

WALLER COUNTY

Danny R. Rothe, CCCA
County Facilities Director and Construction Manager



MEMORANDUM

To: Honorable Commissioners' Court
Item: Geotechnical Services for Pct. 3 Project
Date: May 13, 2026

Background

Judge/Commissioners

This is an add to Blueline architectural contract for Geotechnical Services and Boring at Pct. 3 site. This is necessary and could not be done until County officially owned the land and a survey was done.

Costs:

- \$8,690.00

Source of Funds:

- 606-606-581841

Staff Recommendation

Please approve geotechnical services.

Danny R. Rothe
Waller County Construction Manager

d.rothe@wallercounty.us



CONTRACT AMENDMENT NO. 1

April 28, 2026

Danny Rothe
Waller County
836 Austin Street, Suite 124
Hempstead, TX 77445

Re: Authorization for Added Services to the Owner/Architect Agreement Waller County Precinct 3 Courthouse Building

Danny,

This letter shall serve as Added Services Amendment No. 1 to the existing Owner/Architect Agreement between Waller County (“Owner”) and LDDBlueline Architects (“Architect”) for the Waller County Precinct 3 Courthouse Building Project, dated September 18, 2024.

As the Project advances, geotechnical soils investigation and related professional recommendations are necessary to support the design of the building foundation system. These services were not included in the Architect’s original Basic Services and are therefore being submitted as an added service for the Owner’s authorization.

Upon approval of this Amendment, LDDBlueline Architects will coordinate and facilitate the engagement of QC Laboratories, Inc. (“QCL”) for the geotechnical services described in QCL Proposal No. 41282, dated April 28, 2026, attached as Attachment A. QCL’s proposal shall define the specific scope, assumptions, exclusions, and professional responsibilities associated with its services. LDDBlueline’s role is limited to coordinating and administering this added consultant service on behalf of the Owner. QCL shall remain responsible for its testing, findings, opinions, and recommendations.

Compensation for Added Services

QCL Geotechnical Services Fee:	\$7,900.00
LDDBlueline Administrative Mark-up:	\$ 790.00
Total Added Service Fee:	\$8,690.00

Compensation for these Added Services shall be invoiced by the Architect to the Owner in accordance with the terms of the existing Owner/Architect Agreement. Any services beyond the scope of QCL Proposal No. 41282, including additional testing, changed site conditions, regulatory requests, or Owner-directed changes, shall require separate written authorization.

By executing this Amendment, the Owner acknowledges that the geotechnical services described above are necessary for the Project and authorizes LDDBlueline Architects to proceed with coordination of QCL's services. Except as specifically modified by this Amendment, all terms and conditions of the original Owner/Architect Agreement remain unchanged and in full force and effect.

Sincerely,
LDDBlueline Architects



Jack Duran, AIA

Waller County
Accepted and Authorized:

By: _____

Name: _____

Title: _____

Date: _____



April 28, 2026

LDDBlueline, LLC
 Mr. Jack Duran
 333 Cypress Run, Suite 350
 Houston, Texas 77094
 Jack.Duran@LDDblueline.com
 281.497.1040 (main)
 281.640.3446 (direct)



Re: Proposal for QCL Geotechnical Engineering Services
 Proposed Courthouse Annex – Waller County Precinct 3
 Hebert Road, Waller, Texas
 QCL Proposal No.: 41282

Dear Mr. Duran:

QC Laboratories, Inc. (QCL) is pleased to submit this proposal to provide Geotechnical Engineering Services for the project referenced above.

Project Description:

The proposed development consists of a one-story Courthouse Annex Building and associated paving for driveways, parking, and a tractor trailer lane. Also included in the scope of the development is a 1.55 acre detention pond with an expected depth of 2.0 to 2.5 feet. For structural loading conditions, we anticipate maximum column loads on the order of about 50 to 150 kips, and a floor slab pressure not exceeding 125 pounds per square foot.

QCL - Scope of Services

A brief summary of the services to be provided by QCL is presented in the following paragraphs.

QCL - Field Investigation: The field exploration will be performed to obtain subsurface information regarding soil type, soil stratigraphy, and groundwater depth. The boring locations and depths are detailed in the table below.

Boring Location	Number & Depth
Within The Building Footprint	3 Borings / 25 feet
Detention Pond Footprint	2 Borings / 15 Feet
Paving – Standard Vehicle Parking	1 Boring / 6 Feet
Paving – Tractor Trailer Lane	1 Boring / 6 Feet
Total Drilling Footage = 117'	

Drilling is planned to be performed using a Truck Mounted Drilling Rig. Soil samples will be evaluated in the field using a pocket penetrometer and/or SPT blow counts, depending on the soil type. The depth of groundwater will be observed during drilling and after completion of drilling. At the completion of our field program, the boreholes will be backfilled with soil cuttings and the pavement surface will be patched with lean concrete.

QCL will notify Texas811, a utility location service, to locate the primary utilities. This utility location service will only locate utilities within dedicated public utility easements. If underground utilities are known to exist in the vicinity of the borings, QCL should be provided the opportunity to review utility plans to avoid the existing lines.

QCL - Laboratory Testing: The engineering properties of selected soil samples will be evaluated by our A2LA accredited laboratory. Laboratory tests may include, but not limited to, moisture content, unit weight, unconfined compression, Atterberg Limits, and percent passing the No. 200 sieve.

QCL - Engineering Analysis and Report: The field and laboratory data will be evaluated and reviewed by an engineer who will also perform appropriate engineering analyses. The findings of the investigation will be presented in an engineering report prepared under the supervision of a Texas Professional Engineer. The report will include the following:

- Logs of Borings, Plan of Borings, water observations, and laboratory test results.
- Recommendations for site and subgrade preparation, including cut and fill.
- Foundation design and construction recommendations for the proposed buildings.
- Reinforce concrete pavement design and construction guidelines for the proposed parking lot and driveways.
- Recommendations pertaining to the construction of the detention pond.

QCL – Project Fee:

The fee for this project will be charged on a Lump Sum basis. Based upon the scope of services presented here, the lump sum fee is: **\$7,900.**

The above fee does not including coring or site clearing services.



QCL – Schedule:

We can initiate our field operations within 3 to 5 working days following completion of the marking of underground utilities. A completed geotechnical engineering report will be submitted within 3 weeks following completion of field-drilling activities.

In situations where information is needed prior to submittal of our report, we can provide verbal information or recommendations for specific project requirements directly after we have completed our field and laboratory programs.

We appreciate the opportunity to submit this proposal and look forward to the successful completion of the project. If you should have any questions or require additional information, please contact us at your convenience.

Sincerely,

QC Laboratories, Inc.

(Texas Registered Engineering Firm F-3601)



Bob Copus, PG, CAPM

Vice President

Senior Environmental Geologist

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