

**Engineering Services Agreement
For
City of Benbrook Engineering Services
Task Order No. 2026-1
Dutch Branch Park Infrastructure Improvement Project**

The Task Order is made pursuant to the terms and conditions of the Engineering Services Agreement executed the 21st day of August, 2025 by and between the CITY and Freese and Nichols, Inc. (CONSULTANT), hereinafter referred to as the Agreement.

The CONSULTANT will perform the professional services as shown in Attachment A, Scope of Services, of this Task Order, which will include the tasks to be performed, the deliverables to be provided by the CONSULTANT, and any milestone schedule for completing the tasks and the deliverables.

Compensation to the CONSULTANT for the services provided pursuant to this Task Order shall be in accordance with Section 4.0 of the Engineering Services Agreement, as further detailed in Attachment B to this Task Order. Attachment B shall include the method and basis for determining the compensation for this Task Order. The maximum amount payable under this Task Order is \$888,000.00, unless amended by a Supplemental Task Order.

The Task Order does not waive any of the Parties' responsibilities and obligations provided under the Engineering Services Agreement.

The Task Order is hereby accepted, acknowledged, and is effective when fully executed below.

CITY:

CONSULTANT:

Signature

Signature

Printed Name

Printed Name

Date

Date

Attachment A
Scope of Services and
Proposed Project Schedule
Dutch Branch Park Paving, Drainage, and Signage Improvements

The scope set forth herein defines the work to be performed by the CONSULTANT in completing the project. Both the CITY and CONSULTANT have attempted to clearly define the work to be performed and address the needs of the Project. Under this scope, “CONSULTANT” is expanded to include any sub-consultant, including surveyor, employed or contracted by the CONSULTANT.

PROJECT UNDERSTANDING

Freese and Nichols, Inc. (CONSULTANT) will perform professional design services for the City of Benbrook (CITY) for paving, drainage, and illumination improvements at Dutch Branch Park near the intersection of US377 and Winscott Road. CONSULTANT will prepare construction documents including plans, specifications, and opinions of probable construction costs for the purpose of bidding the work in accordance with City standards and budgets, as well as federal, state and local laws.

This scope of work includes landscape architectural and engineering design services. CONSULTANT will be joined by the sub-consultant firms of Spooner & Associates, Inc. for the survey services, CMJ Engineering, Inc. for the geotechnical services, Yaggi Engineering for electrical design services, Charles Gojer & Associates, Inc. for structural design services, GAP Consultants, Inc. for accessibility review services and Hines, Inc. for irrigation design services. The Dutch Branch Park scope of work and fee schedule are based upon the coordinated graphic shown in Attachment C and organized in the following three phases.

The proposed improvements included in the proposed scope of services include the following:

- **Phase 1 – North Parking Lot (Estimated Construction Budget: \$4.1 million)**
 - **Pavement Improvements** – Provide design for pavement improvements consisting of removal of the existing asphalt pavement within the north parking lot and driveway (from Winscott Road to Dutch Branch Park Road) and replacement with concrete pavement. Parking lot pavement markings and signage will be included.
 - **Drainage Improvements** – Provide design for drainage improvements including: (1) culvert and headwall replacement along Cary Conklin Drive; (2) channel and culvert improvements on the east side of the parking lot; (3) drainage channel and culvert improvements along the south side of the parking lot and playground; and (4) culvert and headwall replacement along the service road to City maintenance yard.
 - **Lighting Improvements** – Provide design for parking lot lighting improvements consisting of LED luminaires mounted on standard parking lot height poles located within the raised medians. Construction and installation of these improvements will be completed at a later date by others.
 - **Landscape Improvements** – Provide design for landscape improvements within the raised medians of the parking lot. Construction and installation of these improvements will be completed at a later date by others.

- **Irrigation Improvements** – Provide evaluation of existing irrigation system and existing pump capacity. Assess whether pump size upgrades would improve irrigation efficiency for the CITY. Provide design for irrigation improvements for the areas outlined in Attachment C. Extents of installed irrigation improvements will depend on the available budget.
- **Park Entry Monument Signage** – Provide design for one (1) CITY standard monument sign at the Cary Conklin Drive entrance.
- **Wayfinding Signage** – Provide design for wayfinding signage consisting of: two (2) signs along Cary Conklin Drive; one (1) sign at the playground; one (1) sign at the concession stand/restroom; and one (1) sign at the existing soccer field. Wayfinding signs at the concession stand and playground shall include an overall park map.
- **Equestrian Trail Wayfinding Signage** – Provide design for one (1) wayfinding sign for the Equestrian Trail located along Lake Shore Drive.
- **Baseball Field and Restroom Identity Signage** – Provide design for identity signage improvements for five (5) baseball fields and two (2) restroom facilities.
- **Phase 2 – South Parking Lot (Estimated Construction Budget: \$1.5 million)**
 - **Pavement Improvements** – Provide design for pavement improvements consisting of removal of the existing asphalt pavement within the south parking lot (adjacent to the FWISD baseball and softball fields), the driveway connection to Lake Shore Drive, and the driveway serving the City maintenance yard, and replacement with concrete pavement. Parking lot pavement markings and signage will be included.
 - **Lighting Improvements** – Provide design for parking lot lighting improvements consisting of LED luminaires mounted on standard parking lot height poles located within the raised medians, at parking lot, at driveway to Lake Shore Drive and at intersection of Beach Road and Lake Shore Drive. Construction and installation of these intersection lighting improvements will be completed this project; however, all other improvements will be completed at a later date by others.
 - **Landscape Improvements** – Provide design for landscape improvements within the raised medians of the parking lot. Construction and installation of these improvements will be completed at a later date by others.
 - **Vehicular Gates** – Provide design for vehicular gate improvements at the following locations: (1) the intersection of Beach Road and Lake Shore Drive; (2) the south parking lot entrance; (3) the north parking lot entrance; (4) the driveway serving the City maintenance yard; and (5) both sides of the low water crossing along Lake Shore Drive.
- **Phase 3 – West Parking Lot (Estimated Construction Budget: \$1.3 million)**
 - **Pavement Improvements** – Provide design for pavement improvements consisting of removal of the existing asphalt pavement along Andy Wayman Drive and within the west parking lot (serving the tennis/pickleball courts), and replacement with concrete pavement. Provide design for pavement improvements associated with the new tennis/pickleball court parking lot. Parking lot pavement markings and signage will be included.
 - **Lighting Improvements** – Provide design for parking lot lighting improvements consisting of LED luminaires mounted on standard parking lot height poles located

within the raised medians. Construction and installation of these improvements will be completed at a later date by others.

It is assumed that all improvements identified for Phases 1 and 2 will be prepared and issued as a single bid package. Phase 3 will be included in the construction documents as a bid alternate.

If the overall program, project limits, or associated construction budget increases beyond the assumptions established at the time of execution of this Agreement, or if the CITY directs inclusion of additional bid alternates, value engineering options, or program elements beyond those reasonably contemplated in this Scope of Services, such direction shall constitute a material change in scope.

Upon occurrence of such change, CONSULTANT shall be entitled to an equitable adjustment in scope, schedule, and compensation. CONSULTANT shall not be required to proceed with additional or expanded services until the parties have executed a written amendment establishing the revised scope, fee, and schedule.

Any delay resulting from the evaluation, negotiation, or authorization of such changes shall result in a corresponding extension of the project schedule.

WORK TO BE PERFORMED

BASIC SERVICES

- Task 1. Design Management
- Task 2. Conceptual Design (30%)
- Task 3. Preliminary Design (60%)
- Task 4. Final Design (90% and 100%)
- Task 5. Bid Phase Services
- Task 6. Construction Phase Services

SPECIAL SERVICES

- Task 7. Topographic Survey
- Task 8. Geotechnical Design
- Task 9. Project Permitting

BASIC SCOPE OF SERVICES

The basic scope of services proposed for this project includes the following:

TASK 1. DESIGN MANAGEMENT.

CONSULTANT will manage the work outlined in this scope to ensure efficient and effective use of CONSULTANT's and CITY's time and resources. CONSULTANT will manage change, communicate effectively, coordinate internally and externally as needed, and proactively address issues with the CITY's Project Manager and others as necessary to make progress on the work.

1.1. Managing the Team

- Lead, manage and direct design team activities
- Ensure quality control is practiced in performance of the work
- Communicate internally among team members
- Task and allocate team resources

1.2. Communications and Reporting

- CONSULTANT will prepare for and conduct one (1) internal project kickoff meeting.
- CONSULTANT will prepare for and conduct one (1) external project kickoff meeting with CITY staff and will review the park programming elements.
- CONSULTANT will prepare and attend up to four (4) project meetings with CITY project manager.
- CONSULTANT will prepare and submit twelve (12) progress reports and invoices.
- CONSULTANT will conduct and document up to three (3) site visits.
- Prepare and submit baseline Project Schedule initially, and Project Schedule updates as necessary.

ASSUMPTIONS

- Assumes up to five (5) project meetings with CITY project manager.

DELIVERABLES

- A. Meeting summaries with action items
- B. Monthly progress reports
- C. Baseline design schedule

TASK 2. CONCEPTUAL DESIGN (30%).

Conceptual (30%) Design will be submitted to CITY per the approved Project Schedule.

CONSULTANT will provide Conceptual Design services to the CITY with the following design components:

2.1 Data Collection

- CONSULTANT will utilize the topographic survey information provided in this scope of, along with other base information provided by the City to FNI for this scope of services in the development of a project base map. The existing conditions base map will include the following:
 - Google Earth and/or NearMap aerial photograph
 - Utility (as-builts or record drawings) data including underground/at-grade/overhead utility locations, type size and owner name.
 - Topographical survey data
 - Previously prepared drainage studies (if applicable)
 - FEMA flood boundary maps (if applicable)
 - Property information including property lines, easements, ROW limits (as available)

2.2 Parking Lot Layout Alternative Exhibits (including parking lot layouts, alternative parking locations, drainage channel alignments)

- Parking Lot Layout Alternative 1 - Similar to Current Layout
 - Raised Islands - Intermittent and End of Parking Space Rows
- Parking Lot Layout Alternative 2 - Revised Layout
 - Raised Access Aisle Between Entrance Road and Parking Spaces
 - Raised Islands - Intermittent and End of Parking Space Rows
- Parking Lot Layout Alternative 3 - Revised Layout
 - Raised Access Aisle Between Entrance Road and Parking Spaces
 - Raised Islands - Intermittent and End of Parking Space Rows
 - Additional Parkway Near Existing Drainage Channel and YMCA (Underground Drainage and USACE Approval Required)

2.3 Wayfinding, Identity, Kiosk and Equestrian Signage Alternatives

- Consultant will develop up to two (2) alternatives per signage type exploring wayfinding, identity, kiosk and equestrian signage locations, size, materials and sign aesthetics.

- Consultant will attend two (2) review meetings with the city to engage the CITY and USACE for feedback and comment.

2.4 Opinion of Probable Construction Cost

- CONSULTANT will prepare an Opinion of Probable Construction Cost for three (3) alternative parking lot layouts, wayfinding identity, kiosk and equestrian signage.

2.5 Quality Assurance / Quality Control

- CONSULTANT will conduct a review of the exhibits and OPCC prior to submitting the 30% documents to the CITY.

2.6 Plan Review Process

- Attend one (1) design review meeting after the submittal of the 30% design.

ASSUMPTIONS

- CONSULTANT will provide CITY with an electronic PDF of the alternative exhibits and OPCC. No hard copies will be provided.
- CONSULTANT will not proceed with Preliminary Design activities without written approval by the CITY of the Conceptual Design Package.

DELIVERABLES

A. Conceptual (30%) Design Package, including alternative exhibits and OPCC.

TASK 3. PRELIMINARY DESIGN (60%).

Preliminary (60%) Design will be submitted to CITY per the approved Project Schedule.

3.1 Plans

- CONSULTANT will provide Preliminary Design services to the CITY with the following design plans:

GENERAL IMPROVEMENTS

- COVER SHEET
- INDEX OF SHEETS
- GENERAL NOTES
- SURVEY CONTROL AND PROJECT LAYOUT
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- REMOVAL PLAN

PAVEMENT IMPROVEMENTS

- PAVEMENT KEY MAP
- PARKING LOT LAYOUT
- PARKING LOT GRADING PLAN
- ROADWAY PLAN AND PROFILE
- PAVEMENT DETAILS

DRAINAGE IMPROVEMENTS

- DRAINAGE AREA MAP
- DRAINAGE CALCULATIONS
- DRAINAGE KEY MAP
- STORM DRAIN PLAN AND PROFILE
- CHANNEL PLAN AND PROFILE
- DRAINAGE DETAILS

SIGNING AND PAVEMENT MARKING IMPROVEMENTS

- SIGNING AND PAVEMENT MARKING PLAN
- SIGNING AND PAVEMENT MARKING DETAILS

ILLUMINATION IMPROVEMENTS

- ILLUMINATION PLAN
- ILLUMINATION DETAILS

LANDSCAPING IMPROVEMENTS

- LANDSCAPE PLANTING PLAN
- LANDSCAPE PLANTING DETAILS
- IRRIGATION PLAN
- IRRIGATION DETAILS

SITE IMPROVEMENTS

- PARK ENTRY MONUMENT SIGNAGE PLAN AND DETAILS
- WAYFINDING SIGNAGE PLAN AND DETAILS
- IDENTITY SIGNAGE PLAN AND DETAILS

3.2 Specifications

- CONSULTANT will prepare Specifications based on the 60% design. CONSULTANT will utilize the CITY-provided front-end specifications.

3.3 Opinion of Probable Construction Cost

- CONSULTANT will prepare Opinion of Probable Construction Cost based on the 60% design.

3.4 Quality Assurance / Quality Control

- CONSULTANT will conduct a Quality Control review of the design plans, OPCC, and specifications manual prior to submitting the 60% documents to the CITY.

3.5 Plan Review Process

- Attend one (1) design review meeting after the submittal of the 30% design.

ASSUMPTIONS

- Two (2) 11x17 Half Size Sets and One (1) PDF set of design drawings will be provided for CITY review.
- CONSULTANT will not proceed with Final Design activities without written approval by the CITY of the Preliminary Design plans.
- Assumes no City of Benbrook or franchise utility relocations will be required.
- 60% preliminary design drawings and estimate of probable construction cost will be reviewed by CITY

DELIVERABLES

- A. 60% preliminary design drawings
- B. Detailed estimate of probable construction cost, including summaries of bid items and quantities.

TASK 4. FINAL DESIGN (90% and 100%).

- Final (90% and 100%) Design will be submitted to CITY per the approved Project Schedule.

4.1 Plans

- CONSULTANT will provide Final Design services to the CITY by finalizing the design drawings submitted during the Preliminary Design phase.
- CONSULTANT will provide Final Design services to the CITY by progressing the design sheets from previous submittal (see list of sheets in previous task):

GENERAL IMPROVEMENTS

ROADWAY IMPROVEMENTS

DRAINAGE IMPROVEMENTS

SIGNING AND PAVEMENT MARKING IMPROVEMENTS

ILLUMINATION IMPROVEMENTS

LANDSCAPE IMPROVEMENTS

IRRIGATOIN IMPROVEMENTS

SITE IMPROVEMENTS

4.2 Specifications

- CONSULTANT will prepare a specifications manual for the 90% and 100% design.

4.3 Opinion of Probable Construction Cost

- CONSULTANT will prepare Opinion of Probable Construction Cost based on the 90% and 100% design.

4.4 Plan Review Process

- CONSULTANT will conduct a Quality Control review of the design plans, OPCC, and specifications manual prior to submitting the 90% and 100% documents to the CITY.
- Attend one (1) design review meeting after the submittal of the 90% and 100% design
- Following the 90% design review meeting with the CITY, CONSULTANT will submit Final (100%) Design plans, specifications, and OPCC to the CITY per the approved Project Schedule. Each plan sheet will be stamped, dated, and signed by the landscape architect and engineer registered in the State of Texas.

ASSUMPTIONS

- For projects that disturb an area greater than one (1) acre, the contractor will be responsible for preparing and submitting the Storm Water Pollution Prevention Plan (SWPPP) with appropriate regulatory agencies. CONSULTANT will prepare the erosion control plans which will be incorporated into the SWPPP by the Contractor.
- 90% design package will consist of four (4) copies of half size (11"x17") drawings, four (4) copy of full size (22"x34") drawings, one (1) copy of the project specifications, one (1) copy of the 90% estimate of probable construction cost, and PDF copy of the above items.
- Final design package will consist of four (4) copies of half size (11"x17") drawings, four (4) copy of full size (22"x34") drawings, one (1) copy of the project specifications, one (1) copy of the 100% estimate of probable construction cost, and PDF copy of the above items. In addition, electronic drawing base files (.dwg) will be provided to the CITY.

DELIVERABLES

- A. Final (90%) Design Package, including plans, specifications, OPCC.
- B. Final (100%) Design Package, including plans, specifications, OPCC.

TASK 5. BID PHASE SERVICES.

5.1 Bid Support

- CONSULTANT will provide notice to bidders. CITY will be responsible for posting advertisement in newspaper.
- CONSULTANT will post plans on online bidding website (CivCast) that is monitored by local plan rooms.
- CONSULTANT will attend one (1) pre-bid meeting, answer questions from potential bidders, and prepare addenda if necessary.
- CONSULTANT will attend one (1) bid opening, prepare bid tabulation and make recommendation of award to the CITY.
- CONSULTANT will incorporate all addenda into the contract documents and issue conformed set of documents for construction

ASSUMPTIONS

- The project will be bid only once and awarded to one contractor.
- 3 sets of conformed plans and specifications will be delivered to the CITY and made available by PDF. The conformed plans will consist of half size 11x17 drawings.

DELIVERABLES

- A. Addenda
- B. Bid Tabulation
- C. Recommendation of Award
- D. Conformed Construction Documents

TASK 6. CONSTRUCTION PHASE SERVICES.

6.1 Construction Support

- As requested by the CITY, the CONSULTANT will provide necessary interpretations and clarifications of contract documents.
- Make ten (10) construction observation visits to the site (as distinguished from the continuous services of a Resident Project Representative) to observe the progress and the quality of the work associated with construction and to attempt to determine if the work is proceeding in accordance with the Construction Contract Documents. In this effort, CONSULTANT will endeavor to protect the CITY against defects and

deficiencies in the work of the Contractor and will report any observed deficiencies to CITY. The CITY will be responsible for the day to day administration of the construction contract. It is understood that CONSULTANT does not guarantee the Contractor's performance, nor is CONSULTANT responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. CONSULTANT will not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any work of the Project.

- CONSULTANT will review up to six (6) shop drawings during construction.
- Conduct, in company with CITY's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Assist the CITY in obtaining legal releases, permits, warranties, spare parts, and keys from the contractor. Review and comment on the certificate of completion and the recommendation for final payment to the Contractor(s). Visiting the site to review completed work in excess of two trips are an additional service and will not be performed unless authorized in advance by the CITY.
- Revise the construction drawings in accordance with the information furnished by construction Contractor(s) reflecting changes in the Project made during construction. Two (2) sets of prints of "Record Drawings" will be provided by CONSULTANT to CITY.

ASSUMPTIONS

- Assumes Shop Drawing and RFI reviews as necessary per the plans and specifications to assist the CITY during construction.
- Assumes shop drawings as noted above will be reviewed by the CONSULTANT as required per the drawings and specifications. If additional reviews are required, CONSULTANT and CITY will evaluate any required additional costs not covered in this scope of work.
- Materials testing will be provided and completed by the CITY

DELIVERABLES

- A. Response to Contractor's Request for Information
- B. Shop Drawing reviews
- C. Record Drawings

SPECIAL SCOPE OF SERVICES

The special scope of services proposed for this project includes the following:

TASK 7. TOPOGRAPHIC SURVEY

7.1 Topographical Survey

- Establish project control at 500-foot intervals throughout the project area using Global Positioning System (GPS) methodology. Horizontal values will be based on the Texas State Plane Coordinate System, North American Datum of 1983, CORS96, North Central Zone (4202) and scaled to surface by using the surface adjustment factor for Fort Worth (1.00012). The vertical values will be established by a closed level circuit and based on GPS derived ellipsoid heights and adjusted to North American Vertical Datum of 1988 (NAVD88) elevations using Geoid 12B.
- Design survey of the proposed area to include pavement edges, curb and gutter, headwalls, culverts, signs, tops and toes of slopes, spot elevations, trees six (6) inches and greater, surface locations of utilities and flowline elevations of sanitary and storm sewer manholes where accessible, and other surface features.
- Provide a digital design survey drawing in Microstation and/or AutoCAD formats prepared to CONSULTANT CADD standards showing visible surface features located, an ASCII point file, and a copy of field notes and field sketches.
- Provide topographic survey based on the limits of proposed improvements shown on Attachment C.

DELIVERABLES

- A. Survey drawing in Microstation and/or AutoCAD formats showing visible surface features located, an ASCII point file, and a copy of field notes and field sketches.

TASK 8. GEOTECHNICAL DESIGN

CONSULTANT will provide geotechnical engineering support for the design of concrete pavement and subgrade stabilization, and illumination foundation design. The following geotechnical engineering work will be completed:

8.1 Field Exploration

- Select and mark up to nine (9) boring locations and notify Texas 811 and CITY departments to request location and marking of existing underground utilities prior to the field exploration.
- The borings are anticipated to be drilled through the existing pavement. Traffic control will be set up to close one lane of traffic and route vehicles around the drilling zone. It is assumed that no flagmen will be needed to direct the traffic.

- Subcontract with a geotechnical drilling contractor to drill up to nine (9) borings ranging from a depth of 10 feet to 20 feet. Samples will be collected intermittently using continuous flight augers and either split-spoon or tube samplers. At completion, the boreholes will be backfilled with auger cuttings and the pavement patched (borings drilled through pavement).
- Provide an Engineer or Geologist experienced in logging borings to direct the drilling, log the borings, and handle and transport the samples. Visual classification of the subsurface stratigraphy will be provided per the Unified Soil Classification System (USCS).

8.2 Laboratory Testing

- Testing will be performed on samples obtained from the borings to determine soil classification and pertinent engineering properties of the subsurface materials. CONSULTANT will select samples for laboratory testing, assign tests, and review the test results. Testing will be performed by a geotechnical testing subcontractor.
- Laboratory tests will be assigned based on the specific subsurface materials encountered during exploration. Test type and quantity may vary, but are expected to include:
 - a. Classification tests (liquid and plastic limits and percent passing the no. 200 sieve or gradation)
 - b. Moisture content
 - c. Dry unit weight
 - d. Unconfined compressive strength
 - e. One-dimensional swell (restrained)
 - f. pH lime determination
 - g. Soluble sulfate content

8.3 Geotechnical Report

- Prepare a geotechnical report of the investigation to include:
 - a. Appendix with the boring locations, boring logs, laboratory test results, and a key to the symbols used.
 - b. Discussion of subsurface conditions and soil properties indicated by the field and laboratory work, and the implications for design.

- c. Concrete and flexible pavement thickness calculations and subgrade treatment recommendations will be provided.
- d. General discussion of expected construction-related issues.
- e. Earthwork-related recommendations for use during development of the plans and specifications.
- f. Recommendations for foundation systems, bearing capacities, estimated settlement, potential vertical rise, CBR, Proctor, seismic design, soil profiles.

TASK 9. PROJECT PERMITTING

9.1 TDLR Permitting

- CONSULTANT will provide Texas Department of Licensing and Regulation (TDLR) permitting support for the CITY, as follows:
 - a. Identify and analyze the requirements of the Texas Architectural Barriers Act, Chapter 68 Texas Administrative Code, and become familiar with the governmental authorities having jurisdiction to approve the design of the Project.
 - b. CONSULTANT is responsible for providing plans that are in compliance with TDLR requirements.
 - c. Submit construction documents to the TDLR.
 - d. Completing all TDLR forms/applications necessary.
 - e. Obtain the Notice of Substantial Compliance from the TDLR.
 - f. Request an inspection from TDLR or a TDLR locally approved Registered Accessibility Specialist no later than 30 calendar days after construction substantial completion. Advise the CITY in writing of the results of the inspection.
 - g. Responding to agency comments and requests.
 - h. All costs associated with TDLR plan review and inspections are to be paid by CONSULTANT and reimbursed by the CITY during the project.

9.2 USACE Permitting

- CONSULTANT will attend up to four (4) meetings with the United States Army Corps of Engineers (USACE) to receive written approval for the construction of the maintenance project. It is assumed that no environmental assessment or report will be necessary for the project and no forms or easement will need to be prepared for USACE approval of the project.

ASSUMPTIONS

- JTDLR submittal and review preparation will be filed within 20 days of signing and sealing the final construction documents.

DELIVERABLES

- A. Copies of Review Applications
- B. Copies of approved project compliance with TDLR.

ADDITIONAL SERVICES

Additional Services not included in the existing Scope of Services – CITY and CONSULTANT agree that the following services are beyond the Scope of Services described in the tasks above. However, CONSULTANT can provide these services, if needed, upon the CITY's written request. Any additional amounts paid to the CONSULTANT as a result of any material change to the Scope of the Project will be agreed upon in writing by both parties before the services are performed. These additional services include the following:

1. Services related to development of the CITY's project financing and/or budget.
2. Services related to disputes over pre-qualification, bid protests, bid rejection and re-bidding of the contract for construction.
3. Construction management and inspection services.
4. Performance of materials testing or specialty testing services.
5. Services necessary due to the default of the Contractor.
6. Services related to damages caused by fire, flood, earthquake or other acts of God.
7. Services related to warranty claims, enforcement and inspection after final completion.
8. Services to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by the CITY.
9. Performance of miscellaneous and supplemental services related to the project as requested by the CITY.
10. Surveying or SUE services other than those stated above.
11. Design of video surveillance or remote status monitoring systems.
12. Pedestrian bridge design.
13. Preparation of USACE 404 Permits, FEMA (CLOMR or LOMR) submittals.

14. Settlement studies if soft soils are encountered.
15. Environmental permitting and documentation.
16. USACE permitting, forms and documentation.
17. Renderings, models, or mock-ups of the proposed improvements.

Project Schedule

If CONSULTANT's performance of the outlined services is delayed, disrupted, or extended through no fault of CONSULTANT, CONSULTANT shall be entitled to an equitable adjustment to the Project schedule and, if applicable, to compensation. Delays may include, but are not limited to, CITY review periods exceeding the agreed review duration; delays in receipt of information, data, decisions, or approvals required from CITY; delays in regulatory or governmental agency reviews or approvals; changes in scope initiated by CITY or third parties; Suspension of Services by CITY; unforeseen conditions outside CONSULTANT's reasonable control.

The Project schedule shall be extended by a duration reasonably equivalent with the delay. If such delay results in additional labor, rework, remobilization, extended project management, or impacts to staffing or escalation in costs, CONSULTANT shall be entitled to an equitable adjustment in compensation.

CONSULTANT shall not be responsible for damages, costs, or impacts resulting from delays caused by others.

Below is a summary of the anticipated project schedule.

Basic Services		
Task	Task Title	Time of Completion
1	Project Management	Runs through the entirety of the project
2	Conceptual Design (30%)	4 months from completion of Task 7. Topographical Survey
3	Preliminary Design (60%)	6 months from completion of Task 2
4	Final Design (90% and 100%)	7 months from completion of Task 3
5	Bid Phase Services	3 months from completion of Task 4
6	Construction Phase Services	Runs through the entirety of the construction phase of the project

Special Services		
Task	Task Title	Time of Completion
7	Topographic Survey	2 months from notice to proceed
8	Geotechnical Design	3 months from notice to proceed
9	Project Permitting	Runs through Task 2 to 4 of the project

Note: The anticipated project schedule excludes CITY or third-party agency review time.

Attachment B
Design Cost Estimate and Fee Schedule

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services	\$	786,655
	Special Services	\$	101,345
	Total Project	\$	888,000

Task Description	Labor										Total Hours	Total Labor Effort
	David Buchanan	Sherry Cheng	Christina Camarillo	Brett Bristow	Henry Hartshorn	Justin Oswald	Emily Sestak	Isaac Wood	Todd Buckingham	Richard Provolt		
	PM	APM / Lead	LA	Site Civil	SA	SW	SW	Site Civil	CR			
Task 1 - Design Management												\$ -
Internal Project Setup and Subconsultant Contracting	4	4									8	\$ 1,847
Internal Project Kickoff Meeting	4	4	2	2	2	2	2	2	2		22	\$ 5,453
External Project Kickoff Meeting	6	6		3		3			3		21	\$ 5,532
External Coordination Meeting (up to 4)	20	20		4		9	9	9	9		80	\$ 19,764
Monthly Invoice and Status Reports (up to 12)	12	24									36	\$ 7,810
Site Visits (up to 3)	9	9		6		6	6		3		39	\$ 10,049
Task 2 - Conceptual Design (30%)												\$ -
Data Collection	8	16	20								44	\$ 7,532
Parking Lot Alternative 1	8	20	24	4	2			24			82	\$ 15,254
Parking Lot Alternative 2	8	20	24	4	2			24			82	\$ 15,254
Parking Lot Alternative 3	8	20	24	4	2			24			82	\$ 15,254
Wayfinding, Identity and Equestrian Signage Alternatives	8	16	24		2						50	\$ 8,368
OPCC	4	12	20	4				24			64	\$ 11,480
QA/QC	12	12		16	16	8	20		8		92	\$ 25,335
Deliverables	4										4	\$ 1,091
Design Review Meeting with CITY	8	8		4				4			24	\$ 5,645
Task 3 - Preliminary Design (60%)												\$ -
Design Plans:												\$ -
GENERAL IMPROVEMENTS												\$ -
COVER SHEET	1	2	4	1				4			12	\$ 2,096
INDEX OF SHEETS	1	2	4					4			11	\$ 1,812
GENERAL NOTES	2	4	4	2				4			16	\$ 3,006
SURVEY CONTROL AND PROJECT LAYOUT	2	4	12	1				12			31	\$ 5,095
TYPICAL SECTIONS	2	4	8	1				8			23	\$ 3,909
EROSION CONTROL PLAN	2	8	12	4				16			42	\$ 7,414
EROSION CONTROL DETAILS	1	2	8	1				8			20	\$ 3,283
REMOVAL PLAN	2	8	18	4				20			52	\$ 8,824
PAVEMENT IMPROVEMENTS												\$ -
PAVEMENT KEY MAP	1	2	4	1				4			12	\$ 2,096
PARKING LOT LAYOUT	4	16	24	4				24			72	\$ 12,213
PARKING LOT GRADING PLAN	4	16	24	4				30			78	\$ 13,322
ROADWAY PLAN AND PROFILE	3	14	24	4				24	8		77	\$ 14,041
PAVEMENT DETAILS	2	8	12	2				12			36	\$ 6,106
DRAINAGE IMPROVEMENTS												\$ -
DRAINAGE AREA MAP	3	8	18	4				20			53	\$ 9,086
DRAINAGE CALCULATIONS	3	8	18	4				20			53	\$ 9,086
DRAINAGE KEY MAP	1	2	4	1				4			12	\$ 2,096
STORM DRAIN PLAN AND PROFILE	3	12	18	4				20			57	\$ 9,813
CHANNEL PLAN AND PROFILE	4	12	18	4				20			58	\$ 10,075
DRAINAGE DETAILS	2	4	4	2				4			16	\$ 3,006
SIGNING AND PAVEMENT MARKING IMPROVEMENTS												\$ -
SIGNING AND PAVEMENT MARKING PLAN	3	12	18					20			53	\$ 8,677
SIGNING AND PAVEMENT MARKING DETAILS	2	4	8	2				8			24	\$ 4,193
ILLUMINATION IMPROVEMENTS												\$ -
ILLUMINATION PLAN	1	2	4					4			11	\$ 1,812
ILLUMINATION DETAILS	1	2	4					4			11	\$ 1,812
LANDSCAPING IMPROVEMENTS												\$ -
LANDSCAPING PLANTING PLAN	3	12	18					8			41	\$ 6,459
LANDSCAPING PLANTING DETAILS	2	4	8					4			18	\$ 2,885
IRRIGATION IMPROVEMENTS												\$ -
IRRIGATION PLAN	2	4									6	\$ 1,252
IRRIGATION DETAILS	2	4									6	\$ 1,252
SITE IMPROVEMENTS												\$ -
PARK ENTRY MONUMENT SIGNAGE PLAN AND DET/	2	6	12								20	\$ 2,957
WAYFINDING SIGNAGE PLAN AND DETAILS	2	8	16								26	\$ 3,767
IDENTITY SIGNAGE PLAN AND DETAILS	2	4	8								14	\$ 2,146
Specifications	4	8		4							16	\$ 3,785
OPCC	2	4	16	4				4			30	\$ 5,113
QA/QC				16	32	8	16		12	20	104	\$ 31,740
Deliverables	4										4	\$ 1,091
Design Review Meeting with CITY	8	8		4							20	\$ 4,876
Task 4 - Final Design (90% and 100%)												\$ -
90% DESIGN												\$ -
Progress, Update, Revise Design Plans from Previous Submittal:												\$ -
GENERAL IMPROVEMENTS	4	20	18	4				20			66	\$ 11,991
PAVEMENT IMPROVEMENTS	8	30	60	4				60			162	\$ 27,544
DRAINAGE IMPROVEMENTS	8	26	64	4				70			172	\$ 29,175
SIGNING AND PAVEMENT MARKING IMPROVEMENTS	6	12	18	4				20			60	\$ 11,024
ILLUMINATION IMPROVEMENTS	4	8									12	\$ 2,603
LANDSCAPING IMPROVEMENTS	6	18	18								42	\$ 7,132
IRRIGATION IMPROVEMENTS	4	8									12	\$ 2,503

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services	\$	786,655
	Special Services	\$	101,345
	Total Project	\$	888,000

Task Description	Labor										Total Hours	Total Labor Effort
	David Buchanan	Sherry Cheng	Christina Camarillo	Brett Bristow	Henry Hartshorn	Justin Oswald	Emily Sestak	Isaac Wood	Todd Buckingham	Richard Provott		
	PM	APM / Lead	LA	Site Civil	SA	SW	SW	Site Civil	CR			
SITE IMPROVEMENTS	4	8	12								24	\$ 3,845
Specifications	4	8		4							16	\$ 3,785
OPCC	2	4	16					6			28	\$ 4,315
QA/QC				16	32	4	8		12	20	92	\$ 28,746
Deliverables	4										4	\$ 1,091
Design Review Meeting with CITY	8	8		4							20	\$ 4,876
100% DESIGN												\$ -
Progress, Update, Revise Design Plans from Previous Submittal:												\$ -
GENERAL IMPROVEMENTS	2	16	16	4				12			50	\$ 8,919
PAVEMENT IMPROVEMENTS	4	20	27	4				20	8		83	\$ 15,590
DRAINAGE IMPROVEMENTS	2	20	27	4				20			73	\$ 12,492
SIGNING AND PAVEMENT MARKING IMPROVEMENTS	2	4	16	4				12			38	\$ 6,650
ILLUMINATION IMPROVEMENTS	2	4									6	\$ 1,302
LANDSCAPING IMPROVEMENTS	4	16	12								32	\$ 5,511
IRRIGATION IMPROVEMENTS	2	4									6	\$ 1,252
SITE IMPROVEMENTS	2	4	6								12	\$ 1,922
Specifications	4	8		4							16	\$ 3,785
OPCC	2	4	12					4			22	\$ 3,466
QA/QC				16	32	4	2		8		62	\$ 20,231
Deliverables	4										4	\$ 1,091
Task 5 - Bid Phase Services												\$ -
Attend Prebid Meeting	6	6		4							16	\$ 3,952
Respond to Bidder Questions / Issue Addendum	8	24	20	16				20			88	\$ 17,616
Bid Tabulation	1	2	4								7	\$ 1,116
Recommendation of Award	2	4									6	\$ 1,302
Conformed Construction Documents (IFC)	2	4	24					8			38	\$ 5,630
Task 6 - Construction Phase Services												\$ -
Preconstruction Meeting (1)	6	6		4							16	\$ 3,952
Site Visits (10)	30	30		12		10	20				102	\$ 24,883
RFIs (2)	8	16		8							32	\$ 7,570
Record Drawings	2	4	16	4				16			42	\$ 7,419
Review Shop Drawings (6)	12	18		2				6			38	\$ 8,420
Preliminary Punch List	4	8		6							18	\$ 4,208
Final Punch List	4	8		6							18	\$ 4,208
Task 7 - Topographical Survey	4	12	8								24	\$ 4,125
Task 8 - Geotechnical Recommendations	4	12									16	\$ 3,230
Task 9 - Project Permitting												\$ -
TDLR Plan Review and Inspection	4	8									12	\$ 2,503
USACE Coordination	24	40				24			8		96	\$ 23,082
Total Hours / Quantity	419	861	882	267	122	78	83	715	81	40	3,548	
Total Effort												\$ 710,151

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary	
	Basic Services	786,655
	Special Services	101,345
	Total Project	888,000

Task Description	Expenses					Total Expense Effort
	Tech Charge	Miles	Meals	Hotel	Other	
Task 1 - Design Management						\$ -
Internal Project Setup and Subconsultant Contracting	8					\$ -
Internal Project Kickoff Meeting	22					\$ -
External Project Kickoff Meeting	21					\$ -
External Coordination Meeting (up to 4)	80					\$ -
Monthly Invoice and Status Reports (up to 12)	36					\$ -
Site Visits (up to 3)	39	150				\$ 109
Task 2 - Conceptual Design (30%)						\$ -
Data Collection	44					\$ -
Parking Lot Alternative 1	82					\$ -
Parking Lot Alternative 2	82					\$ -
Parking Lot Alternative 3	82					\$ -
Wayfinding, Identity and Equestrian Signage Alternatives	50					\$ -
OPCC	64					\$ -
QA/QC	92					\$ -
Deliverables	4					\$ -
Design Review Meeting with CITY	24	50				\$ 36
Task 3 - Preliminary Design (60%)						\$ -
Design Plans:						\$ -
GENERAL IMPROVEMENTS						\$ -
COVER SHEET	12					\$ -
INDEX OF SHEETS	11					\$ -
GENERAL NOTES	16					\$ -
SURVEY CONTROL AND PROJECT LAYOUT	31					\$ -
TYPICAL SECTIONS	23					\$ -
EROSION CONTROL PLAN	42					\$ -
EROSION CONTROL DETAILS	20					\$ -
REMOVAL PLAN	52					\$ -
PAVEMENT IMPROVEMENTS						\$ -
PAVEMENT KEY MAP	12					\$ -
PARKING LOT LAYOUT	72					\$ -
PARKING LOT GRADING PLAN	78					\$ -
ROADWAY PLAN AND PROFILE	77					\$ -
PAVEMENT DETAILS	36					\$ -
DRAINAGE IMPROVEMENTS						\$ -
DRAINAGE AREA MAP	53					\$ -
DRAINAGE CALCULATIONS	53					\$ -
DRAINAGE KEY MAP	12					\$ -
STORM DRAIN PLAN AND PROFILE	57					\$ -
CHANNEL PLAN AND PROFILE	58					\$ -
DRAINAGE DETAILS	16					\$ -
SIGNING AND PAVEMENT MARKING IMPROVEMENTS						\$ -
SIGNING AND PAVEMENT MARKING PLAN	53					\$ -
SIGNING AND PAVEMENT MARKING DETAILS	24					\$ -
ILLUMINATION IMPROVEMENTS						\$ -
ILLUMINATION PLAN	11					\$ -
ILLUMINATION DETAILS	11					\$ -
LANDSCAPING IMPROVEMENTS						\$ -
LANDSCAPING PLANTING PLAN	41					\$ -
LANDSCAPING PLANTING DETAILS	18					\$ -
IRRIGATION IMPROVEMENTS						\$ -
IRRIGATION PLAN	6					\$ -
IRRIGATION DETAILS	6					\$ -
SITE IMPROVEMENTS						\$ -
PARK ENTRY MONUMENT SIGNAGE PLAN AND DETAILS	20					\$ -
WAYFINDING SIGNAGE PLAN AND DETAILS	26					\$ -
IDENTITY SIGNAGE PLAN AND DETAILS	14					\$ -
Specifications	16					\$ -
OPCC	30					\$ -
QA/QC	104					\$ -
Deliverables	4					\$ -
Design Review Meeting with CITY	20	50				\$ 36
Task 4 - Final Design (90% and 100%)						\$ -
90% DESIGN						\$ -
Progress, Update, Revise Design Plans from Previous Submittals						\$ -
GENERAL IMPROVEMENTS	66					\$ -
PAVEMENT IMPROVEMENTS	162					\$ -
DRAINAGE IMPROVEMENTS	172					\$ -
SIGNING AND PAVEMENT MARKING IMPROVEMENTS	60					\$ -
ILLUMINATION IMPROVEMENTS	12					\$ -
LANDSCAPING IMPROVEMENTS	42					\$ -
IRRIGATION IMPROVEMENTS	12					\$ -

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary	
	Basic Services	786,655
	Special Services	101,345
	Total Project	888,000

Task Description	Expenses					Total Expense Effort
	Tech Charge	Miles	Meals	Hotel	Other	
SITE IMPROVEMENTS	24					\$ -
Specifications	16					\$ -
OPCC	28					\$ -
QA/QC	92					\$ -
Deliverables	4					\$ -
Design Review Meeting with CITY	20	50				\$ 36
100% DESIGN						\$ -
Progress, Update, Revise Design Plans from Previous Submitta						\$ -
GENERAL IMPROVEMENTS	50					\$ -
PAVEMENT IMPROVEMENTS	83					\$ -
DRAINAGE IMPROVEMENTS	73					\$ -
SIGNING AND PAVEMENT MARKING IMPROVEMENTS	38					\$ -
ILLUMINATION IMPROVEMENTS	6					\$ -
LANDSCAPING IMPROVEMENTS	32					\$ -
IRRIGATION IMPROVEMENTS	6					\$ -
SITE IMPROVEMENTS	12					\$ -
Specifications	16					\$ -
OPCC	22					\$ -
QA/QC	62					\$ -
Deliverables	4					\$ -
Task 5 - Bid Phase Services						\$ -
Attend Prebid Meeting	16	50				\$ 36
Respond to Bidder Questions / Issue Addendum	88					\$ -
Bid Tabulation	7					\$ -
Recommendation of Award	6					\$ -
Conformed Construction Documents (IFC)	38				500	\$ 550
Task 6 - Construction Phase Services						\$ -
Preconstruction Meeting (1)	16	50				\$ 36
Site Visits (10)	102	605				\$ 439
RFIs (2)	32					\$ -
Record Drawings	42					\$ -
Review Shop Drawings (6)	38					\$ -
Preliminary Punch List	18	100				\$ 73
Final Punch List	18	100				\$ 73
Task 7 - Topographical Survey	24					\$ -
Task 8 - Geotechnical Recommendations	16					\$ -
Task 9 - Project Permitting						\$ -
TDLR Plan Review and Inspection	12	100				\$ 73
USACE Coordination	96					\$ -
Total Hours / Quantity	3,548	1,305	-	-	500	
Total Effort	\$ -	\$ 946	\$ -	\$ -	\$ 550	\$ 1,496

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services		786,655
	Special Services		101,345
	Total Project		888,000

Task Description	Subconsultants						Total Sub Effort	Total Effort
	Gojer	Yaggi	CMJ	Spooner	GAP	Hines		
Task 1 - Design Management						5,000	\$ 5,500	\$ 5,500
Internal Project Setup and Subconsultant Contracting							\$ -	\$ 1,847
Internal Project Kickoff Meeting							\$ -	\$ 5,453
External Project Kickoff Meeting							\$ -	\$ 5,532
External Coordination Meeting (up to 4)							\$ -	\$ 19,764
Monthly Invoice and Status Reports (up to 12)							\$ -	\$ 7,810
Site Visits (up to 3)							\$ -	\$ 10,158
Task 2 - Conceptual Design (30%)							\$ -	\$ -
Data Collection							\$ -	\$ 7,532
Parking Lot Alternative 1							\$ -	\$ 15,254
Parking Lot Alternative 2							\$ -	\$ 15,254
Parking Lot Alternative 3							\$ -	\$ 15,254
Wayfinding, Identity and Equestrian Signage Alternatives							\$ -	\$ 8,368
OPCC							\$ -	\$ 11,480
QA/QC							\$ -	\$ 25,335
Deliverables							\$ -	\$ 1,091
Design Review Meeting with CITY							\$ -	\$ 5,681
Task 3 - Preliminary Design (60%)							\$ -	\$ -
Design Plans:							\$ -	\$ -
GENERAL IMPROVEMENTS							\$ -	\$ -
COVER SHEET							\$ -	\$ 2,096
INDEX OF SHEETS							\$ -	\$ 1,812
GENERAL NOTES							\$ -	\$ 3,006
SURVEY CONTROL AND PROJECT LAYOUT							\$ -	\$ 5,095
TYPICAL SECTIONS							\$ -	\$ 3,909
EROSION CONTROL PLAN							\$ -	\$ 7,414
EROSION CONTROL DETAILS							\$ -	\$ 3,283
REMOVAL PLAN							\$ -	\$ 8,824
PAVEMENT IMPROVEMENTS							\$ -	\$ -
PAVEMENT KEY MAP							\$ -	\$ 2,096
PARKING LOT LAYOUT							\$ -	\$ 12,213
PARKING LOT GRADING PLAN							\$ -	\$ 13,322
ROADWAY PLAN AND PROFILE							\$ -	\$ 14,041
PAVEMENT DETAILS							\$ -	\$ 6,106
DRAINAGE IMPROVEMENTS							\$ -	\$ -
DRAINAGE AREA MAP							\$ -	\$ 9,086
DRAINAGE CALCULATIONS							\$ -	\$ 9,086
DRAINAGE KEY MAP							\$ -	\$ 2,096
STORM DRAIN PLAN AND PROFILE							\$ -	\$ 9,813
CHANNEL PLAN AND PROFILE							\$ -	\$ 10,075
DRAINAGE DETAILS							\$ -	\$ 3,006
SIGNING AND PAVEMENT MARKING IMPROVEMENTS							\$ -	\$ -
SIGNING AND PAVEMENT MARKING PLAN							\$ -	\$ 8,677
SIGNING AND PAVEMENT MARKING DETAILS							\$ -	\$ 4,193
ILLUMINATION IMPROVEMENTS							\$ -	\$ -
ILLUMINATION PLAN	1,900	13,000					\$ 16,390	\$ 18,202
ILLUMINATION DETAILS		7,000					\$ 7,700	\$ 9,512
LANDSCAPING IMPROVEMENTS							\$ -	\$ -
LANDSCAPING PLANTING PLAN							\$ -	\$ 6,459
LANDSCAPING PLANTING DETAILS							\$ -	\$ 2,885
IRRIGATION IMPROVEMENTS							\$ -	\$ -
IRRIGATION PLAN						10,000	\$ 11,000	\$ 12,252
IRRIGATION DETAILS						4,000	\$ 4,400	\$ 5,652
SITE IMPROVEMENTS							\$ -	\$ -
PARK ENTRY MONUMENT SIGNAGE PLAN AND DET/							\$ -	\$ 2,957
WAYFINDING SIGNAGE PLAN AND DETAILS							\$ -	\$ 3,767
IDENTITY SIGNAGE PLAN AND DETAILS							\$ -	\$ 2,146
Specifications							\$ -	\$ 3,785
OPCC							\$ -	\$ 5,113
QA/QC							\$ -	\$ 31,740
Deliverables							\$ -	\$ 1,091
Design Review Meeting with CITY							\$ -	\$ 4,912
Task 4 - Final Design (90% and 100%)							\$ -	\$ -
90% DESIGN							\$ -	\$ -
Progress, Update, Revise Design Plans from Previous Submittal							\$ -	\$ -
GENERAL IMPROVEMENTS							\$ -	\$ 11,991
PAVEMENT IMPROVEMENTS							\$ -	\$ 27,544
DRAINAGE IMPROVEMENTS							\$ -	\$ 29,175
SIGNING AND PAVEMENT MARKING IMPROVEMENTS							\$ -	\$ 11,024
ILLUMINATION IMPROVEMENTS		10,000					\$ 11,000	\$ 13,603
LANDSCAPING IMPROVEMENTS							\$ -	\$ 7,132
IRRIGATION IMPROVEMENTS						15,000	\$ 16,500	\$ 19,003

City of Benbrook, Texas Dutch Branch Park Improvements 1/30/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services		786,655
	Special Services		101,345
	Total Project		888,000

Task Description	Subconsultants						Total Sub Effort	Total
	Gojer	Yaggi	CMJ	Spoooner	GAP	Hines		Total Effort
SITE IMPROVEMENTS							\$ -	\$ 3,845
Specifications							\$ -	\$ 3,785
OPCC							\$ -	\$ 4,315
QA/QC							\$ -	\$ 28,746
Deliverables							\$ -	\$ 1,091
Design Review Meeting with CITY							\$ -	\$ 4,912
100% DESIGN							\$ -	\$ -
Progress, Update, Revise Design Plans from Previous Submittal							\$ -	\$ -
GENERAL IMPROVEMENTS							\$ -	\$ 8,919
PAVEMENT IMPROVEMENTS							\$ -	\$ 15,590
DRAINAGE IMPROVEMENTS							\$ -	\$ 12,492
SIGNING AND PAVEMENT MARKING IMPROVEMENTS							\$ -	\$ 6,650
ILLUMINATION IMPROVEMENTS	2,850	7,000					\$ 10,835	\$ 12,137
LANDSCAPING IMPROVEMENTS							\$ -	\$ 5,511
IRRIGATION IMPROVEMENTS						6,500	\$ 7,150	\$ 8,402
SITE IMPROVEMENTS							\$ -	\$ 1,922
Specifications							\$ -	\$ 3,785
OPCC							\$ -	\$ 3,466
QA/QC							\$ -	\$ 20,231
Deliverables							\$ -	\$ 1,091
Task 5 - Bid Phase Services							\$ -	\$ -
Attend Prebid Meeting							\$ -	\$ 3,989
Respond to Bidder Questions / Issue Addendum	190					1,500	\$ 1,859	\$ 19,475
Bid Tabulation							\$ -	\$ 1,116
Recommendation of Award							\$ -	\$ 1,302
Conformed Construction Documents (IFC)							\$ -	\$ 6,180
Task 6 - Construction Phase Services							\$ -	\$ -
Preconstruction Meeting (1)							\$ -	\$ 3,989
Site Visits (10)		3,500				10,000	\$ 14,850	\$ 40,171
RFIs (2)							\$ -	\$ 7,570
Record Drawings	760						\$ 836	\$ 8,255
Review Shop Drawings (6)							\$ -	\$ 8,420
Preliminary Punch List							\$ -	\$ 4,280
Final Punch List							\$ -	\$ 4,280
Task 7 - Topographical Survey				48,220			\$ 53,042	\$ 57,167
Task 8 - Geotechnical Recommendations			11,400				\$ 12,540	\$ 15,770
Task 9 - Project Permitting							\$ -	\$ -
TDLR Plan Review and Inspection						2,500	\$ 2,750	\$ 5,326
USACE Coordination							\$ -	\$ 23,082
Total Hours / Quantity	\$ 5,700	\$ 40,500	\$ 11,400	\$ 48,220	\$ 2,500	\$ 52,000		
Total Effort	\$ 6,270	\$ 44,550	\$ 12,540	\$ 53,042	\$ 2,750	\$ 57,200	\$ 176,352	\$ 888,000

Fee Schedule

CONSULTANT will be compensated for basic services on a hourly basis. Special services will be compensated on an hourly basis in accordance with the attached schedule. The total compensation is summarized as follows:

BASIC SERVICES

Task 1. Design Management	\$	56,064.00
Task 2. Conceptual Design (30%)	\$	105,248.00
Task 3. Preliminary Design (60%)	\$	249,720.00
Task 4. Final Design (90% and 100%)	\$	266,594.00
Task 5. Bid Phase Services	\$	32,062.00
Task 6. Construction Phase Services	\$	76,967.00

Basic Services Total: **\$ 786,655.00**

SPECIAL SERVICES

Task 7. Topographic Survey	\$	57,167.00
Task 8. Geotechnical Design	\$	15,770.00
Task 9. Project Permitting	\$	28,408.00

Special Services Total: **\$ 101,345.00**

Project Total (Basic and Special Services): **\$ 888,000.00**

Invoicing

CONSULTANT may submit invoices for Services rendered no more frequently than monthly, accompanied by an explanation of the Services provided and any necessary supporting documentation.

Rate Schedule

If the Scope of Services change so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment A, CONSULTANT will notify CITY for their approval before proceeding. Additional Services will be computed based on the following Schedule of Charges.

Hourly Rate

Position	Min	Max
Professional 1	\$99.00	\$191.00
Professional 2	\$116.00	\$198.00
Professional 3	\$143.00	\$303.00
Professional 4	\$157.00	\$364.00
Professional 5	\$208.00	\$378.00
Professional 6	\$235.00	\$442.00
Construction Manager 1	\$109.00	\$167.00
Construction Manager 2	\$123.00	\$201.00
Construction Manager 3	\$160.00	\$208.00
Construction Manager 4	\$170.00	\$259.00
Construction Manager 5	\$208.00	\$317.00
Construction Manager 6	\$279.00	\$378.00
Construction Representative 1	\$89.00	\$109.00
Construction Representative 2	\$99.00	\$126.00
Construction Representative 3	\$106.00	\$191.00
Construction Representative 4	\$136.00	\$201.00
CAD Technician/Designer 1	\$72.00	\$130.00
CAD Technician/Designer 2	\$102.00	\$204.00
CAD Technician/Designer 3	\$136.00	\$242.00
Corporate Project Support 1	\$75.00	\$167.00
Corporate Project Support 2	\$82.00	\$245.00
Corporate Project Support 3	\$102.00	\$354.00
Intern / Coop	\$55.00	\$99.00

Rates for In-House Services and Equipment

Mileage

Standard IRS Rates

Bulk Printing and Reproduction

	B&W	Color
Small Format (per copy)	\$0.10	\$0.25
Large Format (per sq. ft.)		
Bond	\$0.25	\$0.75
Glossy / Mylar	\$0.75	\$1.25
Vinyl / Adhesive	\$1.50	\$2.00
Mounting (per sq. ft.)	\$2.00	
Binding (per binding)	\$0.25	

Equipment

Valve Crew Vehicle (hour)	\$75	
Pressure Data Logger (each)	\$500	
Water Quality Meter (per day)	\$100	
Microscope (each)	\$150	
Ultrasonic Thickness Guage (per day)	\$275	
Coating Inspection Kit (per day)	\$275	
Flushing / Cfactor (each)	\$500	
Backpack Electrofisher (each)	\$1,000	
	Survey Grade	Standard
Drone (per day)	\$200	\$100
GPS (per day)	\$150	\$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.10. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.