

April 6, 2026

Abigail Knott
City Engineer
City of Boerne
447 N Main Street
Boerne, TX 78006

Re: Adler Street Reconstruction – Work Authorization 3

Dear Ms. Knott:

Freese and Nichols, Inc. (FNI) is pleased to submit this proposal for providing professional services to City of Boerne (CLIENT) for the additional services required to complete the Adler Road reconstruction projects.

PROJECT UNDERSTANDING

It is our understanding of the scope of work under this proposal is for the additional services needed to fulfill the Construction Phase Services for the Phase 1 culvert project and complete the design services for the Phase 2 Roadway Reconstruction project.

SCOPE OF SERVICES

Freese and Nichols, Inc. (FNI) will render the following professional services in connection with the development of the Adler Street Reconstruction as shown in Exhibit A – Scope of Services.

PROJECT SCHEDULE

FNI will commence work upon receipt and execution of contract or task order and agrees to complete the services per the schedule shown in Exhibit C – Design Schedule.

COMPENSATION

FNI proposes to provide services as described herein for the lump sum fee of One Million Four Hundred Forty-nine Thousand Nine Hundred Fifty-four dollars (\$1,449,954.00). FNI will require a notice to proceed for each task and subtask from the City of Boerne.

We appreciate this opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you agree with the services described above and wish for us to proceed with this assignment, please initiate contract proceedings.

Sincerely,
FREESE AND NICHOLS, INC.



Bregger Garrison
Principal/Vice President

Attachments

EXHIBIT A

This contract consists of providing additional design engineering services required for the reconstruction of Adler Road from N. Main Street (Business 87) to N. Esser Road (RM 474). The Adler Road reconstruction project will consist of a three-lane pavement section, curb & gutter, sidewalk, storm sewer, and will incorporate previous improvements to two existing low water crossings. This scope of services includes engineering services for coordinating with the Garden Street Tract, repackaging the Phase 1 plans per City direction, performing final design services for a proposed roundabout at Plant and Adler, adding required turn lanes at the new park on Adler, changing the outfall location on the west end of the project to utilize the new Garden Street Tract channel, incorporating LID features, providing additional utility relocation services for water, wastewater, overhead electric, and gas, public meetings, and utility coordination. Additionally, this authorization includes additional fee to add parcels for ROW acquisition services.

SERVICES TO BE PROVIDED BY THE ENGINEER

SECTION I. PHASE 1: ADDITIONAL SERVICES TO WORK AUTHORIZATION 1

Supplemental Service 1.1 – Repackage Adler Phase 1

1. Based on direction from the COB, FNI shall repackage the Phase 1 plans and manual to only include one culvert in the bid set.
2. Additionally, FNI shall repackage the Phase 1 plans and manual to also include both culverts in the bid set with an additional NTP to allow the COB to have flexibility with the construction of Phase 1.

Supplemental Service 1.2 – Additional Construction Phase Services

1. Phase 1 construction phase services were developed for a 6-month construction schedule. Construction commenced September 2025. Contractor submitted a schedule March 25, 2026 with a completion date of August 2026 for a total construction duration of 12 months. Existing contract services include 6 on-site progress meetings for 2 attendees. Additional effort includes an additional 16 Virtual and 6 on-site through August 2026, for two attendees and meeting minutes.
2. Temporary pedestrian detour plans for both crossing's construction.
3. Update plans per ROW negotiations conducted by the City for the property at 520 Adler Street.

Supplemental Service 1.3 – Environmental Coordination for Currey Creek Well

During construction, a Well was uncovered on Currey Creek; that was not previously documented with the project. Additional effort includes:

1. Evaluate site and coordinate with Archaeologist.
2. Map, deed, and archival research to determine the age and cultural context of the well.
3. Coordination with the Texas Historical Commission (THC) regarding the need for archeological survey under permit.
4. Prepare a narrative report of findings and assessment of significance under applicable regulatory frameworks for approval from THC.

Supplemental Service 1.4 – Pavement Design Alternative Memo

1. At the request of the contractor, the City will incorporate an alternative pavement design from the original sealed Pavement Design Report. FNI shall coordinate a Memo with the Geotechnical Engineer for the alternative of 8" Flexible Base in lieu of the 8" Lime Stabilized Subgrade for the Phase 1 Culvert Construction project.

Supplemental Service 1.5 – Additional Construction Months (CPM NTE)

1. Additional months of construction phase services after September 2026 can be provided at an additional fee of up to \$6,300 per month for up to 4 months.

SECTION II. PHASE 2: ADDITIONAL SERVICES TO WORK AUTHORIZATION 2

Supplemental Service 2.1 – Garden Street Tract Exhibit and Drainage Calculations

1. FNI shall coordinate with the City to support the discussion and negotiations related to the Garden Street Tract along Adler Road. Services rendered include:
 - a. Calculations for a curb opening and sizing for approximately 460 LF of open channel.
 - i. Design the storm drain for 5-year storm event and design the channel for the 100-year storm event.
 - ii. Check the storm drain for the 100-year storm event.
 - b. Provide downstream impact analysis of flows from proposed Adler Road right-of-way to the new channel. Objective is to provide open channel cross-section for easement dedication. Analysis does not include recommendations to mitigate downstream adverse impacts but can be included as an additional service. Analysis does not include Garden Street tract improvements as part of the analysis and would be an additional service.
 - c. Develop an exhibit coordinating the COB requirements and the developer requests to aid in determining a final solution
 - d. Evaluate impacts to roadway and stormwater design on Adler Road
2. Upon outfall design alternative selection from the City, FNI shall coordinate with the City to analyze and design a storm drain to serve the Adler Rd improvements. FNI will assume the outfall drainage easement to be controlled by the City will be 20-ft wide and extend from Adler Rd right-of-way south to Ebner St then the discharge will move thru the Old No. 9 right-of-way and terminates at the Frederick St right-of-way. The scope includes hydrologic and hydraulic (H&H) analysis, evaluation of design alternatives, roadway and system impact assessment, and preparation of a technical memorandum summarizing modeling and improvements as described below:
 - a. Existing Data Review: FNI will review all available surveys, LiDAR, utility data, and prior design basemaps to establish existing conditions affecting the proposed storm drain alignment within the assumed 20 ft drainage easement extending from Adler Road to Ebner Street.
 - b. Field Survey Needs: To support hydraulic modeling and storm drain sizing, the following supplemental field data will be used or verified as needed:
 - i. Upstream and downstream ditch cross-sections between Ebner St thru the Old No. 9 right-of-way and terminates at the Frederick St right-of-way.
 - ii. Flowline elevations, top of bank, side slopes, and transitions along the open channel conveying flow to the ditch confluence.
 - c. Hydrologic Analysis: FNI will complete the following hydrologic tasks:
 - i. External/internal watershed delineation and identification of drainage areas

- contributing to the proposed storm drain and ultimate downstream feature or confluence
- ii. Obtain rainfall depths for the for the 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr events from NOAA Atlas 14 Volume 11, Region 11, for Kendall County, Texas.
 - iii. Calculate time of concentration using the standard TR-55 method
 - iv. Rational method, drainage areas less than 25 acres, to estimate pre and post project peak flow rates for controlling design storms for the 5-yr, and 100-yr check.
 - v. Unit Hydrograph method drainage areas greater than 25 acres to estimate pre and post project peak flow rates for controlling storms for the 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr.
- d. Hydraulic / Storm Drain Design: Hydraulic modeling will be conducted to evaluate the performance of the closed conduit or open channel system, including:
- i. Sizing the closed pipe system for approximately 460 LF from Adler Rd right-of-way south to Ebner St, then the discharge will move thru the Old No. 9 right-of-way and then terminates at the Frederick St right-of-way.
 - a. Closed conduit design includes appropriate pipe size, material, profile, and connections for outfall.
 - b. Evaluate the proposed storm drain outlet velocity/shear to determine the need for stone/concrete riprap
 - ii. Sizing the trapezoidal open channel for approximately 460 LF from Adler Rd right-of-way south to Ebner St, then the discharge will move thru the Old No. 9 right-of-way and then terminates at the Frederick St right-of-way.
 - a. Evaluate the open channel outlet velocity/shear to determine the need for stone/concrete riprap
- e. Hydrologic Adverse Impact Analysis: FNI will analyze the effects of the proposed storm drain/channel discharge by:
- i. Perform adverse impact analysis based on points of analysis at the storm drain outlet, confluence point, and at Frederick St right-of-way.
- f. Deliverables include:
- i. Drainage Technical Memorandum summarizing methods, hydrologic results, and hydraulic analysis for 60, 90, and final submittals
 - ii. 60, 90, and Final Storm Drain Design and Ditch PSE Sheets (PDF and/or CAD)
 - iii. Digital H&H Models upon request
- g. Assumptions:
- i. FNI will not design the ditch/channel immediately downstream of the storm drain/channel outfall confluence point and from Ebner Street confluence point to Unnamed Tributary A.
 - ii. FNI will not identify locations where the existing earth channel may be insufficient due to velocity, shear stress, erosion potential, or overtopping risk along Ebner street confluence point to Unnamed Tributary A.
 - iii. FNI will not cut sheets for the ditch/channel from Ebner Street confluence point to Unnamed Tributary A.

Supplemental Service 2.2 – Plant Roundabout Final Design (60% & 100%)

1. FNI shall incorporate the preferred alternative for the Plant intersection and develop the following PS&E

to support design and construction of the roundabout:

- a. Develop Layout due to new Transmission Utilities
 - b. Develop Roundabout Horizontal Alignment Data Sheet
 - c. Develop Roundabout Layout
 - d. Develop Roundabout Grading Plan
 - e. Develop Roundabout Profiles
 - f. Develop Roundabout Miscellaneous Details
 - g. Develop Updated Drainage for Roundabout Area
 - h. Update Quantities
2. FNI shall include this design information in the 60% submittal and the final 100% submittal.
 3. Roundabout shall be incorporated as the base design for the 60% submittal with no additive alternative in the 60% submittal. Prepare Roundabout Plans, specifications, and cost estimate as an Additive Alternative to the original intersection layout for the 90% and 100% submittals. Update the original intersection treatment to the revised alignments on Adler for 90 and 100% submittals.

Supplemental Service 2.3 – Turn Lanes at Park on Adler Road (60% & 100%)

1. FNI shall incorporate the requested and required turn lanes for the park access along Adler Road and develop the following PS&E to support design and construction of the turn lanes:
 - a. Modify Typical Sections
 - b. Update Horizontal Alignment and Vertical Profile in the area between the Unnamed Tributary and the roundabout at Plant
 - c. Determine necessary turn lane bay lengths
 - d. Update affected plan views and tapers
 - e. Update the Schematic and the sidewalk design on both sides of the roadway to minimize impact to adjacent property owners and existing trees
 - f. Incorporate Comments from Design Deliverables
 - g. Update Drainage Calculations and Report for the additional impervious cover
 - h. Update the Storm System design for the new pavement
 - i. Coordinate Park detention outfall with Adler storm drain.
 - j. Update Quantities
2. FNI shall include this design information in the 60% submittal and the final 100% submittal.

Supplemental Service 2.4 – Update H&H and Design of Outfall at West End of Adler

1. The purpose of this task is to evaluate the existing drainage conditions at the project location and design an appropriately sized cross culvert system to safely and efficiently convey stormwater for required design events. The scope includes H&H analysis, evaluation of alternative culvert configurations, and preparation of final PSE. The objective is to maintain an existing cross flow pattern at this location. -culvert system to safely and efficiently convey stormwater for required design events. The scope includes H&H analysis, evaluation of alternative culvert configurations, and preparation of final PSE.
 - a. Existing Data Review: FNI will review available project surveys, LiDAR, and prior design basemaps to identify data gaps affecting hydraulic modeling, channel characterization, and culvert design.
 - b. Field Survey Needs:
 - i. Upstream and downstream culvert inverts, pipe sizes, material, shape, and flowline

- elevations.
- ii. Upstream and downstream channel cross sections at intervals necessary to evaluate conveyance, tailwater effects, erosion potential, and overtopping risk. -sections at intervals necessary to evaluate conveyance, tailwater effects, erosion potential, and overtopping risk.
- iii. Existing ditch flowlines, side slopes, berms, and transitions connecting to the next defined drainage feature or confluence.
- c. Hydrologic Analysis: The following hydrologic tasks will be completed:
 - i. External/internal watershed delineation and identification of drainage areas contributing to the proposed crossing and ultimate downstream feature or confluence
 - ii. Obtain rainfall depths for the 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, and 100-yr events from NOAA Atlas 14 Volume 11, Region 11, for Kendall County, Texas.
 - iii. Calculate time of concentration using standard TR-55 method
 - iv. Rational method, drainage areas less than 25 acres, to estimate pre and post project peak flow rates for the 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr.
 - v. Unit Hydrograph method drainage areas greater than 25 acres to estimate pre and post project peak flow rates for the 2yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr.
- d. Hydraulic / Culvert Analysis: Evaluation of inlet control and outlet control conditions and identification of the controlling regime.
 - i. Hydraulic modeling using Culvert Master, or HY-8:
 - a. Required culvert size and shape
 - b. Headwater elevations and roadway overtopping risk
 - c. Downstream impacts and tailwater influences
 - ii. The culvert design shall be based on a 100-year storm event.
 - iii. Assessment of erosion risks at inlets and outlets and need for energy dissipation.
- e. Culvert Design: Design-phase services include:
 - i. Development of cross culvert.
 - ii. Preparation of plan and profile and supporting design details consistent with internal deliverables.
 - iii. Determination of minimum roadway/pavement elevations required to meet flood and freeboard criteria.
 - iv. Incorporation of localized upstream and downstream channel improvements
- f. Hydrologic / Hydraulic Impacts to Downstream Conveyance
 - i. Perform downstream hydraulic impact analysis from the culvert outlet to the next defined drainage feature or confluence.
 - ii. Evaluate capacity of the existing downstream ditch, channel, or roadway side swale for the selected storms 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr side swale. For hydraulic design, the selected storm is 100-yr.
 - iii. Identify locations where the existing earth channel may be insufficient due to velocity, shear stress, erosion potential, or overtopping risk.
 - iv. Assess the need for some concrete lined ditch, riprap, or other armoring to prevent erosion or protect adjacent infrastructure. -lined ditch, riprap, or other armoring to prevent erosion or protect adjacent infrastructure.
- g. Ditch Design
 - i. FNI will evaluate the downstream ditch system from the culvert outfall to the next

defined drainage feature, assessing its hydraulic capacity, erosion potential, and ability to safely convey stormwater for the 100-yr event.

- ii. FNI will prepare ditch plan and profile sheets showing existing and proposed flowlines, top of bank, channel geometry, transitions, and erosion control measures, along with HGL.
- h. Roadway & Vehicle Safety When Flow Crosses Street
 - i. Analyze roadway safety at any existing or potential flow crossing locations downstream of the culvert, Garden St.
 - ii. Evaluate conditions against applicable safety criteria (e.g., allowable depth velocity product for vehicles, safe access/egress, emergency access considerations).
 - iii. Provide recommendations for mitigation if roadway flooding exceeds allowable thresholds (e.g., ditch regrading, channel conveyance improvements, culvert adjustments, or roadway profile modifications).
- i. Roadway P&P Update: FNI will update the roadway design to include:
 - i. Modify Typical Sections
 - ii. Update Horizontal Alignment and Vertical Profile
 - iii. Update affected plan views and quantities

2. Deliverables

- a. FNI shall include this design information in the 60% and 100% submittal. (90% is included under Supplemental Service 2.12) Deliverables will include:
 - i. Drainage Technical Memorandum summarizing methods, hydrologic results, and hydraulic analysis
 - ii. Final Culvert Design and Ditch PSE Sheets (PDF and/or CAD)
 - iii. Digital H&H Models upon request
 - iv. Quantities and cost estimates are associated with the culvert/ditch improvements.

3. Exclusions

- a. Analysis does not include developing a CLOMR/LOMR but could be included as an additional service.

Supplemental Service 2.5 – Water/Sewer Utility Relocation Design

1. FNI shall design relocation plans for approximately 1,600 LF of 12" water line with 12" PVC along Adler Road where the existing 8" water line is in conflict with proposed infrastructure or within 2 LF of the proposed curb. Upsized waterline design requires NTP from City after 60% Design.
2. FNI shall design relocation plans for approximately 2,400 LF of 10" sewer with 10" PVC along Adler Road where the existing 10" sewer line is in conflict with proposed infrastructure or within 2 LF of the proposed curb.
3. 60% Design: Prepare drawings, specifications, construction contract documents, designs, and layouts of improvements to be constructed. Prepare an Opinion of Probable Construction Cost (OPCC). Furnish COB digital copies of drawings, specifications, and OPCCs marked "60% Design Submittal" for approval by COB.
4. 90% Design: Prepare drawings, specifications, construction contract documents, designs, and layouts of improvements to be constructed. Prepare an Opinion of Probable Construction Cost (OPCC). Furnish COB digital copies of drawings, specifications, and OPCCs marked "90% Design Submittal" for approval by COB.
5. 100% Design: Furnish COB digital copies of drawings, specifications, and bid proposals marked "Final

Draft” for approval by COB. Review documents will include all plans and specifications with minor corrections and notes remaining. FNI will receive comments from Owner and address comments. Upon final approval by COB, FNI will provide COB digital copies of “Final” plans and specifications.

Supplemental Service 2.6 – ROW Parcel Negotiation and Acquisition Services

1. ROW PARCEL ACQUISITION SERVICES. The original contract allowed for 29 property acquisition services. Current plan designs may require up to 38 ROW acquisitions or permanent or temporary easements. FNI shall provide additional land services for up to 9 additional properties to support COB. Services shall include obtaining rights of entry, title research and procurement, appraisals, presenting of offers, negotiation and closing Temporary Construction and Permanent Easements. Arrow’s services may also include assistance with open houses or similar meetings with the public, presentations to all approval authorities, and other real estate and property work that may be needed from time to time to support the timely execution of the project. Each property and task shall not be executed until approved and directed by the City.
 - a. Pre-Acquisition Services
 - i. Confirm ownership and easement information
 - ii. Attendance of public information meetings, project design meetings, route development field visits by land manager.
 - b. Title/Curative Services
 - i. Review preliminary title commitment for properties where permanent easements are to be obtained, or preliminary title search information for properties where temporary easements are to be obtained.
 - ii. Secure title commitments and updates in accordance with insurance rules and requirements for parcel payment submissions for properties which will be acquired in fee simple and for permanent easements.
 - iii. Secure title insurance for all permanent easements. Cure all exceptions on Schedule C, when applicable. Written approval by the City will be required for any exceptions to coverage.
 - c. Right of Entry
 - i. Prepare Right of Entry packets to include Landowner Bill of Rights, maps, and paperwork to be executed.
 - ii. The agent will initiate and participate in landowner meetings for ROE documents.
 - iii. Upload Right of Entry executed documents to central location for access by City, its agents, and employees.
 - d. Appraisal Services
 - i. Secure written permission from owner to enter the property from which land is to be acquired. Maintain permission letters with appraisal reports.
 - ii. Prepare and conduct personal pre-appraisal contact with interest owner(s) for each parcel wherein an appraisal is needed.
 - iii. Contact property owners or their designated representative to offer opportunity to accompany the appraiser on the appraiser’s inspection of subject property. Maintain record of contact in file
 - iv. Finalize a complete appraisal report for each parcel. These reports shall conform to the City’s policies and procedures along with the Uniform Standards of Professional

- Appraisal Practice.
- v. All completed appraisals will be administratively reviewed and approved by the City.
 - vi. As necessary, the appraiser will appear and or testify as an Expert Witness in eminent domain proceedings and be available for pre-hearing or pre-trial meetings as directed by City (additional fees to be charged on an hourly basis).
- e. Negotiation Services
- i. Prepare the initial offer letter and any other documents required or requested by the City of Hutto in an acceptable form.
 - ii. Contact each property owner or owner's designated representative and present the written offer in person where practical. When owners do not wish to have offers delivered in person, they will be mailed via certified mail with return receipt for documentation of delivery/receipt. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing.
 - iii. Provide a copy of the appraisal report for the subject property exclusively to the property owner or authorized representative at the time of the offer for permanent easements.
 - iv. Provide a compensation summary to the property owner or authorized representative at the time of the offer for temporary easements.
 - v. Respond to property owner inquiries verbally and/or in writing within two business days.
 - vi. Prepare a separate negotiator contact report for each parcel file for each contact.
 - vii. Maintain parcel files of original documentation related to the purchase of the real property or property interests/acquisition of the Easement.
 - viii. Present counteroffers in a form as directed by the City. Transmit any written counteroffer from property owners including supporting documentation, and Agent's recommendation with regard to the counteroffer.
 - ix. Prepare Final Offer letter, as necessary. Appraisals will be done by the City's chosen appraiser for Temporary Construction Easements prior to Final Offer letters.
- f. Acquisition/Closing Services
- i. Prepare check request, review closing documents facilitate execution of all necessary documents. Attend closings and provide closing services in conjunction with Title Company for all permanent easements.
 - ii. Transport any documents to City and landowner for signatures for all temporary easements.
 - iii. Record or cause to be recorded all original instruments immediately after closing at the respective County Clerk's Office.
 - iv. Review Title Policy and give to City for permanent storage.
- g. Project/Document Administration
- i. Maintain current status reports of all parcel and project activities and provide monthly or as requested to the City.
 - ii. Participate in project review meetings as requested.
 - iii. Provide copies of all incoming and outgoing correspondence as generated if requested.
 - iv. Maintain copies of all correspondence and contacts with property owners.
 - v. Update database with current status information and documentation.
- h. Condemnation Support

- i. Upon receipt of a copy of the final offer, research and produce an updated "Condemnation Limited Title Report" (search parameters set by City and/or outside legal counsel).
 - ii. Prepare a condemnation package as directed by the City and deliver the package to the City's designee or legal counsel.
 - iii. Upon notification from the City request the update of appraisal.
 - iv. Appear as Expert Witness as requested.
- i. Survey and Metes/Bound and Parcel Plats: FNI will develop up to an additional 20 documents to support ROW and easements.

Supplemental Service 2.7 – Utility Coordination

1. Reallocate \$25,841 of unutilized subconsultant Utility Coordination fee for the to prime consultant for full PS&E utility coordination. Original fee was scoped as directed by the City to assume that the City had all the utility records for the corridor. The City only had records for City-owned facilities. This additional effort is to coordinate all utilities within the project limits as described below:
 - i. Prepare Utility Conflict Matrix.
 - ii. Contact utility stakeholders and request utility mapping information and verification of existing utility locations as shown in the project schematic.
 - iii. Incorporate information received from utility stakeholders and update the utility base map.
 - iv. Identify potential conflicts between existing utilities and proposed improvements and update the Utility Conflict Matrix.
 - v. Coordinate conflicts with Utility Owners.
 - vi. Identify Level A and Level B utility locate needs and coordinate with SUE provider.
2. SUE services are not included in this scope. If the need for Level A and/or Level B locates is identified during design, then this service will be performed as an additional service.

Supplemental Service 2.8 – Additional Project Management

1. Additional management associated with the design schedule extension from June 2024 (end of phase 2 contract) through June 2027 (start of Phase 2 Construction Phase) for a total of 36 months.

Supplemental Service 2.9 – Low Impact Development Concept Design

1. FNI shall evaluate feasibility, sizing, hydraulic performance, and integration of the Contech Jellyfish Filter Stormwater Treatment System (Jellyfish) and a Hazardous Material Trap (HMT) within the Adler Rd corridor. The work includes data collection, hydrologic analysis, volumetric sizing, hydraulic evaluation, concept development, and revisions to the existing 60% design. FNI will consult with the Contech technical representative regarding the feasibility of combining stormwater treatment and hazardous material capture in one unit.
 - a. **Data Collection / Field Assessment:** FNI will perform the following:
 - i. Meet onsite with the Contech technical representative to review existing conditions, right of way constraints, utilities, topography, vegetation, geotechnical considerations, and hydrologic characteristics. -of-way constraints, utilities, topography, vegetation, geotechnical considerations, and hydrologic characteristics.
 - ii. Evaluate feasibility of the Jellyfish Filter complete in place system at optimum installation locations.
 - iii. FNI will adhere to the City of Boerne EDM and LID Manual

- iv. Confirm DPZ boundaries and pollutant specific treatment expectations. -specific treatment expectations.
 - b. **Hydrologic & Water Quality Analysis:** FNI will complete the following hydrologic tasks:
 - i. Determine existing and proposed impervious cover per City UDC requirements.
 - ii. Define drainage areas within the Adler Rd project limits contributing runoff requiring treatment. Treatment is limited to the DPZ areas for Hazardous Materials.
 - iii. Calculate Water Quality Volume (WQV) based on the first 1.66 inches of rainfall over areas of increased impervious cover, in accordance with UDC Section 8.2 – Watershed Protection.
 - iv. WQV will be based on Adler Road Phase 1 and 2 increase in impervious cover as it relates to roads and driveways only. Per Boerne UDC, sidewalks and trails are excluded from impervious cover calculations.
 - v. Identify pollutant reduction requirements ($\geq 60\%$ bacteria removal and $\geq 80\%$ TSS removal) per City criteria.
 - vi. Analyze DPZ related requirements for HMT installations at Currey Creek and Unnamed Tributary A, including required minimum 10,000-gallon storage. -related requirements for HMT installations at Currey Creek and Unnamed Tributary A, including required minimum 10,000-gallon storage.
 - c. **Hydraulic Performance & LID Sizing:** FNI will:
 - i. Perform iterative volumetric sizing calculations for the Jellyfish system to treat the calculated WQV while managing stormwater quantity to City criteria.
 - ii. Coordinate sizing and configuration with the Contech technical representative for site specific constraints, including access and ease of maintenance program-specific constraints, including access and ease of maintenance programs.
 - iii. Evaluate hydraulic performance to confirm adequate conveyance, treatment flow, head loss, and compatibility with the current (60%) roadway and drainage design.
 - iv. Jellyfish to be designed as an offline feature so only the WQV is captured and all remaining runoff bypasses treatment.
 - d. **Design Impacts:** Tasks include:
 - i. Update the storm drain and site hydrology/hydraulics model to incorporate the proposed Jellyfish and HMT.
 - ii. Evaluate potential hydraulic impacts to Currey Creek and Unnamed Tributary A.
 - iii. Prepare a brief supplement to the current drainage study documenting modeling results and confirming no adverse impacts.
 - e. **Storm Drain Plan & Profile Revisions:** FNI will revise the current 60% design to include:
 - i. Updated storm drain plan and profile sheets.
 - ii. Integration of Jellyfish and HMT structures.
 - iii. Applicable Contech standard details and technical specifications.
 - iv. Revisions needed to verify system performance and compliance with City watershed requirements.
 - v. Prepare Opinion of Probable Construction Cost (OPCC).
2. **Meetings and Coordination**
- a. Prior to revising the 60% design, present findings from this task to the City, including review layouts, space needs, maintenance considerations, and safety concerns.
 - b. Incorporate City direction following the meeting.

3. **Deliverables**

- a. OPCC.
- b. Updated plan & profile sheets, details, and specifications.
- c. Integration of reporting data into Drainage Report.

4. **Assumptions**

- a. Storm drain infrastructure complete in design or issued for construction at Currey Creek and Unnamed Tributary A will remain unchanged.
- b. The design will be based solely on the Contech Jellyfish Filter System
- c. The project is not in Edwards Aquifer or Lower Glenrose regulatory zones; TCEQ compliance tasks are excluded.
- d. Selected LID BMPs will not increase downstream discharge.
- e. Final design beyond revisions associated with LID BMP integration is excluded and may be authorized as additional services.

Supplemental Service 2.10 – Temporary Pavement Design

An asphalt temporary pavement design will be performed for the temporary typical sections that will utilize existing data from the published Geotech report.

1. Analyze existing Geotech data to prepare a temporary asphalt pavement design
2. Conduct one (1) internal meeting to discuss the pavement design before finalizing the memo.
3. Produce final pavement design memo to attach to the published Geotech report.

Supplemental Service 2.11 – Additional Survey

1. Additional topographic survey needs due to project limit extensions on side streets, at the school, and at the park.

Supplemental Service 2.12 – 90% Submittal Phase

1. Prepare a 90% submittal package to include
 - a. 90% Design Plans
 - b. Response to 90% comments
 - c. 90% Design Review meeting

Supplemental Service 2.13 – Public Meetings

1. Prepare 8 exhibits (including printing to foam board posters) using design files previously prepared for the plan set. This assumes 4 exhibits for 2 meetings.
2. Assist City in preparation of 2 public meeting presentations.
3. Attend 2 public meetings and take notes of public questions asked and City responses during the open questions.
4. Transcribe all written comments received during 2 public meetings.
5. Attend 1 meeting with City after the first public meeting to discuss incorporation of public comments into the final design. Incorporation of public comments into plans is not anticipated for the Pre Construction Public Meeting and therefore not included.

Supplemental Service 2.14 – Additional OHE/Gas Relocation Design

1. **OVERHEAD UTILITY ADJUSTMENTS.** FNI will develop adjustment plans based on identified conflicts during the design of this project. These plans will be utilized by the COB for relocation of utilities.
2. **GAS UTILITY ADJUSTMENTS.** FNI will develop adjustment plans based on identified conflicts during the design of this project.

Supplemental Service 2.15 – Additional Construction Phase Services (CPM NTE)

1. Upon approval from the City, FNI will continue to perform engineering construction phase services to include additional site visits, coordination, documentation, plans update, and review of contractor RFIs, submittals and change orders.

Supplemental Service 2.16 – Unspecified Additional Services

1. City reserves an additional fee, NTE \$50,000, for unspecified additional services for any unforeseen tasks that could be required to design and construct both Phase 1 and Phase 2 projects on Adler Street. Services are not to be rendered unless specifically requested and approved by the City.

COMPENSATION SUMMARY

Base Supplemental Service	Lump Sum
PHASE I – CULVERT CONSTRUCTION	
1.1: Repackage Adler Ph. 1	\$ 45,467.00
1.2: Additional Construction Phase Services	\$ 97,129.00
1.3: Environmental Coordination for Currey Creek Well	\$ 14,245.00
1.4: Pavement Design Alternative Memo	\$ 2,305.00
<i>Subtotal</i>	\$ 131,064.00
PHASE II – ADLER ROAD DESIGN	
2.1: Garden Street Exhibit	\$ 97,129.00
2.2: Plant Roundabout	\$ 110,333.00
2.3: Turn Lanes at Park	\$ 91,405.00
2.4: Update H&H Outfall	\$ 149,431.00
2.5: Water/Sewer Utility	\$ 150,474.00
2.6: ROW Parcels	\$ 229,363.00
2.7: Utility Coordination	\$ 46,151.00
2.8: Project Management	\$ 116,208.00
2.9: Low Impact Development	\$ 101,386.00
2.10: Temporary Pavement Design	\$ 5,124.00
2.11: Additional Survey	\$ 8,689.00
2.12: 90% Design	\$ 133,142.00
2.13: Public Meetings	\$ 23,623.00
<i>Subtotal</i>	\$ 1,262,458.00
Summary of Base Services	\$ 1,366,805.00
Special Supplemental Service	CPM (NTE)
1.5: Additional Construction Months	\$ 25,587.00
2.14: Additional Utility Relocation Design	\$ 119,618.00
2.15: Additional Construction Phase Services	\$ 59,176.00
2.16: Unspecified Additional Services	\$ 50,000.00
Summary of Special	\$ 254,961.00
AMENDMENT TOTAL	\$ 1,648,483.00

Adler Road Phase 2 - Amendment 2 2/11/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services	\$ 1,393,522	
	Special Services	\$ 254,961	
	Additional Services	\$ -	
		Total Project	\$ 1,648,483

Tasks				Labor																	Total Hours	Total Labor Effort						
BST Task (for Project Setup)	Start Date (Lookup from BST-10 Tasks)	End Date (Lookup from BST-10 Tasks)	Effort Curve (Lookup from BST-10 Tasks)	Basic, Special or Additional	Task	Task Description	PM	APM	EIT RDWY	SA DRN	EIT DRN	CAD II	Sr Designer	PE UTIL	EIT UTIL	SA	PE DRN	SA UTIL	PE PVMT	SA PVMT			ENV	Cost estimator	GIS			
							\$289	\$285	\$167	\$354	\$167	\$123	\$274	\$223	\$155	\$396	\$215	\$295	\$222	\$280	\$180	\$197	\$117					
					2.12	90% Submittal Phase										8									8	\$ 3,170		
					2.12	General Sheet s(Title, index, Project layout, summaries)			1	8			20												29	\$ 4,081		
					2.12	Proposed and existing typical sections			1	8			20												29	\$ 4,081		
					2.12	Roadway Pland and Profile	1		6	16			40	10											73	\$ 12,334		
					2.12	Intersection Layouts			2	8			18												28	\$ 4,120		
					2.12	Driveway details and summaries	2		2	4			4												12	\$ 2,306		
					2.12	cross sections	2			24				30											56	\$ 12,803		
					2.12	storm drain P&P	2		2		14	36						30							84	\$ 18,561		
					2.12	signing and striping layouts	1		4	24			18												47	\$ 7,644		
					2.12	traffic control sheets	2		20	48			80												150	\$ 24,128		
					2.12	update standards				8															8	\$ 1,333		
					2.12	OPCC	2			8															10	\$ 1,910		
					2.12	Governing specs and misc documents	2			8															10	\$ 1,910		
					2.12	Project manual	2			8															10	\$ 1,910		
					2.12	QAQC	8				8														16	\$ 5,139		
					2.12	Tree plan			2	20			24												46	\$ 6,857		
					2.12	SWP3 and EPIC	2		2	24			48												76	\$ 11,056		
					2.12	quantity calculations			8	20			34												62	\$ 9,800		
					2.13	Public Meetings																				\$ -		
					2.13	Prepare 8 exhibits	2		8	44			44												98	\$ 15,606		
					2.13	Prepare presentation materials for 2 meetings	2		2	2															6	\$ 1,481		
					2.13	Attend 2 public meetings	8			8															16	\$ 3,642		
					2.13	Transcribe written comments				8															8	\$ 1,333		
					2.13	Attend 1 recap meeting	2			2															4	\$ 910		
				Special	2.14	Additional Utility Relocation Design																				\$ -		
				Special	2.14	OHE Utility Relocation Design	8																		8	\$ 2,309		
				Special	2.14	Additional Gas Relocation Design	8																		8	\$ 2,309		
				Special	2.16	Unspecified Additional Services																				\$ -		
				Special	2.15	Additional Phase 2 construction phase services	130			130															260	\$ 59,176		
Total Hours / Quantity							595	486	1,639	184	730	1,462	430	186	282	40	406	20	18	3	20	24	28			6,553		
Total Effort							\$ 171,735	\$ 138,588	\$ 273,008	\$ 65,099	\$ 121,596	\$ 180,045	\$ 117,940	\$ 41,404	\$ 43,817	\$ 15,851	\$ 87,477	\$ 5,895	\$ 3,994	\$ 841	\$ 3,606	\$ 4,719	\$ 3,271					\$ 1,278,886

Adler Road Phase 2 - Amendment 2
2/11/2026
Detailed Cost Breakdown

Basic Services	1,393,522
Special Services	254,961
Additional Services	-
Total Project	1,648,483

Tasks				Expenses								
BST Task (for Project Setup)	Start Date (Lookup from BST-10 Tasks)	End Date (Lookup from BST-10 Tasks)	Effort Curve (Lookup from BST-10 Tasks)	Basic, Special or Additional	Task	Task Description	Tech Charge	Miles	Other	Lg Format - Glossy/Mylar - \$218/ (sq. ft.)	Lg Format - Mounting (sq. ft.)	Total Expense Effort
						PHASE 1 CULVERT CONSTRUCTION	-					\$ -
					1.1	Repackage Adler Phase 1 - 1 Culvert	120					\$ -
					1.1	Repackage Adler Phase 1 - 2 Culverts	120					\$ -
					1.2	Additional Construction Phase Services	-					\$ -
					1.2	Construction Phase Services	200	140				\$ 102
					1.2	Temp Ped Detour Plans (2)	78					\$ -
					1.2	Update plans for 520 Adler	50					\$ -
					1.3	Environmental Coordination - Currey Creek Well	32	140				\$ 102
					1.4	Pavement Design Memo	4					\$ -
				Special	1.5	Additional Construction months (4 months)	112	400				\$ 290
						PHASE 2 ADLER ROAD DESIGN & CONSTRUCTION	-					\$ -
					2.1	Garden Street Drainage	8					\$ -
					2.1	Coordination and analysis of outfall alternatives	72					\$ -
					2.1	Outfall Design and Analysis	12					\$ -
					2.1	Existing Data Review	12					\$ -
					2.1	Field Survey Needs	50					\$ -
					2.1	Hydrologic Analysis	26					\$ -
					2.1	Hydraulic / Storm Drain Analysis	76					\$ -
					2.1	Storm Drain Design	200					\$ -
					2.1	Hydraulic/Hydrologic Impact Analysis	12					\$ -
					2.2	Plant Roundabout Design (60% & 100%)	8					\$ -
					2.2	Develop Layout Due to Transmission Utilities	64					\$ -
					2.2	Develop Roundabout HAD Sheet	15					\$ -
					2.2	Develop Roundabout Layout	88					\$ -
					2.2	Develop Roundabout Grading Plan	64					\$ -
					2.2	Develop Roundabout Profiles	80					\$ -
					2.2	Develop Roundabout Miscellaneous Details	33					\$ -
					2.2	Develop Updated Drainage for Roundabout Area	72					\$ -
					2.2	Update Base Design to HALN	136					\$ -
					2.3	Turn Lanes at Park on Adler Road (60%)	8					\$ -
					2.3	Modify Typical Sections	17					\$ -
					2.3	Update Horizontal Alignment and Vertical Profile	25					\$ -
					2.3	Determine Turn Lane Bay Lengths	7					\$ -
					2.3	Update Plan View and Tapers	48					\$ -
					2.3	Update Schematic and Sidewalks	41					\$ -
					2.3	Incorporate Comments	17					\$ -
					2.3	Update Drainage Calculations and Report	43					\$ -
					2.3	Update Storm System	55					\$ -
					2.3	Coordinate Park Drainage outfall	156					\$ -
					2.4	Update outfall at West End of Adler	8					\$ -
					2.4	Existing Data Review	12					\$ -
					2.4	Field Survey Needs	16					\$ -
					2.4	Hydrologic Analysis	60					\$ -
					2.4	Hydraulic Culvert Analysis	46					\$ -
					2.4	Culvert Design	58					\$ -
					2.4	Hydrologic/Hydraulic Impacts & Memo	119					\$ -
					2.4	Ditch Design (Dm & Rdwy)	168					\$ -
					2.4	Roadway & Vehicle Safety	32					\$ -
					2.4	Modify Typical Sections	17					\$ -
					2.4	Update Horizontal Alignment and Vertical Profile	86					\$ -
					2.4	Update Plan View	49					\$ -
					2.4	Quantities and Cost Estimate	93					\$ -
					2.5	Water/Sewer Utility Relocation Design	-					\$ -
					2.5	60% Design	410					\$ -
					2.5	60% OPCC and Specifications	100					\$ -
					2.5	60% QC	28					\$ -
					2.5	90% Design	164					\$ -
					2.5	90 OPCC and Specifications	64					\$ -
					2.5	90% QC	24					\$ -
					2.5	100% Design	120					\$ -
					2.5	100 OPCC and Specifications	48					\$ -
					2.5	100% QC	12					\$ -
					2.6	ROW Parcel Negotiation and Acquisition Services	56					\$ -
					2.6	Right of Entry (\$1,000/parcel)	-					\$ -
					2.6	Title/Curative Services (\$2,000/parcel)	-					\$ -
					2.6	Administrative/Document (\$1,500/parcel)	-					\$ -
					2.6	Services: Appraisal Services (\$7,000/parcel)	-					\$ -
					2.6	Negotiation Services (\$3,000/parcel)	-					\$ -
					2.6	Acquisition/Closing Services (\$3,000/parcel)	-					\$ -
					2.6	Project Management	-					\$ -
					2.6	Survey Documents	-					\$ -
					2.7	Utility Coordination	-					\$ -
					2.7	Schematic level UC	-					\$ -
					2.7	Develop UCM	66					\$ -
					2.7	Prepare Utility Base Map	228					\$ -
					2.7	Identify and coordinate conflicts and Testholes	138					\$ -
					2.8	Additional Project Management (36 months)	-					\$ -
					2.8	Invoice	144					\$ -
					2.8	Project Coordination and Administration	275					\$ -
					2.8	Project Schedule	20					\$ -
					2.8	Progress Meetings (21 mtgs)	63					\$ -
					2.9	Low Impact Development	-					\$ -
					2.9	Data Collection / Field Assessment	16	140				\$ 102
					2.9	Hydrologic & WQV	76					\$ -
					2.9	Hydraulic Performance & LID Sizing	108					\$ -
					2.9	Design Impacts	60					\$ -
					2.9	Plan & Profile Revisions	88					\$ -
					2.9	Cost Estimating	84					\$ -
					2.9	Meeting and Coordination	40					\$ -
					2.10	Temporary Pavement Design	-					\$ -
					2.10	Temporary pavement analysis	17					\$ -
					2.10	Prepare Memo	5					\$ -
					2.11	Additional Survey	12					\$ -

Adler Road Phase 2 - Amendment 2 2/11/2026 Detailed Cost Breakdown	Basic Services	1,393,522
	Special Services	254,961
	Additional Services	-
	Total Project	1,648,483

Tasks				Expenses								
BST Task (for Project Setup)	Start Date (Lookup from BST-10 Tasks)	End Date (Lookup from BST-10 Tasks)	Effort Curve (Lookup from BST-10 Tasks)	Basic, Special or Additional	Task	Task Description	Tech Charge	Miles	Other	Eg + format - Glossy/Mylar - P&P (sq. ft.)	Eg + format - Mounting (sq. ft.)	Total Expense Effort
					2.12	90% Submittal Phase	8					\$ -
					2.12	General Sheet s(Title, index, Project layout, summary)	29					\$ -
					2.12	Proposed and existing typical sections	29					\$ -
					2.12	Roadway Plan and Profile	73					\$ -
					2.12	Intersection Layouts	28					\$ -
					2.12	Driveway details and summaries	12					\$ -
					2.12	cross sections	56					\$ -
					2.12	storm drain P&P	84					\$ -
					2.12	signing and striping layouts	47					\$ -
					2.12	traffic control sheets	150					\$ -
					2.12	update standards	8					\$ -
					2.12	OPCC	10					\$ -
					2.12	Governing specs and misc documents	10					\$ -
					2.12	Project manual	10					\$ -
					2.12	QAQC	16					\$ -
					2.12	Tree plan	46					\$ -
					2.12	SWP3 and EPIC	76					\$ -
					2.12	quantity calculations	62					\$ -
					2.13	Public Meetings	-					\$ -
					2.13	Prepare 8 exhibits	98			200	200	\$ 550
					2.13	Prepare presentation materials for 2 meetings	6					\$ -
					2.13	Attend 2 public meetings	16	140				\$ 102
					2.13	Transcribe written comments	8					\$ -
					2.13	Attend 1 recap meeting	4					\$ -
				Special	2.14	Additional Utility Relocation Design	-					\$ -
				Special	2.14	OHE Utility Relocation Design	8					\$ -
				Special	2.14	Additional Gas Relocation Design	8					\$ -
				Special	2.16	Unspecified Additional Services	-		50,000			\$ 50,000
				Special	2.15	Additional Phase 2 construction phase services	260	800				\$ 580
Total Hours / Quantity							6,553	1,760	50,000	200	200	
Total Effort							\$ -	\$ 1,276	\$ 50,000	\$ 150	\$ 400	\$ 51,828

Adler Road Phase 2 - Amendment 2
2/11/2026
Detailed Cost Breakdown

Project Fee Summary		
Basic Services		1,393,522
Special Services		254,961
Additional Services		-
Total Project		1,648,483

Tasks				Subconsultants						Total				
BST Task (for Project Setup)	Start Date (Lookup from BST-10 Tasks)	End Date (Lookup from BST-10 Tasks)	Effort Curve (Lookup from BST-10 Tasks)	Basic, Special or Additional	Task	Task Description	7 Arrows	Maestas	SEnergy	Mendez Engineering	Acacia Heritage Consulting	UES	Total Sub Effort	Total Effort
						PHASE 1 CULVERT CONSTRUCTION							\$ -	\$ -
					1.1	Repackage Adler Phase 1 - 1 Culvert							\$ -	\$ 22,734
					1.1	Repackage Adler Phase 1 - 2 Culverts							\$ -	\$ 22,734
					1.2	Additional Construction Phase Services							\$ -	\$ -
					1.2	Construction Phase Services							\$ -	\$ 45,275
					1.2	Temp Ped Detour Plans (2)							\$ -	\$ 15,127
					1.2	Update plans for 520 Adler							\$ -	\$ 8,646
					1.3	Environmental Coordination - Currey Creek Well					6,894		\$ 7,928	\$ 14,245
					1.4	Pavement Design Memo						1,000	\$ 1,150	\$ 2,305
				Special	1.5	Additional Construction months (4 months)							\$ -	\$ 25,587
						PHASE 2 ADLER ROAD DESIGN & CONSTRUCTION							\$ -	\$ -
					2.1	Garden Street Drainage							\$ -	\$ 3,170
					2.1	Coordination and analysis of outfall alternatives							\$ -	\$ 14,073
					2.1	Outfall Design and Analysis							\$ -	\$ 2,194
					2.1	Existing Data Review							\$ -	\$ 2,194
					2.1	Field Survey Needs							\$ -	\$ 8,720
					2.1	Hydrologic Analysis							\$ -	\$ 5,471
					2.1	Hydraulic / Storm Drain Analysis							\$ -	\$ 15,520
					2.1	Storm Drain Design							\$ -	\$ 41,946
					2.1	Hydraulic/Hydrologic Impact Analysis							\$ -	\$ 3,841
					2.2	Plant Roundabout Design (60% & 100%)							\$ -	\$ 3,170
					2.2	Develop Layout Due to Transmission Utilities							\$ -	\$ 12,760
					2.2	Develop Roundabout HAD Sheet							\$ -	\$ 2,684
					2.2	Develop Roundabout Layout							\$ -	\$ 15,501
					2.2	Develop Roundabout Grading Plan							\$ -	\$ 13,971
					2.2	Develop Roundabout Profiles							\$ -	\$ 13,847
					2.2	Develop Roundabout Miscellaneous Details							\$ -	\$ 5,312
					2.2	Develop Updated Drainage for Roundabout Area							\$ -	\$ 15,761
					2.2	Update Base Design to HALN							\$ -	\$ 27,327
					2.3	Turn Lanes at Park on Adler Road (60%)							\$ -	\$ 3,170
					2.3	Modify Typical Sections							\$ -	\$ 2,844
					2.3	Update Horizontal Alignment and Vertical Profile							\$ -	\$ 5,357
					2.3	Determine Turn Lane Bay Lengths							\$ -	\$ 1,525
					2.3	Update Plan View and Tapers							\$ -	\$ 7,585
					2.3	Update Schematic and Sidewalks							\$ -	\$ 6,491
					2.3	Incorporate Comments							\$ -	\$ 2,844
					2.3	Update Drainage Calculations and Report							\$ -	\$ 9,802
					2.3	Update Storm System							\$ -	\$ 12,815
					2.3	Coordinate Park Drainage outfall							\$ -	\$ 38,974
					2.4	Update outfall at West End of Adler							\$ -	\$ 3,170
					2.4	Existing Data Review							\$ -	\$ 2,194
					2.4	Field Survey Needs							\$ -	\$ 3,056
					2.4	Hydrologic Analysis							\$ -	\$ 11,330
					2.4	Hydraulic Culvert Analysis							\$ -	\$ 9,485
					2.4	Culvert Design							\$ -	\$ 13,207
					2.4	Hydrologic/Hydraulic Impacts & Memo							\$ -	\$ 22,241
					2.4	Ditch Design (Dm & Rdwy)							\$ -	\$ 34,807
					2.4	Roadway & Vehicle Safety							\$ -	\$ 6,096
					2.4	Modify Typical Sections							\$ -	\$ 2,757
					2.4	Update Horizontal Alignment and Vertical Profile							\$ -	\$ 14,990
					2.4	Update Plan View							\$ -	\$ 7,953
					2.4	Quantities and Cost Estimate							\$ -	\$ 18,144
					2.5	Water/Sewer Utility Relocation Design							\$ -	\$ -
					2.5	60% Design							\$ -	\$ 56,403
					2.5	60% OPCC and Specifications							\$ -	\$ 18,227
					2.5	60% QC							\$ -	\$ 6,138
					2.5	90% Design							\$ -	\$ 23,873
					2.5	90 OPCC and Specifications							\$ -	\$ 11,558
					2.5	90% QC							\$ -	\$ 5,382
					2.5	100% Design							\$ -	\$ 17,535
					2.5	100 OPCC and Specifications							\$ -	\$ 8,668
					2.5	100% QC							\$ -	\$ 2,691
					2.6	ROW Parcel Negotiation and Acquisition Services							\$ -	\$ 16,038
					2.6	Right of Entry (\$1,000/parcel)	9,000						\$ 10,350	\$ 10,350
					2.6	Title/Curative Services (\$2,000/parcel)	18,000						\$ 20,700	\$ 20,700
					2.6	Administrative/Document (\$1,500/parcel)	13,500						\$ 15,525	\$ 15,525
					2.6	Services: Appraisal Services (\$7,000/parcel)	63,000						\$ 72,450	\$ 72,450
					2.6	Negotiation Services (\$3,000/parcel)	27,000						\$ 31,050	\$ 31,050
					2.6	Acquisition/Closing Services (\$3,000/parcel)	27,000						\$ 31,050	\$ 31,050
					2.6	Project Management	8,000						\$ 9,200	\$ 9,200
					2.6	Survey Documents		20,000					\$ 23,000	\$ 23,000
					2.7	Utility Coordination							\$ -	\$ -
					2.7	Schematic level UC		(22,470)					\$ (25,841)	\$ (25,841)
					2.7	Develop UCM							\$ -	\$ 11,712
					2.7	Prepare Utility Base Map							\$ -	\$ 36,550
					2.7	Identify and coordinate conflicts and Testholes							\$ -	\$ 23,730
					2.8	Additional Project Management (36 months)							\$ -	\$ -
					2.8	Invoice							\$ -	\$ 32,774
					2.8	Project Coordination and Administration							\$ -	\$ 66,557
					2.8	Project Schedule							\$ -	\$ 3,820
					2.8	Progress Meetings (21 mtgs)							\$ -	\$ 13,057
					2.9	Low Impact Development							\$ -	\$ -
					2.9	Data Collection / Field Assessment							\$ -	\$ 3,711
					2.9	Hydrologic & WQV							\$ -	\$ 16,108
					2.9	Hydraulic Performance & LID Sizing							\$ -	\$ 23,448
					2.9	Design Impacts							\$ -	\$ 12,483
					2.9	Plan & Profile Revisions							\$ -	\$ 22,283
					2.9	Cost Estimating							\$ -	\$ 15,025
					2.9	Meeting and Coordination							\$ -	\$ 8,328
					2.10	Temporary Pavement Design							\$ -	\$ -
					2.10	Temporary pavement analysis							\$ -	\$ 3,956
					2.10	Prepare Memo							\$ -	\$ 1,168
					2.11	Additional Survey		5,399					\$ 6,209	\$ 8,689

Adler Road Phase 2 - Amendment 2 2/11/2026 Detailed Cost Breakdown	Project Fee Summary		
	Basic Services	1,393,522	
	Special Services	254,961	
	Additional Services	-	
		Total Project	1,648,483

Tasks				Subconsultants							Total			
BST Task (for Project Setup)	Start Date (Lookup from BST10 Tasks)	End Date (Lookup from BST10 Tasks)	Effort Curve (Lookup from BST10 Tasks)	Basic, Special or Additional	Task	Task Description	7 Arrows	Maestas	SEnergy	Mendez Engineering	Acacia Heritage Consulting	UES	Total Sub Effort	Total Effort
					2.12	90% Submittal Phase							\$ -	\$ 3,170
					2.12	General Sheet s(Title, index, Project layout, summa							\$ -	\$ 4,081
					2.12	Proposed and existing typical sections							\$ -	\$ 4,081
					2.12	Roadway Pland and Profile							\$ -	\$ 12,334
					2.12	Intersection Layouts							\$ -	\$ 4,120
					2.12	Driveway details and summaries							\$ -	\$ 2,306
					2.12	cross sections							\$ -	\$ 12,803
					2.12	storm drain P&P							\$ -	\$ 18,561
					2.12	signing and striping layouts							\$ -	\$ 7,644
					2.12	traffic control sheets							\$ -	\$ 24,128
					2.12	update standards							\$ -	\$ 1,333
					2.12	OPCC							\$ -	\$ 1,910
					2.12	Governing specs and misc documents							\$ -	\$ 1,910
					2.12	Project manual							\$ -	\$ 1,910
					2.12	QAQC							\$ -	\$ 5,139
					2.12	Tree plan							\$ -	\$ 6,857
					2.12	SWP3 and EPIC							\$ -	\$ 11,056
					2.12	quantity calculations							\$ -	\$ 9,800
					2.13	Public Meetings							\$ -	\$ -
					2.13	Prepare 8 exhibits							\$ -	\$ 16,156
					2.13	Prepare presentation materials for 2 meetings							\$ -	\$ 1,481
					2.13	Attend 2 public meetings							\$ -	\$ 3,743
					2.13	Transcribe written comments							\$ -	\$ 1,333
					2.13	Attend 1 recap meeting							\$ -	\$ 910
				Special	2.14	Additional Utility Relocation Design							\$ -	\$ -
				Special	2.14	OHE Utility Relocation Design			50,000				\$ 57,500	\$ 59,809
				Special	2.14	Additional Gas Relocation Design				50,000			\$ 57,500	\$ 59,809
				Special	2.16	Unspecified Additional Services							\$ -	\$ 50,000
				Special	2.15	Additional Phase 2 construction phase services							\$ -	\$ 59,756
Total Hours / Quantity							\$ 165,500	\$ 2,929	\$ 50,000	\$ 50,000	\$ 6,894	\$ 1,000		
Total Effort							\$ 190,325	\$ 3,368	\$ 57,500	\$ 57,500	\$ 7,928	\$ 1,150	\$ 317,771	\$ 1,648,483

ID	Task Name	Duration	Start	Finish	2026												2027																	
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
1	Adler WA#2	845 days	Tue 9/9/25	Mon 12/4/28	[Gantt bar from 9/9/25 to 12/4/28]																													
2	60% Design Phase	208 days	Wed 9/10/25	Fri 6/26/26	[Gantt bar from 9/10/25 to 6/26/26]																													
3	Schematic Preparation	0 days	Wed 9/10/25	Wed 9/10/25	[Task bar at 9/10]																													
4	Schematic QAQC	10 days	Wed 9/10/25	Tue 9/23/25	[Task bar from 9/10/25 to 9/23/25]																													
5	Schematic Submittal to CoB	0 days	Tue 9/23/25	Tue 9/23/25	[Task bar at 9/23]																													
6	CoB Schematic Review	10 days	Wed 9/24/25	Tue 10/7/25	[Task bar from 9/24/25 to 10/7/25]																													
7	PSE Preparation	198 days	Wed 9/24/25	Fri 6/26/26	[Gantt bar from 9/24/25 to 6/26/26]																													
8	Roadway Design	93 days	Wed 9/24/25	Fri 1/30/26	[Task bar from 9/24/25 to 1/30/26]																													
9	Drainage Design	93 days	Wed 9/24/25	Fri 1/30/26	[Task bar from 9/24/25 to 1/30/26]																													
10	W/WW Relocation Design	93 days	Wed 9/24/25	Fri 1/30/26	[Task bar from 9/24/25 to 1/30/26]																													
11	PSE QAQC	20 days	Mon 5/4/26	Fri 5/29/26	[Task bar from 5/4/26 to 5/29/26]																													
12	60% Submittal to CoB	0 days	Fri 5/29/26	Fri 5/29/26	[Task bar at 5/29]																													
13	CoB 60% Review	20 days	Mon 6/1/26	Fri 6/26/26	[Task bar from 6/1/26 to 6/26/26]																													
14	60% Review Meeting	0 days	Fri 6/26/26	Fri 6/26/26	[Task bar at 6/26]																													
15	NTP of Amendment	0 days	Mon 5/4/26	Mon 5/4/26	[Task bar at 5/4]																													
16	Public Meeting #1	25 days	Mon 5/4/26	Fri 6/5/26	[Task bar from 5/4/26 to 6/5/26]																													
17	LID Design	60 days	Mon 5/4/26	Fri 7/24/26	[Gantt bar from 5/4/26 to 7/24/26]																													
18	Data Collection and preliminary Calculations	15 days	Mon 5/4/26	Fri 5/22/26	[Task bar from 5/4/26 to 5/22/26]																													
19	LID Meeting with City	0 days	Fri 5/29/26	Fri 5/29/26	[Task bar at 5/29]																													
20	LID Hydrologic and hydraulic analysis	20 days	Mon 6/1/26	Fri 6/26/26	[Task bar from 6/1/26 to 6/26/26]																													
21	Prepare recommendation alternatives memo	20 days	Mon 6/29/26	Fri 7/24/26	[Task bar from 6/29/26 to 7/24/26]																													
22	Update Drainage Plans	20 days	Mon 6/29/26	Fri 7/24/26	[Task bar from 6/29/26 to 7/24/26]																													
23	90% Design Phase	130 days	Mon 5/4/26	Fri 10/30/26	[Gantt bar from 5/4/26 to 10/30/26]																													
24	Prepare Response to 60% Comments	10 days	Mon 6/29/26	Fri 7/10/26	[Task bar from 6/29/26 to 7/10/26]																													
25	PSE Preparation	60 days	Mon 6/29/26	Fri 9/18/26	[Task bar from 6/29/26 to 9/18/26]																													
26	Garden Outfall	63 days	Mon 5/4/26	Wed 7/29/26	[Gantt bar from 5/4/26 to 7/29/26]																													
27	Data Collection and Analysis	20 days	Mon 5/4/26	Fri 5/29/26	[Task bar from 5/4/26 to 5/29/26]																													
28	Design Meeting with City	1 day	Mon 6/8/26	Mon 6/8/26	[Task bar at 6/8]																													
29	Update Adler SD and Outfall Design	37 days	Tue 6/9/26	Wed 7/29/26	[Task bar from 6/9/26 to 7/29/26]																													
30	West Adler Outfall	80 days	Mon 6/1/26	Fri 9/18/26	[Gantt bar from 6/1/26 to 9/18/26]																													
31	Data Collection and Analysis	20 days	Mon 6/1/26	Fri 6/26/26	[Task bar from 6/1/26 to 6/26/26]																													
32	Design Meeting with City	1 day	Mon 6/29/26	Mon 6/29/26	[Task bar at 6/29]																													
33	Update Adler SD and Outfall Design	37 days	Thu 7/30/26	Fri 9/18/26	[Task bar from 7/30/26 to 9/18/26]																													
34	PSE QAQC	15 days	Mon 9/21/26	Fri 10/9/26	[Task bar from 9/21/26 to 10/9/26]																													

