# 02/21/17 Rev. 05/15/18

# City Department Use Only Below This Line (PM, etc.).

#### Account Number(s): Amount Date # # #

Signature

Eric J. Ratzman, PE - Project Manager Print Full Name / Title (if not in individual capacity)

CITY:

**CONTRACTOR:** 

Signature

Print Name

Title

#### Original Contract Amount: \$ 683,518.00 (NTE fee) Previous Increases/Decreases in Contact Amount: \$76,339.60 This Increase/Decrease in Contract Amount: \$ 1,194,262.50 \$ 1,954,120.10 (NTE Fee) **Revised Contract Amount:**

## DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

Add: Field surveying, geotechnical engineering, and full design and construction documents

#### EXHIBIT B **AUTHORIZATION OF CHANGE IN SERVICE**

<b>CONTRACT NUMBER /</b>	# <u>218-253</u>	
CONTRACT NAME:	<b>Blanco Riverine Mitigation Project</b>	
CITY REPRESENTATIVE:	Laurie Moyer, P.E.	
CONTRACTOR:	Halff Associates, Inc.	
CONTRACT EFFECTIVE DATE:	March 22, 2018	
THIS AUTHORIZATION DATE:	, 2020	AUTHORIZATION NO.: 4

Date

Date

#### CIS#4

## Scope of Services Blanco Riverine Flood Mitigation Project

Halff Associates, Inc. (Halff) is entered into a professional services agreement with the City of San Marcos (City) dated March 20, 2018. The original dated agreement was for preliminary engineering services for the Blanco Riverine Flood Mitigation Project (Project). Upon completion of the preliminary design services, the City requested a proposal for additional professional services associated with the Project. Halff is pleased to present the following Authorization of Change in Services to the existing contract for the above-mentioned project dated March 20, 2018. The purpose of the change in services is to advance the project from preliminary engineering phase through the preparation of construction documents. A detailed description of services is provided below:

### Task 1: Project Administration/General

Additional project administration needed to advance project through the production of construction documents.

- 1. Compliance with TWDB, CDBG-DR and City required forms, monthly billing, etc.
- 2. Monthly project meetings In person or web based.
- 3. Management of subconsultants
- 4. Internal Quality Assurance / Quality Control (QA/QC) Review of Deliverables
  - Task 1 Deliverables:
    - i. monthly progress reports
    - ii. TWDB / CDBG-DR reporting forms as required

### Task 2: Data Acquisition

- 1. Field Investigation
  - a. Survey (see attached complete scope provided by Zamora)
    - i. Obtain Right of Entry (ROEs)
    - ii. Perform Topographical Survey for Design
    - iii. Parcel preparation (metes and bounds) [24 parcels]
    - b. Geotechnical (see attached complete scope provided by Arias)
      - i. Drill 19 bores to a depth of 10' and 9 bores to a depth of 15'
        - ii. Prepare Geotechnical report to include recommendations for the design of structural flood walls
    - c. Utility Coordination including SUE, the identification of utility conflicts, coordination of compliance with City of San Marcos (City) and TxDOT's Utility Accommodation Rules, and resolution of utility conflicts in support of the Blanco Riverine Project. The Engineer shall coordinate all activities with the City, or their designee, to facilitate the orderly progress and timely completion of the City's design phase. Coordination of Engineering activities include:
      - i. Perform QUALITY LEVEL A AND B SUBSURFACE UTILITY ENGINEERING (SUE) Utility Investigation in accordance with ASCE 38-02 "Standard Guideline for the Collection and Depiction of Subsurface Utility Data." Utility Quality Levels as follows:

- Quality Level A (Test Hole): Three-dimensional mapping and other characterization data. This information is obtained through exposing utility facilities through test holes and measuring and recording (to appropriate survey control) utility/environment data. Incorporates Quality Levels B, C, and D information to produce Quality Level A. (up to 10 test holes)
- 2. Quality Level B (Designate): Two-dimensional horizontal mapping. This information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are referenced to established survey control. Incorporates quality levels C and D information to produce Quality Level B. (additional SUE investigation to update the Quality level D SUE)
- 3. Quality Level C (Designate): Surface Visible Feature Survey: Quality Level "D" information from existing records is correlated with surveyed surface-visible features. Includes Quality Level D information. If there are variances in the designated work area of Level D then a new schematic or plan layout, if needed, is required showing the limits of the proposed project and limits of the work area required; including highway stations, limits within existing or proposed right of way, additional areas outside the proposed right of way, and distances or areas to be included down existing intersecting roadways.
- 4. Quality Level D (Designate): Existing Records: Utilities are plotted from review of available existing records.
- ii. UTILITY COORDINATION including the identification of utility conflicts, coordination, compliance with the City's regulations and TxDOT's Utility Accommodation Rules. Coordination activities include:
  - 1. Utility Layout: The Engineer shall maintain a utility layout in MicroStation format. The information must be provided in a format compatible with the current Computer Automated Design and Drafting (CADD) system used by the City. This layout shall include all existing utilities. These layouts are required to establish the location of the utility in plan view the limits of the project & profile view at locations mutually agreed upon by the City. This layout shall be utilized to compare all utility locations in relation to City's plan & profiles, storm sewer drawings, bridge layouts, retaining walls as well as any other pertinent design in which the utility may affect, monitor the necessity of proposed adjustments and evaluate proposed alternatives. All facilities/utilities shall be noted by size, location, ownership and number of lines in particular. Hard copies of all utility layouts shall be available to the City, as needed. The Engineer shall contact all utility companies within the project limits and obtain hard copies or electronic copies of the utility companies' location maps. The Engineer shall review and incorporate these locations into the utility layout file. The Engineer shall review all existing utility location data collected and make a determination of the following:
    - a. Facilities in conflict with the proposed project that are to be relocated.
    - b. The Engineer shall establish a conflict list of all utilities that are in direct conflict with the proposed design to help in the evaluation

of all conflicts. This list shall note all conflicts by station number, right or left, note what the utility is in conflict with, such as pavement, storm sewer, bridge layout, retaining wall, or other roadway designed feature. All utility conflict lists shall be updated to the extent possible and shall be provided to the Utility Companies/Owners and to the City at the periodic meetings.

- iii. UTILITY CONFLICT LIST: The Engineer shall create and maintain a Utility Conflict Matrix (UCM) Spreadsheet, in Excel Format, containing at a minimum the following information:
  - 1. Conflict Number
  - 2. Station
  - 3. Name of Utility
  - 4. Contact name/address/phone/e-mail
  - 5. Type of facility
  - 6. Utility notification date & type
  - 7. Conflict Type
  - 8. Depth of work below existing ground
  - 9. Conflict Clear
  - 10. Recorded depth of utility line
  - 11. Anticipated date of conflict clearance
- iv. UTILITY COORDINATION MEETINGS
  - 1. Attend utility coordination meetings with utility companies for the following: (Project Kickoff with the City and utilities, individual meetings with the utilities/on-going communication through conference calls, WebEx, and emails)
  - 2. Prepare meeting agenda, sign-in sheet, hard copies of plan set for each utility company, hardcopy of utility conflict tracking report, and provide input on meeting minutes provided by others from previous meeting.
- v. REVIEW OF UTILITY'S PROPOSED ADJUSTMENTS
  - The Engineer shall utilize the existing utility layout prepared to evaluate the nature of the conflict and identify locations where additional SUE work may be warranted. This shall be developed utilizing the utility layouts with Test Holes depicted at the approximate locations. The SUE Work Plan shall identify the SUE Levels to be conducted for each potential conflict and tentative schedule for its completion in an Excel spreadsheet format.
  - 2. Evaluate Alternatives: The Engineer shall evaluate alternatives in the adjustment of utilities balancing the needs of both the City and the Utility.
  - 3. Review Utility Adjustment Schedules: The Engineer shall review the proposed utility adjustment schedule to ensure timely scheduling of the adjustment.
  - Review plans for compliance with City regulations and TxDOT's Utility Accommodation Rules and proposed location data. The responsibility for quality and accuracy of utility adjustment plans shall remain with the utility company.
  - 5. The Engineer shall not provide services for the sole benefit of third parties.

- vi. For all proposed adjustment plans, obtain from the utility companies, a signed and sealed proposed utility layout in MicroStation format that can be overlaid on the base file with drainage and determine the following:
  - 1. All facilities conflicts have been resolved.
  - 2. All stakeholders have concurred with the various alignments.
  - 3. Establish the sequence of construction for all utility relocation work whether it is included as a part of the highway construction or not.
  - 4. Determine which utilities shall be built as part of the contract.
  - 5. Determine which facilities shall be relocated prior to construction.
- Task 2 Deliverables:
  - i. Survey Basemaps, Existing topographical surface/terrain
  - ii. Geotechnical Report
  - iii. Utility Coordination:
    - a. CADD Base mapping for all SUE Level investigations with facilities noted including applicable level of SUE performed
    - b. Utility Contact List
    - c. Utility Layouts with Potential Conflicts
    - d. Utility Conflict Matrix (UCM) with corresponding Potential Conflicts
    - e. Meeting Minutes (pdf format)
    - f. Monthly Progress Reports (PDF format)

### Task 3: Right of Way Acquisition (Up to 13 Owners) (see attached complete scope provided by HRM)

- 1. Project Administration
- 2. Title Review Services
- 3. Appraisal Coordination/ Appraisal Services
- 4. Negotiation Services
- 5. Relocation Assistance
- 6. Closing Services
- 7. Condemnation Support Services (if required)

### Task 4: H&H Third Party Review Coordination

Halff Associates will provide project hydrology and hydrologic models to a third party contracted directly through the City for the purposes of independent third part review. Halff will participate in a meeting or conference call, if needed, with the reviewer upon review kick-off and provide responses to one round of comments provided by third party reviewer.

### Task 5: Final Design

1. Construction Documents

Halff will prepare construction documents based on a 60%, 90%, 100% deliverable schedule. Plans will be prepared on 22 X 34 plan sheets utilizing Microstation design software. Drainage design criteria will be based on the City of San Marcos Stormwater Technical Manual, the City of San Marcos Capital Improvement Project Guidelines and FEMA regulations.

a. 60% Design Milestone

- i. Preparation of construction documents to a 60% design level addressing any provided City comments to the preliminary schematic design. The 60% deliverable may include but not limited to the following sheets:
  - Erosion and Sediment control sheets
  - Demolition/removal sheets
  - Berm plan and profile sheets
  - Structural flood wall sheets
  - Grading Plan
  - List of project specifications
  - Traffic Control Sheets
  - Standard and specific details
- ii. One (1) iteration of H&H model for final berm alignment/location
- iii. Review and prioritize parcel easements and/or buyouts needed for project implementation
- iv. Engineer's Opinion of probable construction cost estimate (EOPCC)
- b. 90% Design Milestone
  - i. All items included in 60% submittal
  - ii. Preparation of construction documents to a 90% design level including incorporation of 60% comments.
  - iii. Draft project manual. (City to provide current version of upfront standard documents.)
  - iv. Updated EOPCC
- c. 100% Design Milestone
  - i. All items included in 90% submittal
  - ii. Preparation of construction documents to a 100% sign and sealed design level including incorporation of 90% comments.
  - iii. Final project Manual
  - iv. Construction cost estimate
- d. 100% Bid Set
  - i. All items included in 100% submittal
  - ii. Preparation of construction documents to a 100% sign and sealed bid level including incorporation of comments from 100% plans.

### Task 5 Deliverables:

- Electronic PDF submittal on file exchange or USB drive as requested
  - i. 60%, 90%, 100% Construction Documents
  - ii. EOPCC
  - iii. Project Manual

#### Items to be included by CIS at a later date:

- 1. Bidding assistance
- 2. Construction administration

#### ITEMS EXCLUDED FROM THE SCOPE OF SERVICES

1. Design of water quality or detention ponds

- 2. Design of landscaping, irrigation, or hardscape (enhanced flatwork) facilities
- 3. Design of public and franchised utility relocations
- 4. Filing fees, permit fees
- 5. Preparing/submitting a Stormwater Pollution Prevention Plan (SWPPP)
- 6. Bidding Phase Services
- 7. Construction Phase Services
- 8. Attendance at Public meetings, open houses, City Council Meetings or any other meetings not specifically stated in this proposal
- 9. Coordination with FEMA, TCEQ, Hays County, or other jurisdiction entities on items not currently included in this proposal

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		Subtotal:	\$2,190.00

Sub-Consultant Scopes



June 28, 2019

Mr. Eric Ratzman, P.E. Halff Associates, Inc. 9500 Amberglen Blvd., Bldg. F, Suite 125 Austin, TX 78729

Re: Letter of Agreement for City of San Marcos Blanco River Flood Reduction, Structural Services

Aguirre & Fields, LP (the Sub-consultant) appreciates the opportunity to submit this letter of agreement to Halff Associates, Inc. (the Prime) for structural engineering services on the City of San Marcos Blanco River Flood Reduction Project. Per preliminary plans and discussions, the proposed effort shall include development of construction documents for the flood wall structure. Documents will be submitted to the City of San Marcos for review as part of a larger flood reduction engineering effort led by Halff Associates, Inc.

#### I. Scope of Work

#### A. Task I – Project Management

- i. Field reconnaissance site visit, and data collection including photographs
- ii. Coordination with geotechnical engineer for boring locations and report contents
- iii. Attendance at two (2) project coordination meetings during the design phase
- iv. Preparation of monthly progress reports and invoices during nine (9) month design phase
- v. Preparation of QC Review at each design submittal

#### B. Task II – Retaining Wall Design

- i. Preparation of 1055-ft retaining wall plan and profile layout across three (3) sheets
- ii. Preparation of retaining wall sections, details, and notes across two (2) sheets
- iii. Preparation of all necessary retaining wall standard sheets and estimated quantities

#### II. Proposed Fee

The proposed fees for Structural Engineering Services shall be on a not to exceed basis as follows:

Total	=\$ 39,905
Reimbursable Costs	= \$ 290
Task II – Retaining Wall Design	=\$ 28,650
Task I – Project Management	=\$ 10,965

#### **III. Information Required**

Upon NTP and receipt of the following information, Aguirre & Fields will begin work according to the schedule as provided by the Prime.

- Geotechnical Report Including:
  - o Global Stability Analysis
  - Recommendations for Wall Foundations
  - Allowable Footing Pressures
  - Design Lateral Pressures
  - Boring Logs and Analysis Results
- Survey Information Including:
  - Existing Ground TIN
  - All Nearby Utility Locations
  - o All ROW, Easement, and Fence Lines
- Cross Sections

It is our understanding that no hydraulic design will be provided, and no scour or erosion protection is anticipated in front of or behind the wall.

It is our understanding that no additional elements will be mounted to the wall, including no pedestrian rail, sound wall, or aesthetic elements of any kind.

#### **IV. Additional Documentation**

The following documents are attached and made part of this Agreement:

Attachment A – Hourly Rates Attachment B – Fee Schedule Attachment C – Terms and Conditions

Thank you for the opportunity to enter into this agreement. Upon proposal acceptance, please sign, date and return a pdf copy to Aguirre & Fields.

Signed: **Aguirre & Fields, LP:** Aguirre, LLC – General Partner

Halff Associates, Inc.

Name	Title	Name	Title
Date		Date	

## Attachment A – Hourly Rates

Senior Structural Engineer	\$190.00
Project Manager	\$190.00
Project Engineer (Field)	\$175.00
Construction Engineer	\$160.00
Structural Engineer	\$135.00
Structural Inspector	\$135.00
Senior Inspector	\$110.00
Engineer-in-training (EIT)	\$95.00
Inspector	\$80.00
Engineering Technician	\$75.00
Admin/Clerical	\$65.00



13581 Pond Springs Road, Suite 210, Austin, Texas 78729 • Phone: (512) 428-5550 • Fax: (512) 428-5525

July 1, 2019 Arias Project No. 2019-605

VIA Email: jNagy@Halff.com

Mr. Jeff Nagy, P.E. Halff Associates, Inc. 9500 Amberglen Blvd., Bldg. F, Suite 125 Austin, TX 78729-1102

## RE: Proposal for Geotechnical Engineering and Pavement Thickness Design Blanco River Flood Mitigation San Marcos, Texas

Dear Mr. Nagy,

Arias Geoprofessionals, Inc. (Arias) is pleased to provide this proposal for geotechnical engineering and pavement thickness design services for the above referenced project. Our understanding of the project is based on discussions with you and the draft plan sheets provided by you. Our understanding of the project, proposed scope of services, fee compensation and schedule are presented in the following sections.

## **Project Information**

This project will include reducing the flood flows from the Blanco River through the Blanco Gardens subdivision in San Marcos, Texas. Proposed improvements consist of the following:

- 1,030 LF of structural flood wall with max height of 4 ft
- 3,670 LF of new earthen berm (Berm 1) generally on the southwest and northwest sides of an existing quarry with max height of 4 ft and 6H:1V slope configuration
- 2,200 LF of new earthen berm (Berm 2) along Animal Shelter Rd around the CoSM wastewater treatment plant with max height of 4 ft and 6H:1V slope configuration
- 100-acre relief cut channel with max cuts of 7 ft that includes:
  - $\circ~$  Approximate 7,000 LF of combined embankments with cuts of 3 ft to 7 ft and slopes of 4H:1V
  - Approximate 750 LF long weir structure
- 1,000 LF of new flexible pavements along Avoca Ranch Road

We anticipate the material excavated for the relief channel will be used for construction the proposed berms; accordingly, a borrow study of this material is included in this scope.

## **Proposed Investigation**

Based on published geologic mapping and nearby experience, the site is mapped as being underlain by surficial terrace deposits and alluvium consisting of sand, silt, clay, and gravel in various proportions, coarsening with depth. The terrace deposits are likely underlain by high plasticity fat clay and limestone of the Pecan Gap formation. Based on our understanding of the project and requested scope, we propose the following drilling scope:

Cores/Borings	Boring depth, ft	No. of Borings	Footage
Structural Flood Wall	15	3	45
Berm 1	10	7	70
Dorra 2	10	3	30
Berm 2	15	1	15
Cut Channel and Avera Danah Dd	10	9	90
Cut Channel and Avoca Ranch Rd	15	5	75
		Total	325

We will mark the boring locations on the pavement and will notify Texas One-Call at least 72 hours prior to drilling so that the utilities can be marked. Arias personnel will locate the borings with a handheld GPS device and coordinates (WGS 84) will be provided. A preliminary boring location plan is presented in Exhibit A.

Soils will be sampled by either pushing a thin-walled tube (ASTM D 1587) or with a split barrel sampler while performing the Standard Penetration Test (ASTM D 1586). This proposal assumes that a truck mounted drill rig can access the boring locations, that no special site clearing will be required, and that we will have permission to access and drill during normal business hours.

If groundwater is encountered, the groundwater levels within the open borehole will be recorded at the time of drilling and immediately following drilling. The boreholes will be backfilled with a mixture of soil cuttings and bentonite immediately following drilling operations.

Laboratory testing will be performed on recovered samples selected by the geotechnical engineer to aid in soil classification and to measure engineering properties. Laboratory testing is expected to include moisture content, Atterberg limits, fines content (percent passing the No. 200 sieve), unconfined compressive strength, dispersion testing, and soluble sulfate content testing. The actual laboratory program will depend upon the type of soils encountered.

## <u>Reporting</u>

We will issue an electronic copy of our formal engineering report prepared by a licensed professional engineer in the State of Texas that will include:

- Description of the field exploration and laboratory testing programs;
- Soil boring plan that depicts borehole locations on a base map provided by Client;
- Soil boring logs with soil classifications based on the Unified Soil Classification System (ASTM D 2487);
- Discussion of area geology, and subsurface information including stratigraphy and generalized subsurface conditions;
- Depth to groundwater, if encountered, and its potential impact on construction;
- Results of stability analyses based on one or two proposed structural wall configurations and one or two berm configurations determined to be critical or representative sections;
- Recommendations for embankment construction and slopes, including borrow study findings;
- Foundation and construction recommendations for structural walls;
- Recommendations for design and construction of flexible pavements. Flexible pavement thickness design recommendations will include 2 to 3 pavement structure options and will be based on agreed-upon traffic load information. We will use the TxDOT FPS-21 design procedure and check results using the 1993 AASHTO design methodology; and
- General excavation conditions and earthwork recommendations.

Please be advised that Arias & Associates, Inc. performs Construction Materials Engineering and Testing (CoMET) per project requirements. We will be pleased to provide a separate proposal for construction materials testing at your request.

### Proposed Fee

We propose that the fee to perform the above outline preliminary scope of services on a time and materials basis not to exceed **\$38,242.50**. A Geotechnical Cost Breakdown is presented on the attached Exhibit B. We will invoice only for the authorized services.

We will invoice for work completed on a monthly basis. This proposal is based on the following assumptions about site access:

- Boring locations will be clear and accessible to our truck-mounted drilling equipment. We will notify Texas 811 at least 72 hours prior to drilling;
- Site clearing will not be required;
- Right-of-Entry will be provided by others;
- Boring locations along Avoca Ranch Rd will require a ROW permit and traffic control; and
- Drilling will commence during normal working hours during the normal work week.

## **Schedule**

Upon receiving written authorization, and weather and site conditions permitting, we can initiate our field investigation within 1 to 2 weeks. Permit submittal and approval is expected to take 3 to 4 weeks. Drilling of the boreholes will take 5 to 10 days. Laboratory testing and reporting will take another 4 to 8 weeks.

We will keep you verbally informed of our findings as they become available. Delays sometime occur due to adverse weather, utility clearance requirements, site clearing requirements for drill rig access, obtaining Right of Entries and other factors outside of our control. In this event, we will communicate the nature of the delay with you and provide a revised schedule at the earliest possible date.

#### **Proposal Acceptance**

Upon authorization, we will perform the services outlined herein in and in accordance with an anticipated subcontract for professional services. Should you have any questions, please do not hesitate to contact us.

Sincerely,

ARIAS & ASSOCIATES, INC. TBPE Registration No: F-32

Kemp S. Lewis P.E. Project Geotechnical Engineer

Attachments

Exhibit A – Boring Location Map Exhibit B – Geotechnical Cost Estimate

John S. Landwermeyer, P.E. Managing Principal, Austin Operations

Blanco River Flood Mitigation – City of San Marcos Boring Location Map







# Exhibit B - Geotechnical Cost Estimate Blanco River Flood Mitigation Project San Marcos, Tx

Task	Item Description	Est. Qty.	Unit	Uni	t Price	Est.	Total Price
1	Field Exploration						
1.1 Plann	ing and Coordination						
	Field Coordination (Staking Borings, One-Call)	16	hr	\$	70.00	\$	1,120.00
	Transportation Cost - Trip Charge	2	trip	\$	55.00	\$	110.00
	Project Management (Geotechnical Engineer)	6	hr	\$	125.00	\$	750.00
				1.1	Subtotal	\$	1,980.00
1.2 Permi	itting						
	Permit Fee	1	ea	\$	250.00	\$	250.00
	Application for Permit	4	hr	\$	70.00	\$	280.00
				1.2	Subtotal	\$	530.00
1.3 Drillin	g and Sampling						
	Mobilization (drill rig and support equipment)	1	ea	\$	475.00	\$	475.00
	Drilling and Sampling (Soil)	325	ft	\$	20.00	\$	6,500.00
	Backfill boreholes	325	ft	\$	4.50	\$	1,462.50
	Asphalt Patch	0	ea	\$	25.00	\$	-
	Logging Borings	60	hr	\$	70.00	\$	4,200.00
	Transportation Cost - Trip Charge	6	ea	\$	55.00	\$	330.00
	Traffic Control (1-day)	1	dav	\$	1.800.00	\$	1.800.00
			,	1.3	Subtotal	\$	14,767.50
		F	ield Explo	ratio	n TOTAL:	\$	17,277.50
2	Laboratory Soil Testing						
	Moisture Content	50	ea	\$	10.00	\$	500.00
	Atterberg Limits	50	ea	\$	65.00	\$	3,250.00
	Grain Size Analysis (Includes Percent Passing #200 Sieve)	50	ea	\$	65.00	\$	3,250.00
	Unconfined Compressive Strength	25	ea	\$	65.00	\$	1,625.00
	Direct shear (ASTM D3080)	2	ea	\$	500.00	\$	1,000.00
	Soluble Sulfates	4	ea	\$	65.00	\$	260.00
	Crumb Dispersion Test	28	ea	\$	45.00	\$	1,260.00
	Double Hydrometer	4	ea	\$	275.00	\$	1,100.00
	Laboratory Manager	8	hr	\$	80.00	\$	640.00
		Lab	ooratory T	estin	g TOTAL:	\$	12,885.00
3	Bengineering and Report						
	Senior Geotechnical Engineer	8	hr	\$	150.00	\$	1,200.00
	Project Geotechnical Engineer	28	hr	\$	125.00	\$	3,500.00
	Engineer in Training	42	hr	\$	70.00	\$	2,940.00
	Administrative Assistant	8	hr	\$	55.00	\$	440.00
			Engine	ering	TOTAL:	\$	8,080.00
	Project Total					\$	38,242.50



November 26, 2019

Eric Ratzman, PE Senior Project Manager 9500 Amberglen Blvd., Bldg. F, Suite 125Halff Associates Austin, TX. 78729-1102

Dear Mr. Ratzman,

HRM Land Acquisition Solutions, LLC (HRM) is pleased to provide Halff Associates, Inc., (Halff) Right of Way Acquisition Services for the San Marcos Blanco Riverine Flood Mitigation Project ("the Project", in San Marcos Texas, Hays County.

HRM is tasked with providing right of way services to negotiate fee simple and easement acquisitions needed for the Project in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Title 49 CFR, Part24) (the "Uniform Act) and Senate Bill 18, The State of Texas, Land Owner Bill of Rights enacted by the 82<sup>nd</sup> Legislature effective September 1, 2011.

HRM has teamed up with Eckman Groll, Inc., from San Antonio Texas to provide Appraisal Services and the firm Right of Way of Texas, LLC to provide Relocation Services for the project.

A signed letter with individual Fees Schedules and proposed services from each firm (Exhibits A-1 thru A-3) are part of this agreement and are attached, accordantly. The total estimated fees from all three firms shall not exceed \$584,816.00, as depicted on each individual Fee Schedule. HRM will request Halff's written authorization for change in services outside of the scope of the Basic Services and/or parcel counts.

HRM's team shall in the scope of their work, perform the Basic Services for the Project assigned by Halff as outlined in Exhibit B.

We thank for the consideration to be part of your team and we look forward to working with you and your staff members.

Respectfully submitted,

René Moulinet President – HRM Land Acquisition Solutions, LLC.

Exhibit A-1



## NEGOTIATIONS Estimated Fee Schedule

Estimated Budget for Negotiating (23) Fee Simple and/or Easement Acquisition Parcels with Temporary Construction Easements from (13) Owners, consisting of (10) Commercial, (5) Residential, (8) Vacant Tracts. To be acquired either by purchase or by donation for the project.

Work Product	Per Parcel (	Cost/ Service	es for	Parcels
PROJECT ADMINISTRATION		\$950 x 23	=	\$21,850.00
NEGOTIATION SERVICES (Incl. Title, Closing & Appraisal Coordinatio	\$ n)	57,500 x 23	=	\$172,500.00
Total -	– Acquisition	n for (23) Pa	rcels	: \$194,350.00
Estimated Reimbursable Expenses:				
Travel/Mileage – (IRS Rates, @ \$0.58/ mi.)	245 mi.	\$142.	00	
Copying/Printing	1	\$ 50.0	)0	
Plotting/Postage	1	\$ 50.0	)0	

Subtotal – Expenses: Per Parcel \$242.00

Total – Expenses: \$242 x 23 Total Parcels: \$5,566.00

Total Acquisition Fees: \$199,916.00



## **RATE SCHEDULE**

Fees shall be billed on a direct hourly basis at the following 2020/2021 rates:

CLASSIFICATION	Per Hour Rate
Project Manager/Principal	\$140.00 per hour
Sr. Acquisition Agent	\$135.00 per hour
ROW Agent	\$ 125.00 per hour
ROW Tech. Assistant	\$ 95.00 per hour
Secretarial/Clerical	\$ 65.00 per hour

The above hourly rates shall remain in effect through the end of the current year. An adjustment of 5% will be made to the fee schedule to reflect those rates to be charged during any subsequent year. This procedure shall be repeated at the end of each calendar year.

# **EXHIBIT A-2**

**ECKMANN GROLL, INC.** Real Estate Appraisers • Consultants

Lynn G. Eckmann, MAI Carl K. Eisenhauer, MAI Wayne A. Groll, MAI (1950-2004)

218 Maverick Street San Antonio, Texas 78212 (210) 222-9128 FAX: (210) 222-9773 Matthew Strey Allen R. Gross Steven D. Loredo

November 25, 2019

HRM Land Acquisition Solutions 15520 RR 12 Wimberley, Texas 78676

Attention: Mr. René Moulinet, Jr. President/Production Manager Re: Blanco Riverine Project

Dear Mr. Moulinet,

This letter is written in response to your request for appraisals of several properties for the Blanco Riverine Project, in San Marcos County, Hays Texas.

The opinions of market value will be prepared in accordance with the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, the *Uniform Standards of Professional Appraisal Practice* (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the *Uniform Appraisal Standards for Federal Land Acquisitions* (UASFLA).

The fee for the appraisals conveyed in narrative reports will be as follows:

Parcel No.	Owner	Appraisal Fee
1	7-Eleven Inc.	\$17,500
2	Blanco River LP	10,000
2a	Blanco River LP	10,000
2b	Blanco River LP	10,000
2c	Blanco River LP	8,000
2d	Coffee, Craig A.	8,000
3 & 3a	G&H Rental Properties LLC	8,000
4	Bugge, John	10,000
5	Alpha 80 Associates	8,000
6	Garza, Joe	10,000
6a	Hacienda MHP River Rd.	17,500
7	Garza, Armando C.	10,000
	~ · · · ·	

Continued on next page

8 & 8a	Crouch, Ralph	17,500
10, 10a, 10b, 10c,		
10d, 10e & 10f	McEwen, Adrianne & Andrew	15,000
12	Wilson, Jon	8,000
<b>Total Fee</b>		\$167,500

The preceding fees are based on appraisal services that will be billed at hourly rates not to exceed \$200 for the supervisor appraiser and \$175 for the staff appraiser.

The assignment will be completed within 6 months of the date of obtaining final surveys of the acquisitions. The fee includes coordination with a review appraiser regarding revisions, comments or additional information that may be required as part of initial reviews of the appraisals. Any additional work, including updates and/or any litigation support (preparation for testimony and testify at Special Commissioner's hearing and jury trials), will be billed at hourly rates of \$225 for the supervisor appraiser's time and at \$175 per hour for the staff appraiser's time. If these terms are acceptable, please sign and date below and return to me.

Thank you for the opportunity to serve your real estate appraisal needs. If further questions should arise, please feel free to contact me.

Respectfully submitted,

Carl K. EISENHAUER, MAI

Accepted by:

Date 11/2/2018

EXHIBIT A-3

# **RIGHT OF WAY OF TEXAS, LLC**

6101 W. COURTYARD DRIVE, BLDG. 1, STE. 125, AUSTIN, TX 78730 512.372.6220 (O) 512.372.6221 (F)

November 22, 2019

Rene Moulinet, Jr President/Production Manager HRM Land Acquisition Solutions 15520 RR 12 Wimberley, Texas 78676

**Re: Blanco Riverine Project** 

Dear Mr. Moulinet,

This letter is provided in response to your request for Relocation services for the above referenced project in Hays County, San Marcos, Texas.

The attached Relocation Fee Schedule/Estimate outlines the necessary tasks our firm will provide for this project. The associated fees for these tasks are noted. Should any additional parcels be added during the project, those additional parcels will be paid as per the fees outlined in the document.

If you are in agreement with the Fee Schedule/Estimate, please sign and date the attached document and return to me. Thank you for the opportunity to work with you on this project. If you have any questions or need additional information, please contact me.

. '

Sincerely

San Nassour, SR/WA President/Senior Project Manager Right of Way of Texas, LLC 6101 W. Courtyard Drive, Bldg. 1, Ste. 125 Austin, Texas 78730 Sam.nassour@rightofwayoftexas.com

#### CITY OF SAN MARCOS / BLANCO RIVERINE FLOOD MITIGATION **Relocation Fee Estimate**

Hourly Rates by Category of Personnel				
Relocation Agent	(RA)	\$138.00 per hour		
Relocation Advisory Services				
Estimated number of hours/fees for each parce	l relocation			
Per Parcel Estimate	Hours	Personnel	Fee	
Relocation Advisory Services (Business or Resident) a. Meetings with property owners/tenants b. Research market comparables c. Compute supplemental payment estimates d. Deliver 90 day letters e. Inspect replacement properties f. Prepare claims; review leases, utilities, submit to g. Attend public and agency meetings	56 o City for appr	RA oval	\$7,728.00	
Total Hours Per Parcel	56		\$7,728.00	
Estimated Business or Resident Relocations (26 (10 mobile homes; 10 units/Duplex; 6 residences)	Parcels)		-	\$200,928.00
Per Parcel Estimate	Hours	Personnel	Fee	
Relocation Advisory Services (Personal Property) a. Meetings with property owners/tenants b. Request blds for moving services c. Verification of completed moves d. Deliver 90 day letters e. Prepare claims for Relocation entitlements f. Attend public and agency meetings	26	RA	\$3,588.00	
Total Hours Per Parcel	26	<u></u>	\$3,588.00	
Estimated Personal Property Relocations (2 Parco (Landscape Co./1 res. Possible; (?)Mobile Home	els)		-	\$7,176.00
Reimbursable expenses (per parcei)				
Vileage (per mile) Coples (per copy) <sup>S</sup> ostage/Courier Tot <b>a</b> l	\$0.5800 \$1.00 \$50.00	400 50 1	\$232.00 \$50.00 <u>\$50.00</u> <b>\$332.00</b>	
Estimated Expenses 28 Parcels			_	\$9,296.00
lote: Any additional parcels added during this pr	oject will be	Total Re Total E: paid as per fees	Nocation Fees	\$208,104.00 \$9,296.00 <b>\$217,400.00</b>
K		57	$\Delta$	
IRM Land Acquisitions Date	<b>6</b> -7	Cable As Wayne T	$\sqrt{\sim}$	11-22

# Exhibit B

# Services to be provided by ROW Contractor

# **SCOPE OF SERVICES**

## Task 1. Project Administration

# A. Communication

- (1) Provide monthly summaries of project expenses including amounts authorized, amounts paid and budget forecasting.
- (2) Maintain current status reports including contact reports of all parcel and project activities and provide monthly.
- (3) Prepare initial property owner contact list for use by THE CLIENT in distribution of ROW Contractor introduction letters.

# B. File Management

- (1) Project and parcel files will be kept in ROW Contractor's office.
- (2) Prepare invoices utilizing ROW Contractor's standard payment submissions forms with supporting documentation.
- (3) Maintain records of all payments including check number, amount, and date paid, etc.
- (4) Maintain copies of all correspondence and contacts with property owners.

# C. Meetings

(1) Participate in project review meetings on an as needed basis.

## Task 2.Title Review Services

- **A**. Secure preliminary Title Commitments or preliminary title search and five-year sales data on parcels from a Title Company that will be providing title insurance.
- **B.** Analyze preliminary title report to determine potential title problems, propose methods to cure title deficiencies.
- C. Perform title curative services necessary in order to obtain the required releases from mortgagors, lien holders and other leasehold interests on all required parcels to the Client.
- **D.** Secure title commitment updates in accordance with insurance rules and requirements for parcel payment submissions. Cost of title commitment updates will be paid by the Client.
- **E.** Secure title insurance for all parcels acquired, insuring acceptable title to the City. Written approval by the Client required for any exception. Cost of title insurance to be paid by the Client.

# Task 3. Appraisal Coordination/ Appraisal Services

- A. The ROW Contractor shall arrange and include as part of this agreement services of a State-Certified appraiser, who will furnish an appraisal report that establishes the fair market value of a parcel from which a fair offering price for land and improvements may be determined.
- **B.** Prepare and conduct personal pre-appraisal contact with interest owner(s) for each parcel using acceptable forms.
- **C.** 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.
- **D.** Prepare complete appraisal report for each parcel to be acquired utilizing approved Forms. These reports shall conform to State and Federal policies and procedures along with the Uniform Standards of Professional Appraisal Practices.
- **E.** As necessary, prepare written notification to the Client of any environmental concerns associated with the right of way to be acquired, which could require environmental re-mediation.
- **F.** 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 the Client.
- **G.** As necessary, the appraiser will coordinate with review appraiser regarding revisions, comments, or additional information that may be required.
- **H.** The cost of the appraiser appearing as an expert witness for testimony at special commissioners hearing is included in the proposed fee schedule for the appraiser. The cost of the appraiser's expert witness testimony for trial <u>is not</u> part of this contract.

# Task 4. Negotiation Services

- A. Analyze appraisal and appraisal review reports and confirm approved value prior to making offer for each parcel.
- **B.** Prepare the initial offer letter, memorandum of agreement, instruments of conveyance, and any other documents required or requested by the Client on applicable forms.
- **C.** Contact each property owner or owner's designated representative, to present the written offer in person where practical, and deliver appraisal report and required brochures. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing.
- **D.** 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. Maintain original signed Receipt of Appraisal for billing purposes.
- E. ROW Contractor to make a minimum of four (4) contacts per parcel.
- **F.** Respond to property owner inquiries verbally and in writing within two business days.
- **G.** Prepare a separate negotiator contact report for each parcel.
- **H.** Maintain parcel files of original documentation related to the purchase of the real property or property interests.
- I. Advise property owner on the Administrative Settlement process. Transmit to the Client any written counter offer from property owners including supporting

documentation, and ROW Contractor's recommendation with regard to Administrative Settlements.

- **J.** Prepare final offer letter for presentation during fourth contact.
- **K.** Appear and provide Expert Witness testimony as a ROW Contractor when requested. The cost of the expert witness testimony for trial is not part of this contract.
- L. Provide to THE CLIENT a complete negotiation file for each parcel, to consist of copies of all pertinent negotiation file information.

# Task 5.Relocation Assistance

- **A.** Right of Way of Texas (provider) will notify all displacee's of eligibility for relocation assistance.
- **B.** Provider will provide on-going relocation assistance and advisory services to displacee's affected by the acquisition of right of way. On-going advisory services include monitoring the move and any necessary relocation activities taken by the displacee. Frequency and manner for monitoring the move will match the complexity of the relocation, however, the expectation will be multiple in-person site visits, which is standard practice, and will be documented in the contact log.
- C. Provider will discuss available relocation benefits and move options with residential displacee's.
- **D.** Provider will discuss available move options with displacee's with personal property only moves.
- E. Provider will discuss available relocation benefits and move options with each business displacee.
- **F.** Provider will locate, evaluate, and maintain files on comparable available housing as well as listings for non-residential properties, for the duration of the project.
- **G.** Provider will compute and submit the request for relocation housing/rental supplements to the City of San Marcos for approval.
- **H.** Provider will provide 90-day notice to displacee's:
  - Deliver the 90-day notice and benefits package at the same time as the written offer to purchase is delivered. The 90-day notice will not be delivered prior to a personal interview with the displacee during which time the Relocation Agent will determine the type, needs and eligibilities of the displacee, or before the issuance of the initial offer.
- I. Provider will provide 30-day notice to vacate once the City has possession of the property. The displace must be given a minimum of 90 days' notice prior to being required to vacate. Provider will notify the City of San Marcos if the displace does not vacate the premises after 30-day notice expires.
- **J.** Negotiated Self-Moves (for non-residential moves)
  - Request for Negotiated Self-Move will be submitted to the City for approval and will include: (1) a move plan; (2) written inventory signed and dated by the displacee (or their representative) and the Relocation Agent; and (3) a minimum of two (2) bids from commercial movers and supporting vendors, which will be requested by the provider and will be prepared in writing and in the name of the City. Depending on the complexity of the move additional supporting documentation may be necessary.
- **K.** Provider will coordinate and monitor moves with displaced homeowners, business owners, tenants, and with moving companies in accordance with

the Uniform Act.

- L. Provider will perform a decent, safe, and sanitary (DSS) inspection of replacement housing in accordance with the Uniform Act, which will be provided to the City.
- **M.** The Relocation Agent will maintain relocation contact logs journaling all attempted and completed contacts with all parties, including descriptions of the reasons and outcome for each contact. Copies of all displacee's emails with date and time sent must be captured in the Provider's relocation contact logs.
- N. The Relocation Agent will:
  - Attend closings on replacement property and ensure supplemental payment is properly distributed.
  - Process and compute increased interest payments as required.
  - Be available for any appeals and hearings.
  - Prepare all relocation payment claim submissions for all displacee's in accordance with the City of San Marcos guidelines.
  - Deliver payments in accordance with the City of San Marcos guidelines.
  - Provide an executed form for the Certification of Eligibility with all displacee claims.
  - Provide the City of San Marcos copies of all documents to be approved prior to sending to displacee's.

# Task 6. Closing Services

- A. Attempt to secure each owner's signature on all documents such as easements, conveyances and tenant consents.
- **B.** Obtain updated title information along with other forms and certified copy of the instrument of conveyance necessary when requesting the Parcel Payment from THE CLIENT.
- C. The ROW Contractor shall record all original instruments immediately after closing at the respective County Clerk's Office, including donations (Recording fees to be paid by The Client).

# Task 7. Condemnation Support Services – (if required)

The City's Attorney will be responsible for all matters requiring legal opinions, litigation, or legal interpretation regarding acquisition, unless otherwise authorized in writing. The ROW Contractor agrees to work with The City's Attorney, or other assigned counsel, when legal matters are to be addressed. If required, the Contract manager and the ROW Contractor will:

- **A.** Recommend the institution of proceedings in eminent domain against a landowner after all good faith negotiation efforts have failed.
- **B.** Order an updated Title Commitment for Eminent Domain from title Company.
- **C.** Use the information from the Title Commitment to join all interested parties. Spouses of owners must be joined.
- **D.** Prepare a packet containing 2 copies each of the following documents: Title Commitment, Negotiator's Reports, Appraisal Acknowledgment, Pre-appraisal Contact Sheet, signed and sealed property description, plat, Final Offer Letter, and any correspondence from the land owner or representatives, along with one copy of the appraisal report. Submit packet to the Client, for submission to Eminent Domain Legal Counsel for The City.

November 21, 2019



Jeffrey Nagy Halff Associates, Inc. 9500 Amberglen Blvd., Bldg. F, Suite 125 Austin TX 78729-1102

#### RE: Blanco Riverine Flood Mitigation Project

Zamora, L.L.C (ZWA) is pleased to submit this proposal to HALFF for providing professional surveying services for the above referenced project and as shown in Exhibit A. The following scope of services with associated fees are based upon emails as provided by HALFF, along with the exhibits depicting the proposed survey limits. This proposal is our estimate of the anticipated services required and our assumptions. If our assumptions are incorrect, the associated fees would require a revision to address the correct assumption.

#### ASSUMPTIONS

- 1. Survey project limits are shown on Exhibit A.
- 2. Right-of-Entry will be needed for properties within the survey limits.

#### SCOPE OF SERVICES ROUTE SURVEY:

- 1. **Coordinate** with HALFF representative for meetings (if needed), project communications and status.
- 2. Project Control: ZWA shall utilize GPS network and existing City of San Marcos, FEMA and Hays County Primary Control or Benchmarks within the project area as a basis. ZWA shall establish a total of ten (10) survey control monuments at a maximum of 1,000 feet apart. The new control monument will consist of 5/8" iron rods with ZWA control cap, unless otherwise directed or site conditions permit. All horizontal values will be referenced to NAD-83 (EPOCH: 2011), Texas Plane Coordinate System, South Central Zone (4204). All horizontal values will be represented in US Survey Feet (USFT) and will be scaled to surface utilizing Surface Adjustment Factor (SAF) for Hays County of 1.00013, if necessary, otherwise project base shall be in grid. The vertical values for this project will be based on the North American Vertical Datum of 1988 (NAVD88) utilizing Geoid 2012B. The vertical values will be represented in USFT.
- 3. Right-of-Entry: ZWA will attempt to obtain written right-of-entry through regular and certified mail from the landowners for surveying purposes prior to commencing any work on private property. The Surveyor anticipates that the Engineer and City of San Marcos will handle problems regarding any refusal to grant right-of-entry or communication with land owners who are hostile with respect to the completion of this scope of services. The Surveyor will document any interactions with landowners. Gaining right-of-entry from all land owners in a timely manner will be critical to the success and efficiency in meeting deadlines for this project.
- 4. Base Map: ZWA will perform research within the Hays County Clerk's files for vesting deeds, recorded subdivision plats, and available recorded easements within survey project limits. ZWA will also obtain Hays County Appraisal District (HCAD) current available tax plats and ownership information. ZWA will produce a base map with approximate property lines and easements from record information obtained from research. Base map will also contain record deed, plat, and HCAD information. Base map will be prepared using Microstation. A Microstation drawing file and a PDF drawing will be furnished.



- 5. **ROW lines and Boundary Surveys:** ZWA shall locate and verify the Right-of-ways of all streets, roads, alleys and tracts of land for potential easement locations. ZWA shall analyze record information with respect to found field boundary data associated with this project preparation of the drawing (all found monumentation will be shown).
- 6. **Topographic Survey:** ZWA shall collect visible improvements and natural ground elevations at approximately 50-foot intervals within the survey project limits to provide a detailed DTM model with 1' contours. This data will include, but not be limited to: grade breaks, edge of pavement, crown of road, curb and gutter, three-dimensional features, drainage structures, driveways, and retaining walls.
- 7. Utility Locate: ZWA shall contact One-Call (Texas811) to mark underground utilities within the survey project limits prior to field surveying operations. ZWA will locate utility markings found at the time of the field survey to assist in the location of underground utilities to be located in the survey/mapping deliverables. The Surveyor will maintain documentation of all notification calls and responses. ZWA anticipates there will be existing storm line, water lines, wastewater lines, fiber lines, electric lines, telephone lines and misc., lines that will be mapped and identified. ZWA shall utilize City of San Marcos GIS records to assist field locations.
- 8. **Tree Survey:** ZWA shall locate all trees with trunk diameters of 8 inches or greater at 52 inches above the ground within and adjacent to existing right-of-way limits. Trees located will be mapped and tagged depicting the canopy, size, type, and location and will be noted on digital file. Trees will be plotted to City of San Marcos Standards. Trees in private property will be mapped and not tagged unless right of entry is provided by the property owner.
- 9. **Easement Descriptions with sketch:** ZWA shall produce approximately twenty-four (24) parcels for a total of approximately thirty-six (36) permanent easement legal descriptions and sketches along proposed alignment once an option has been chosen. ZWA shall review title commitment reports provided by the Engineer or the City for each easement if needed. ZWA shall provide closure reports.
- 10. **QA/QC:** ZWA shall provide Quality Assurance / Quality Control of survey field, office data and files upon completion.

#### PROJECT DELIVERABLES

- 1. Microstation base drawing file: Base Abstract file (record)) and Base 3D file.
- 2. ASCII files with x y and z coordinates, feature code and description of all ground survey points in grid or surface coordinates.
- 3. A tree list containing tag number, tree diameter and common name.
- 4. Copy of ownership information and list
- 5. Copy of deeds and plats



#### FEE ESTIMATE NOT TO EXCEED:

Coordination	\$ 1,938.00
Project Control	\$ 7,908.00
Right of Entry	\$ 1,782.00
Research and Base Abstract Map	\$ 5,448.00
ROW/Boundary Line Survey	\$ 13,198.00
Topographic Survey	\$ 20,078.00
Utility Location	\$ 9,128.00
Tree Survey	\$ 20,078.00
Easement Descriptions (36 x 1750)	\$ 54,000.00
Coordination/QA/QC Final Deliverables	<u>\$ 2,796.00</u>
TOTAL	\$136,354.00

**THIRD PARTY SERVICES:** All third-party services including permits, uniformed officers for traffic control operations, and outside reproduction cost will be invoiced at cost, upon approval.

#### **ADDITIONAL SERVICES**

This proposal for surveying services is valid only for the services indicated hereon. All other surveying services, if requested by the Client, above and beyond the scope outlined herein will be provided based upon ZWA 2019 rates. If requested, a scope of work and estimated fee will be provided in writing prior to ZWA proceeding with any additional service.

#### Land Surveying (State of Texas) Board Rule Section 29:

Complaints with the Professional Land Surveying Services provided by Zamora, L.L.C can be directed to: *Texas Board of Professional Land Surveying, 12100 Park 35 Circle Building A, Suite 156 MC 230, Austin, Texas 78753, Phone (512) 239-5263* 

Sincerely,

11

G. Rene Zamora, RPLS Survey Project Manager



EXHIBIT A – Survey Limits



Zamora, L.L.C. dba "ZWA" TX Firm No. 10062700 1435 South Loop 4, Buda, TX 78610 ~ P.O. Box 1036, Buda, TX 78610 Austin Metro Area: 512-295-6201 ~ Toll Free: 1-877-321-6201