliminary Construction Design Plans (60%) for the Construction of new drainage structures to carry runoff from the North side of Riverside Dr to the outfall East of SH 108 as shown in Attachment B. Preliminary construction documents are provided for plans viable review by the City and contractor pricing.
- b. Final Design Plans for the Construction of new drainage structures to carry runoff from the North side of Riverside Dr to the outfall East of SH 108 as shown in Attachment B. Plans include construction quantities, plan and profile sheets for all culverts and channels, necessary details and relevant TxDOT Standards.
- c. Specifications (TxDOT/ADS) & Revised Opinion of Probable Cost (OPC)

Task 03. Topographic Survey (To be provided by Subconsultant)

- a. Topographic Survey of Site (25' foot grid of entire project area, with priority areas at inlet and headwall locations at 10' grid), TBM's and PDF and CAD deliverables.
- b. Coordination with subconsultant to send/receive project deliverables.

3. EXCEPTIONS/LIMITATIONS/SERVICES NOT INCLUDED IN THIS CONTRACT:

- A. Utility Conflict Matrix
- B. Adverse Impacts Analysis
- C. Construction Phase Services
- D. Environmental Evaluation or Permitting Services
- E. LOMR/CLOMR Floodplain Services
- F. Tree Mitigation Plan or Lanscaping Plan
- G. Subsurface Utility Engineering

- H. Construction Inspection Services
- I. Traffic Control Plan & Phasing
- 4. COMPENSATION. The total fee for services provided under this Agreement shall not exceed fifty-three thousand five hundred eighty-six dollars and ninety-nine cents (\$53,586.99), in accordance with Attachment "C.". Invoicing for this project will be done Lump Sum at the completion of each Task noted in the Table of Deliverables

Invoices shall be submitted by cover letter from the Consultant project representative. The letter shall certify that the invoice properly represents work actually done. The City reserves the right to request additional justification prior to payment of any invoice. If satisfactory justification is not received, the City reserves the right to amend the invoice or to refuse to make payment without incurring penalty or interest. Invoices shall be based on percentage of work completed per identifiable unit of work. The City agrees to make prompt payments for all approved invoices and agrees to pay interest at the rate approved by law for approved invoices not paid within 30 days from the date of approval.

- 5. INSURANCE. The Consultant agrees to maintain insurance throughout the term of the contract, in accordance with Attachment "A." All Certificates of Insurance shall be kept current and shall be forwarded to the Purchasing Division of the City by cover letter from the Consultant. Insurance certificate must be received and approved prior to commencement of work. The Consultant shall also review and forward certificates covering sub-consultants.
- 6. REUSE OF DOCUMENTS. All documents, including drawings and specifications prepared by the Consultant pursuant to this Agreement, are instruments of service in respect of the Project. They are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by the Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to the Consultant from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting there from. Any such verification or adaptation will entitle the Consultant to further compensation at rates to be agreed upon the City and the Consultant.
- 7. OWNERSHIP OF DOCUMENTS. Original documents, plans, designs, reports, and survey notes developed in connection with services performed hereunder belong to, and remain the property of the City, in consideration of which it is mutually agreed that the City will use them solely in connection with the Project, save with the express consent of the Consultant. The Consultant shall retain reproducible copies or electronic files of such documents for at least five (5) years and shall furnish copies to the City for reimbursable costs, if so requested.
- 8. THE CONSULTANT AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, TO THE EXTENT THAT SUCH DAMAGE IS CAUSED BY OR RESULTS FROM AN ACT OF NEGLIGENCE, INTENTIONAL

TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY CONSULTANT OR ITS AGENT, CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE CONSULTANT EXERCISES CONTROL, WITHOUT WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE DUTY TO DEFEND SHALL NOT APPLY IN THE CASE OF A CLAIM BASED WHOLLY OR PARTLY ON THE NEGLIGENCE OF. FAULT OF, OR BREACH OF CONTRACT BY THE CITY, ITS AGENTS OR EMPLOYEES, OR OTHER ENTITY (EXCLUDING THE CONSULTANT OR ITS AGENT, EMPLOYEE, OR SUBCONSULTANT) OVER WHICH THE CITY EXERCISES CONTROL, IN WHICH INSTANCE THE CITY'S REASONABLE ATTORNEY'S FEES SHALL BE REIMBURSED BY CONSULTANT IN PROPORTION TO THE CONSULTANT'S LIABILITY. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

- 9. TIME OF COMPLETION. A project schedule, shown in Attachment "D" is hereby included in this Professional Services Agreement by reference. The Consultant agrees to perform the services in accordance with the schedule, to the extent over which the Consultant has control.
- **10. TERMINATION.** This Agreement may be terminated without cause at any time prior to completion of the Consultant's services by the City, or by the Consultant with cause, upon seven days written notice to the City at the address of record. Termination shall release each party from all obligations of this Agreement, except those outlined in Paragraphs 5, 6 and 7 above. Upon notice of termination, the Consultant shall prepare and submit to City a final invoice within 15 days.
- and keep from release any documents marked "proprietary" or information not generally available to the public. However, the City will, if required, comply with all requirements of the Texas Public Information Act with regard to any documents in its possession at the time of a request made under that Act.
- 12. INDEPENDENT CONTRACTOR. Consultant shall be considered an independent contractor and not an agent, servant, employee, or representative of the City in the performance of the work and Services. No term or provision herein or act of the City shall be construed as changing that status.
- **13. ADVERTISING.** Consultant shall not advertise or publish, without the City's prior consent, the fact that the Consultant has entered into this Agreement, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.
- 14. NOTICE. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service,

Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the address thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Consultant, to: IEA, Inc.

Attn: Shakeel Ahmed 18383 Preston Road, #500

Dallas, Texas 75252

If to City, to: City of Stephenville

Attn: Nick Williams, Director of Public

Works

298 West Washington Street Stephenville, Texas 76401

- **15. GOVERNING LAW AND VENUE.** This Agreement is governed by the laws of the State of Texas. Exclusive venue for any dispute arising out of this Agreement is in Erath County, Texas.
- **16. GOVERNMENTAL IMMUNITY.** Unless otherwise required under the law, the Parties agree that the City has not waived its governmental immunity by entering into and performing their obligations under this Agreement.
- **17. ARBITRATION.** In the event of a dispute which may arise under this Agreement, the City does not agree to arbitration.
- **18. COMPLIANCE WITH LAWS.** The Consultant shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws.
- 19. PROTECTION OF RESIDENT WORKERS. The City of Stephenville actively supports the Immigration and Nationality Act (INA) which includes provisions addressing employment eligibility, employment verification, and nondiscrimination. Under the INA, employers may hire only persons who may legally work in the United States (i.e., citizens and nationals of the U.S.) and aliens authorized to work in the U.S. The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the Employment Eligibility Verification Form (I-9). The Consultant shall establish appropriate procedures and controls so no services under the Contract Documents will be performed by any worker who is not legally eligible to perform such services or employment. The City reserves the right to audit consultant's employment records to verify the existence of a completed Employment Eligibility Verification Form (1-9) for every worker performing services under the Contract Documents. The audit will be at the City's expense.
- 20. IMMIGRATION REFORM AND CONTROL ACT (8 U.S.C. §1324a). The City of Stephenville supports the Immigration Reform and Control Act (IRCA) which is a comprehensive scheme prohibiting the employment of unauthorized aliens in the United States. The Consultant shall submit a declaration signed under penalty of perjury of the laws of the State of Texas stating that it has not been found in violation of IRCA by the United States Attorney General or Secretary of Homeland Security in the preceding five (5) years. The Consultant shall ensure that its Subcontractors submit a declaration signed under penalty of perjury of the laws of the State of Texas stating that they have not been found in violation

- of IRCA by the United States Attorney General or Secretary of Homeland Security in the preceding five (5) years. The Consultant and its Subcontractors shall at all times during the term of the contract with the City comply with the requirements of IRCA and shall notify the City within fifteen (15) working days of receiving notice of a violation of IRCA. The City may terminate a contract with the Consultant if the City determines that (a) the Consultant or its Subcontractors have been untruthful regarding IRCA violations in the preceding five (5) years; (b) if the Consultant fails to ensure that its Subcontractors submit the aforementioned declaration; or (c) the Consultant or its Subcontractors fail to timely notify the City of an IRCA violation.
- 21. ADA COMPLIANCE. All goods and services provided to the City must be compliant with the Americans with Disabilities Act ("ADA") and all regulations promulgated pursuant to the ADA. Consultant will be required to certify compliance, if applicable.
- 22. SUCCESSORS AND ASSIGNS; ASSIGNMENT. The City and Consultant each binds itself and its partners, successors, executors, administrators and assigns to the other party of this Agreement and to partners, successors, executors, administrators and assigns of each other in party in respect to all covenants of this Agreement. Neither the City nor the Consultant shall assign, sublet or transfer its interest in this Agreement without the written consent of the other, and assignment without such consent shall be void. Nothing herein shall be construed as giving any right or benefits hereunder to anyone other than the City and the Consultant.
- **23. REPRESENTATIONS.** Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.
- **24. MISCELLANEOUS DRAFTING PROVISIONS.** This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.
- FORCE MAJEURE. If by reason of Force Majeure, the Consultant shall be rendered unable 25. wholly or in part to carry out its obligations under this Agreement then the Consultant shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the Consultant, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term Force Majeure as employed herein, shall mean any contingency or cause beyond the reasonable control of the Consultant created by acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, governmental or de facto governmental action including, but not limited to, government actions pertaining to the determination of flood zones or FEMA actions (unless caused by acts or omissions of the Consultant), fire, explosion or flood, strikes; provided, however, that (a) the event giving rise to Force Majeure was not caused by the act or omission of the Consultant and makes the performance of any obligation created under this Agreement illegal or impossible; and (b) the Consultant gives reasonable notice of the event giving rise to Force Majeure and exercises all reasonable diligence to remove the cause of Force Majeure.

26. DISCLOSURE. Pursuant to Chapter 176 of the Texas Local Government Code, a person or agent of a person who contracts or seeks to contract with the City of Stephenville must complete a conflict of interest questionnaire if the person or agent has an affiliation or business relationship that might cause a conflict of interest with the City. The conflict of interest questionnaire, which is available online at ethics.state.tx.us, must be filed with the City Secretary of the City of Stephenville no later than the seventh business day after the person or agent begins contract discussions or negotiations with the City of Stephenville or submits to the City of Stephenville an application, response to a request for proposal or bid, correspondence, or another writing related to a potential agreement with the City of Stephenville. An updated conflict of interest questionnaire must be filed in accordance with Chapter 176 of the Local Government Code.

Said person should consult with legal counsel if they have questions regarding its compliance with the requirements of Chapter 176. It is the responsibility of each person or agent who is contracting or seeking to contract with the City of Stephenville to comply with the filing requirements of Chapter 176.

- 27. TEXAS GOVERNMENT CODE CHAPTER 2252. Pursuant to Texas Government Code Chapter 2252, Subchapter F, Consultant affirms, by entering into this Agreement, that is it not identified on a list created by the Texas Comptroller of Public Accounts as a company known to have contracts with or provide supplies or services to Iran, Sudan, or a foreign terrorist organization.
- 28. TEXAS GOVERNMENT CODE CHAPTER 2271. Pursuant to Texas Government Code Chapter 2271, Consultant affirms that execution of this Agreement serves as written verification that Consultant: (1) does not boycott Israel, as defined by Texas Government Code Section 808.00 I; and (2) will not boycott Israel during the term of the Agreement. This section shall not apply if Consultant employs fewer than ten (I 0) full-time employees, or if the funds to be paid wholly or partly from public funds of the City under this Agreement are less than \$100,000.00.
- **29. TEXAS GOVERNMENT CODE CHAPTER 2274.** Pursuant to Texas Government Code Chapter 2274, Consultant verifies the following:
 - A. Consultant: (I) does not boycott energy companies, as defined by Texas Government Code Section 809.001; and (2) will not boycott energy companies during the term of this Agreement.
 - B. Consultant: (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, as those terms are defined in that chapter; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

This section shall not apply if Consultant employs fewer than ten (10) full-time employees, if the funds to be paid wholly or partly from public funds of the City under this Agreement are less than \$100,000.00, or if this Agreement is otherwise exempted from the requirements of Texas Government Code Chapter 2274.

30. PERFORMANCE: In compliance with Texas Local Government Code 271.904, the Consultant agrees to perform the services outlined herein with the professional skill and care ordinarily provided by competent engineers practicing under the same or similar

- circumstances and professional license; and to perform the services outlined herein as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer, under the project schedule as referenced in this Agreement.
- 31. ENTIRE AGREEMENT. This Agreement and its exhibits contain the entire agreement of the parties with respect to the matter contained herein. All provisions of this Agreement shall be strictly complied with and conformed to by the Consultant, and no amendment to the Agreement shall be made except upon the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement except as specifically provided for in such amendment.
- **32. CLOSURE.** By signature below, the parties to this Agreement hereby bind themselves to the terms stated herein, including all attachments referred to herein.

CITY: STEPHENVILLE, TEXAS 298 West Washington Street Stephenville, Texas 76401

Approved by the City of Stephenville

Ву:	
Date:	
CONSULTANT: IEA, Inc. 101 Summit Ave. Ste 803 Fort Worth, Texas 76102	
By:	
Data	



CERTIFICATE OF LIABILITY INSURANCE

9/8/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Chelly Cole				
IBTX Risk Services 32335 US Hwy 281 N., Suite #102	PHONE (A/C, No, Ext): 214-989-7100	FAX (A/C, No): 210-696-8414			
Bulverde TX 78163	E-MAIL ADDRESS: service@ib-tx.com				
	INSURER(S) AFFORDING COVERAGE	NAIC#			
	INSURER A: Hartford Fire Insurance Company	19682			
NSURED IEAINCO-01	ınsurer в : Trumbull Insurance Company	27120			
IEA, Inc. 18383 Preston Road	INSURER C: Hartford Casualty Insurance Company	29424			
Suite 500	INSURER D : Sentinel Insurance Company, Ltd	11000			
Dallas TX 75252	INSURER E: QBE Specialty Insurance Company	11515			
	INSURER F:				

COVERAGES CERTIFICATE NUMBER: 17887264 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR LTR	TYPE OF INSURANCE	ADDL :	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
Α	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR			46UUNOL5540	4/1/2023	4/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000 \$ 300,000
							MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	POLICY X PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	\$2,000,000
	OTHER:							\$
В	AUTOMOBILE LIABILITY			46UENOL5541	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	X HIRED X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
С	X UMBRELLA LIAB X OCCUR			46XHUOL5542	4/1/2023	4/1/2024	EACH OCCURRENCE	\$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$10,000,000
	DED X RETENTION \$ 10,000							\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			46WBOL6H6V	4/1/2023	4/1/2024	X PER OTH- STATUTE ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE T/N	N/A					E.L. EACH ACCIDENT	\$1,000,000
	(Mandatory in NH)	.,,,					E.L. DISEASE - EA EMPLOYEE	\$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$1,000,000
Е	Professional Liability Retro Date 9/17/2007			HUN0007901	4/1/2023	4/1/2024	Each Claim/Aggregate Retention	5,000,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

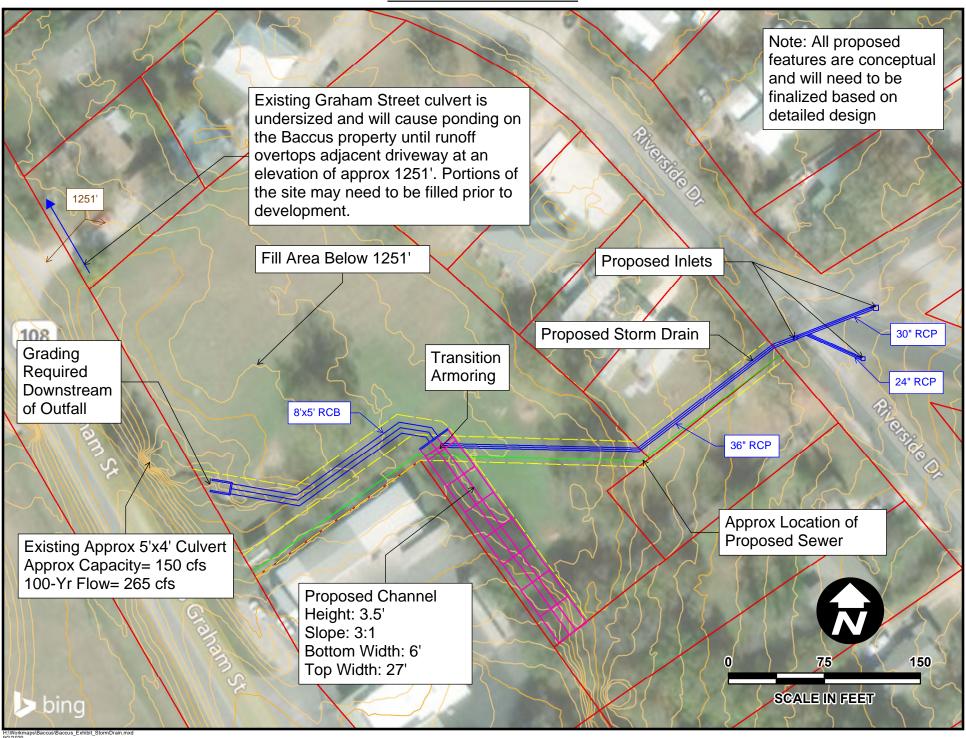
The General Liability Automobile and Umbrella policies include a blanket additional insured endorsement [HS2483 07/13, XL0003 0916, HA9916 03/12] as required in a written contract with the Named Insured. The General Liability, Automobile, Umbrella, Workers' Compensation and Professional Liability policies include a blanket waiver of subrogation endorsement [CG2404 05/09, HA9916 03/12, XL0003 0916, WC420304B, WC000313 & HUNTER-APL-200048 (03-19)] as required in a written contract with the Named Insured. Primary Non-Contributory wording included per [HS2483 07/13, HUNTER-APL-200049 (03-19)]. Cancellation per attached [IH03070611].

Project: Develop plans for the construction of new drainage inlets, culverts, and channels between Riverside Drive and SH 108 in Stephenville, TX.

Additional Insureds as per written contract: City of Stephenville as additional insured. Waiver of subrogation in favor of City of Stephenville.

CERTIFICATE HOLDER	CANCELLATION
City of Stephenville 298 West Washington Street	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Stephenville, TX 76401	AUTHORIZED REPRESENTATIVE

ATTACHMENT B



Attachment C

Project: Contract no. IEA-300XX

FEE SCHEDULE

Lump Sum BASIS OF PAYMENT

	Total Labor Cost
Engineering Services	
Phase I	
Task 01: Data Collection & Coordination	
a. Meetings and Coordination with City & Stakeholders (Assume 2 meetings-1hr/meeting)	\$1,235.42
b. Obtain and review current FNI Hydraulic Study	\$742.49
Task 02: Construction Documents	
a. Preliminary Construction Design Plans (60%)	\$32,595.32
b.Final Construction Design Plans (Approx. 13 sheets)	\$13,743.20
c. Specifications (TxDOT/ADS) & Revised Opinion of Probable Cost (OPC)	\$1,460.38
Task 03: Topographic Survey	
a. Lump Sum (Other Services)	
b. Survey Coordination	\$510.18
Subtotal	\$50,286.99
Other Services & Direct Expenses - Subtotal	\$3,300.00
Grand Total	\$53,586.99

Attachment D

Stephenville Schedule

Kickoff - Nov 10 Survey - Nov 13 to Nov 17 FNI Hydraulic Review - Nov 20 to Nov 24 Developing Draft Plans - Nov 27 to Dec 18 In-House QC/City Review - Dec 18 to Jan 2 Developing Final Plans - Jan 3 to Jan 17 Final Project Delivery - Jan 18 to Jan 19