



## **TIRZ No. 1 & No. 2 Board**

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Monday, July 14, 2025, at 4:00 PM*

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# **AGENDA**

## **CALL TO ORDER AND ROLL CALL**

### **Board Members**

Place 2 Craig Starcher, Chair

Place 3 Taline Manassian, Vice Chair

Place 1 Ryan Thomas

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Jon Snyder

## **PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## MINUTES

- 1. Consider approval of the June 9, 2025 TIRZ No. 1 & No.2 Meeting Minutes.**

## BUSINESS AGENDA

- 2. Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management.** *Sponsor: Mayor Pro Tem Taline Manassian*
- 3. Update regarding TIRZ Priority Projects.** *Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*
  - Stephenson Building & Downtown Parking Lot
  - Old Fitzhugh Road
- 4. Discuss and consider schedule for TIRZ Board Orientations.** *Keenan Smith, TIRZ Project Manager*

## CLOSED SESSION

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board Meetings**

August 11, 2025, at 4:00 p.m.

September 8, 2025, at 4:00 p.m.

### **City Council Meetings**

July 15, 2025, at 6:00 p.m.

August 5, 2025, at 6:00 p.m.

August 19, 2025, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **July 11, 2025 at 2:00 PM**.*

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*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, June 09, 2025, at 4:00 PM

# MINUTES

## CALL TO ORDER AND ROLL CALL

With a quorum of the board members present, Chair Starcher called the meeting to order at 4:01 p.m.

### **Board Members Present:**

Place 2 Craig Starcher, Chair

Place 3 Taline Manassian, Vice Chair

Place 4 Miles Mathews

Place 5 Missy Atwood (*arrived @ 4:09 p.m.*)

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson (*arrived @ 4:05 p.m.*)

### **Board Members Absent:**

Place 1 Ryan Thomas

### **Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Diana Boone

TIRZ Project Manager Keenan Smith, AIA

## PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

## MINUTES

### 1. Consider approval of the May 12, 2025 TIRZ No. 1 & No. 2 Board meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve May 12, 2025 meeting minutes with corrections to items 4 and 7, changing the vote total from 7 to 6. The motion to approve carried unanimously 5 to 0. Board Member Atwood arrived late and did not vote.

## BUSINESS AGENDA

### 2. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for Citywide High Visibility Crosswalks. *Leslie Pollack*

### 3. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for an ADA Transition Plan. *Leslie Pollack*

Items 2 and 3 were presented and voted on together.

A motion was made by Board Member Smith and seconded by Board Member Mathews, to approve Resolutions of Support for the City's TxDOT Transportation Alternatives Grant Applications. The motion to approve carried unanimously 5 to 0. Board Member Atwood did not vote.

### 4. Discuss and consider approval of recommendation from the Budget Subcommittee regarding the TIRZ No. 1 & No. 2 Board recommended budget for Fiscal Year 2025-2026. *Shawn Cox, Deputy City Administrator*

Board Member Atwood arrived at 4:09 p.m.

A motion was made by Board Member Mathews and seconded by Board Member Atwood, to approve the recommendation from the Budget Subcommittee. The motion to approve carried unanimously 6 to 0.

### 5. Update regarding TIRZ Priority Projects. *Leslie Pollack, Transportation Engineer; Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*

Keenan Smith presented the updates. No action was taken.

- a. Stephenson Building & Downtown Parking Lot
- b. Old Fitzhugh Road

**6. Discuss and consider approval of a recommendation to City Council for the appointment to Place 2 of the TIRZ No. 1 & No. 2 Board for an unexpired term ending December 31, 2025.**

A motion was made by Board Member Kimball and seconded by Board Member Mathews, to approve the recommendation to City Council for the appointment of Jessy Milner to the TIRZ No.1 & No.2 Board, effective in August. The motion to approve carried unanimously 6 to 0.

**7. Discuss and consider approval of a recommendation to City Council for the appointment of the TIRZ No. 1 & No. 2 Board chair.**

A motion was made by Board Member Kimball and seconded by Vice Chair Manassian, to approve the recommendation to City Council for the appointment of Ryan Thomas as Chair of the TIRZ No.1 & No.2 Board. The motion to approve carried unanimously 6 to 0.

**CLOSED SESSION**

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The Board did not meet in Closed Session.

**ADJOURN**

A motion was made by Board Member Smith and seconded by Board Member Atwood, to adjourn the meeting. The motion carried unanimously 6 to 0.

The meeting adjourned at 5:02 p.m.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Keenan Smith, TIRZ Project Manager; Leslie Pollack, Transportation Engineer

**TIRZ Meeting Date:** July 14, 2025

**Agenda Item Wording:** **Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management.** *Sponsor: Mayor Pro Tem Taline Manassian*

**Agenda Item Requestor:**

**Summary/Background:** **Overview:**

HDR continues to diligently advance the OFR PSE's effort towards the 100% PSE Submission to TXDOT.

With acquisition of the needed ROW and Easements being finalized, and with critical path Utility relocations now underway, with the DSWC Water line resolved to be incorporated into the project, the project looks to be on schedule to be "Ready to Let" by the end of this year.

**HDR OFR PSE Contract / Timeline / Fees:**

- Original PSA: Executed 01/27/202; Original Fee: \$710,312
- Amendment 1: Executed 02/29/2024; Added Fee: \$188,147
- Total Fee Through Amendment #1: \$898,459
- 63% Complete (Invoices through current Billings: \$564,988)
- Contract Balance Remaining: \$68,172 (includes allowances for Bid & Construction Phase Services)

**Background for Amendment #2:**

**Grant Funding:** With HDR and City's assistance, the project has received a total of \$3,138,164 from two sources:

- Hays County POSAC: + \$1,605,000 (ILA Executed 6/25)

- TXDOT TA Grant: + \$1,533,164

This funding, while a welcome boon to overall project funding, has added certain tasks, scope and cost to the project, both in time and expenditures:

- **TxDOT Funding** – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding obtained after initial estimate of costs. HDR has estimated

Furthermore, Utility Coordination tasks have significantly increased, both in time and expenditures. Due to City Staffing changes, much of the anticipated burden for shared Utility Coordination has been necessarily shifted back to HDR, by default. In addition, significant challenges were experienced dealing with the DSWSC's Water line relocation and other utility issues.

- **Utility Coordination** – additional time spent coordinating with DSWSC and other overhead utilities

Lastly, the project has had to resolve a related bundle of technical and design issues, owing to existing conditions and a desire to meet Stakeholder Project Goals and Expectations:

- **Additional Design Issues** - efforts associated with the alignment of utility relocations / drainage / aesthetics / on the east side of Old Fitzhugh Road
  - Extension of the trail and landscaping to Roger Hanks Parkway
  - Drainage and easement redesign on Wolf property to facilitate easement acquisitions

HDR's Engineering efforts have continued to rise to these challenges, resolving design issues and assisting the City in Utility Coordination and dealing with TXDOT complications. Compensation for these additional tasks and scopes of work are not a part of the executed PSA and are what is being requested for Amendment #2, to ensure HDR is compensated for necessary and expanded project task and scope including projected forward tasks needed to take the project up through the 100% PSE's Completion and "Ready to Let."

#### **Costs:**

- Utility Coordination – additional time spent coordinating with DSWSC and other overhead utilities at \$61K
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding obtained after initial estimate of costs at \$25K
- Extension of the trail and landscaping to Roger Hanks Parkway at

\$7k

- Drainage and easement redesign on Wolf property to facilitate easement acquisitions at \$3K
  - Miscellaneous including Design efforts associated with the alignment of utility relocations / drainage / aesthetics / on the east side of Old Fitzhugh Road at \$10K

HDR previously estimated a 10% increase for this effort. Utility coordination / relocation support, and TxDOT process are the primary drivers for the higher increase (16%).

HDR requests \$146K for this work.

**Staff Recommendations:**

- Approval of the HDR OFR PSE Amendment #1- \$125K

Determine other funding sources for remaining services up to \$21K in separate request to ensure plans to 100/% completion and submission to TxDOT.

- Subject to Budget Availability (FY '25 reconciliation / FY '26 projected)
- Funding Sources to be Identified:
  - o TIRZ- \$125K (max allocated into PSA Amendment #2 in FY '26 Budget)
  - o Transfer Balance from other HDR City contracts
  - o Other Sources

This will be paid with TIRZ funds for FY25 and FY26.

Total Old Fitzhugh Budget will not be determined until bids are received once this goes out for bid. The plans are at 90% at this time.

TIRZ will review on July 14, 2025.

**Commission  
Recommendations:**

**Recommended  
Council Actions:**

Approval of \$125,000 for HDR Task Order.

**Attachments:** Updated Scope, Staff Report

**Next Steps/Schedule:** If approved, City will pay invoices as they are received.

## PROFESSIONAL SERVICES AGREEMENT

### Amendment No. 3

This Amended Agreement, made and entered into this, the \_\_\_\_\_th day of July 2025, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **HDR Engineering, Inc.**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

**WHEREAS**, the City and the Contractors entered into Professional Service Agreement for engineering services related to the Tax Increment Reinvestment Zones on January 2022; and

**WHEREAS**, tasks have changed during the course of the projects; and

**WHEREAS**, the Parties desire to add new tasks and end existing task orders.

**1. Description of Services.** The City and Contractor agree to the following:

- (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.
- (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.
- (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.
- (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
- (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
- (f) Performs other related duties as needed.

**2. Scope of Work.**

Additional engineering services to be provided by the Engineer for Roadway Improvements on Old Fitzhugh Road as described in Exhibit “A”. Additional Services may be agreed to in writing by both parties and billed at a negotiated rate as listed in the Professional Services Agreement for Engineering Services entered into on or around

January 2022 and Professional Services Agreement for Engineering Services Amendment 2 entered into on or around February 2024.

- 3. Schedule.** Work shall commence upon execution of this agreement and shall be completed within the updated project schedule as described in Exhibit “A”. This Agreement shall be in effect for the same period as the Professional Services Agreement for Engineering Services Amendment 2 entered into on or around February 2024. Contractor shall start work immediately after the execution of this Agreement. The project schedule may be altered in writing by mutual agreement.
- 4. Payment for Services.** The City will compensate Contractor in accordance with the fee and hourly rate structure contained in Contractor's proposal attached as Exhibits “C” and “C-1 Additional Services” to the February 2024 Professional Services Agreement Amendment No. 2. Contractor shall invoice City in accordance with Contractor’s attached proposal. Invoices will be submitted monthly, and payment is due within 30 days of City’s receipt and approval of the invoice. The total amount of this contract for all services provided will not exceed one hundred and twenty-five thousand dollars (\$125,000). Additional services and payment for additional services must be approved in writing by the City prior to provision of such services. Any services provided after the termination of this Agreement will be in writing.
- 5. Relationship of Parties.** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.
- 6. Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be permitted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.
- 7. Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party. All services provided by Contractor shall be paid for in accordance with the February 2024 Professional Services Agreement Amendment No. 2, Exhibit “C” if the Agreement is terminated. City will only pay for services provided by Contractor prior to termination.
- 8. Entire Agreement.** This Agreement and the Professional Services Agreement Amendment No. 2 entered into on or around February 2024 contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. The Professional Services Agreement Amendment No. 2 is incorporated into this Amendment.



**THE CITY:***City of Dripping Springs***CONTRACTOR:***HDR Engineering, Inc.*

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Michelle Fischer, City Administrator

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Justin Word, P.E., Vice President

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Date

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Date**ATTEST:**

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Diana Boone, City Secretary

## EXHIBIT A

### ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

#### For Roadway Improvements on Old Fitzhugh Road

#### Dripping Springs, Texas

The following additional services are required for the Old Fitzhugh Road project:

- Coordination and paperwork associated with TxDOT approvals required for TxDOT funding of the Old Fitzhugh Road project.
- Two additional submittals required for TxDOT approvals:
  - 90% PS&E resubmittal
  - Ready-to-Let PS&E
- Roadway, drainage, utility, and hardscape adjustments to accommodate overhead utility relocations. This includes roadway alignment, and plan and profile adjustments. Design efforts include incorporation of sawtooth curb at 90% then update to limestone block at 100% design stage.
- Drainage analysis for Mercer Street.
- Drainage analysis and redesign on east side of Old Fitzhugh Road.
- Drainage analysis and easement updates on Wolf property.
- Additional coordination and design review efforts required for utility relocations.
- Additional design efforts and renderings associated with the Old Fitzhugh Road gateway landscaping and features.
- Additional design efforts to extend the limits of the trail north to Roger Hanks Parkway.

The additional services for this work are further described below. Services in Exhibit B of the approved contract will remain in place.

#### **PROJECT MANAGEMENT**

Project Management services needed to complete the design phase are anticipated to span a period of 6 additional months. (Originally August 2023 bid, now December 2025 bid.)

TxDOT approvals require additional efforts:

- Monthly coordination meetings with TxDOT (November 2024 – December 2025)
- Additional coordination to adjust Ready-to-Let date with TxDOT
- Preparation of TxDOT forms (included at 90% and updated at 100% and Ready-to-Let submissions)
  - Form 1002
  - Form 2229

- Form 2699
- Certifications
- EEPD
- Environmental Questionnaire
- IDF Checklist
- LGP Checklist
- Complete an analysis of TxDOT versus City specifications and standard details. Provide data in spreadsheet format for TxDOT approval to use City specifications.

## **ROADWAY DESIGN**

***This includes work in the 90%, 100%, and Ready-to-Let Design Phases.***

- Utility Pole Conflicts, Roadway Profile Changes, and Sawtooth Curb: Additional design is required to shift Old Fitzhugh Road to the west and add protective elements at relocated utility poles on the east side of Old Fitzhugh Road. This included adjustments to the alignment and profiles. Additionally, this task includes the incorporation of sawtooth curb at 90% design and cut block at 100% design stage. Multiple coordination meetings between roadway design team, utility team, PEC, drainage team, and landscape team were required to determine the best approach. Multiple meetings with the City are also required.
- Two additional PS&E submissions are assumed to meet TxDOT requirements. Additional time is anticipated to address TxDOT comments and resubmit.
  - 90% PS&E (second submission)
  - Ready-to-Let PS&E

## **DRAINAGE DESIGN**

***This includes work in the 90%, 100%, and Ready-to-Let Design Phases.***

- Utility Pole Conflicts, Roadway Profile Changes, and Sawtooth Curb:
  - Redesign proposed storm drainage network and curb improvements to accommodate utility relocations on the east side of Old Fitzhugh Road.
  - Assess sawtooth curb and cut block locations and provide feedback to the design team.
  - Attend multiple design team meetings to align safety, drainage, and owner-directed aesthetic constraints.
  - This redesign effort included preparation of exhibits, cost estimates, and research for comparable details that would achieve the stakeholder goals.
- Drainage Calculations for Mercer Street - The following additional tasks were required to address TxDOT comments on 60% design plans:
  - Define the design storm runoff for a drainage area not included in the original scope of hydrologic and hydraulic analysis.

- Include a hydrologic analysis of the drainage area that bypasses the proposed storm improvements, which ultimately discharges to the Mercer St intersection, south of the project limits.
- Revise plans, calculations, and comment responses for this item along with other 90% review comments.
- Wolf Tract Stormwater Outlet and Drainage Easement Redefinition:
  - Revise the storm water conveyance and water quality treatment features leaving the site along the Wolf Tract (Hays County Property ID No. 17899).
  - Adjust proposed drainage easements to provide maintenance access by the City of Dripping Springs.
- Redesign of East Drainage Intercept Improvements:
  - Reevaluate the number of proposed driveway drains and recommend drainage options.
  - Review driveway segments along the eastern right-of-way to identify opportunities for regrading and hydrologic redirection through swale sections with adjusted slopes to accommodate revised roadway profile.
  - Evaluate grading tie-ins for various curb types and topographic constraints from eastern drainage areas. Specifically, locations where curbs transition from one type to another (e.g. curb and gutter to ribbon and/or sawtooth).
  - Revise both the curb improvements and the drainage network improvements to prevent unacceptable spread of flow within the ROW.
  - Update grading exhibits to illustrate transitions between curb-and-gutter, ribbon curb, sawtooth/slotted curb, and swale areas.
  - Revised the storm drain network to reflect the updated roadway profile, adjusting pipe alignments, inverts, and drainage areas.
  - Reanalyze hydraulic performance to confirm system capacity.

**SIGNING AND PAVEMENT MARKING** – No additional services are required.

**TRAFFIC CALMING** – No additional services are required.

**TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION** – No additional services are required.

**ILLUMINATION** – No additional services are required.

**STORM WATER POLLUTION PREVENTION PLANS (SW3P)** – No additional services are required.

**UTILITY COORDINATION** – Additional efforts are required to facilitate relocations of utilities on the project.

- Additional correspondence with utility providers on relocation status.
- Attend two DSWS board meetings.

- Attend onsite meeting to walk the project with DSWS.
- Additional utility coordination meetings to facilitate relocations and clearance.
  - 22 meetings have occurred to date and 10 more are anticipated.
  - The original scope assumed 15 meetings
  - Prepare agendas and meeting notes to document meeting discussions.
- Design coordination with DSWS including adjusting/sending CAD files to avoid or minimize DSWS water conflicts, impacted trees, and impacted utilities.
- Updated existing utility layouts, proposed layouts, and Conflict Matrix due to receipt of new as-built data from DSWS.
- Researched deeds and DSWSC easement evidence to determine proportionate share of relocation costs.
- Provide additional documentation for TxDOT approvals:
  - Utility ID request forms
  - Utility Notice of Proposed Construction Letters
  - Draft Construction Management Plan

**ENVIRONMENTAL** – No additional services are required.

**PUBLIC OUTREACH** – No additional services are required.

**RIGHT OF WAY SURVEYING** - No additional services are required.

### **URBAN DESIGN AND LANDSCAPE ARCHITECTURE**

***This includes work in the 90% and 100% Design Phase.***

The following landscape-related, additional services are required for the Old Fitzhugh Road project for MAS, the Project Landscape Architect:

#### **LANDSCAPE 90% PS&E RESUBMITTAL**

Integrate new elements and revise the plans that were not originally part of the scope including:

- Update the color-rendered roll-plot for presentation to the City's historic commission and the TIRZ Board, per request from City.
- Develop the design for the Old Fitzhugh Road gateway landscaping and features at the intersection of RM 12 and Old Fitzhugh Road and prepare perspective rendering.
- Create slide presentation of the Old Fitzhugh Road gateway landscaping and features for presentation to the historic commission.
- Revise both design, perspective and slide presentation per City Manager's direction prior to presentation to boards and commissions.
- Extend the hardscape and landscape design associated with the trail extension north to Roger Hanks Parkway.
- Revise locations of street trees throughout entire project corridor to provide offsets from new underground wet utility locations, as well as from revised storm drain locations.

- Revise again the locations of street trees throughout entire project corridor to provide required lateral offsets from newly located/revised overhead electric lines, as well as
- MAS and its Irrigation Designer will provide estimates of probable construction costs for landscape and irrigation elements.

### **100% PS&E RE-SUBMITTAL**

Integrate new elements and revise the plans that were not originally part of the scope including:

- Assist the HDR Team to develop an alternate design to the “sawtooth curb” to allow for stormwater to run-off to the eastern edge of the new roadway while providing a vehicular barrier/protection for pedestrians and utility poles. The alternative design provides a more aesthetically-appropriate solution for this historic district, using strategically-placed natural limestone blocks or boulders that are spaced to allow runoff to flow by them.
- Conduct research with Native American Seed on specialty seed mixes appropriate for the Wildflower Meadows and Pollinator Garden and develop special specifications to describe recommended planting process and watering routine.

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN** – No additional services are required.

**ACCESSIBILITY REVIEW** – No additional services are required.

**PS&E PREPARATION** – The following additional services are required:

- TxDOT is requiring a second 90% design plan submission.
- A Ready-to-Let submission to TxDOT, incorporating 100% design comments is anticipated.

**BID PHASE SERVICES (Hourly)** – No additional services are required.

**CONSTRUCTION PHASE SERVICES (Hourly)** – No additional services are required.

### **EXCLUSIONS**

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

## Old Fitzhugh Road PS&amp;E - Additional Services 3

Summary			HDR	Doucet	MAS	HVJ	TOTAL
A	Project Management	Hours	29	0	20	0	49
		Fee	\$7,940	\$0	\$3,800	\$0	\$11,740
B	Roadway Design	Hours	84	0	0	0	84
		Fee	\$13,660	\$0	\$0	\$0	\$13,660
C	Drainage Design	Hours	0	147	0	0	146.5
		Fee	\$0	\$24,125	\$0	\$0	\$24,125
D	Signing and Pavement Marking	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
E	Traffic Calming	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
F	Traffic Control Plans	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
G	Illumination	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
H	Erosion Control and SW3P Narrative	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
I	Utility Coordination	Hours	338	0	0	0	338
		Fee	\$61,070	\$0	\$0	\$0	\$61,070
J	Environmental	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
K	Public Outreach	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
L	Right-of-Way Surveying	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
M	Landscape, Streetscape Design, and Urban Design	Hours	0	0	162	0	162
		Fee	\$0	\$0	\$22,300	\$0	\$22,300
N	Geotechnical Engineering and Pavement Design	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
O	PS&E Preparation	Hours	46	0	0	0	46
		Fee	\$10,030	\$0	\$0	\$0	\$10,030
P	Bid Phase Services	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
Q	Construction Phase Services	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
R	Expenses	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$3,700	\$0	\$3,700
TOTAL HOURS			497	147	182	0	825.5
TOTAL FEE			\$92,700	\$24,125	\$29,800	\$0	\$146,625

## Old Fitzhugh Road PS&amp;E - Additional Services 3

Detailed Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	Project Management					
	Hours	29	0	20	0	49
	Fee	\$7,940	\$0	\$3,800	\$0	\$11,740
B	Roadway Design					
	100% Hours	84	0	0	0	84
	100% Fee	\$13,660	\$0	\$0	\$0	\$13,660
	Total Hours	84	0	0	0	84
	Total Fee	\$13,660	\$0	\$0	\$0	\$13,660
C	Drainage Design					
	100% Hours	0	146.5	0	0	146.5
	100% Fee	\$0	\$24,125	\$0	\$0	\$24,125
	Total Hours	0	147	0	0	146.5
	Total Fee	\$0	\$24,125	\$0	\$0	\$24,125
D	Signing and Pavement Marking					
	Total Hours	0	0	0	0	0
	Total Fee	\$0	\$0	\$0	\$0	\$0
E	Traffic Calming					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
F	Traffic Control Plans					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
G	Illumination					
	Total Hours	0	0	0	0	0
	Total Fee	\$0	\$0	\$0	\$0	\$0
H	Erosion Control and SW3P Narrative					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
I	Utility Coordination					
	Hours	338	0	0	0	338
	Fee	\$61,070	\$0	\$0	\$0	\$61,070
J	Environmental					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
K	Public Outreach					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
L	Right-of-Way Surveying					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
M	Landscape, Streetscape Design, and Urban Design					
	90% Hours	0	0	106	0	106
	90% Fee	\$0	\$0	\$14,700	\$0	\$14,700
	100% Hours	0	0	56	0	56
	100% Fee	\$0	\$0	\$7,600	\$0	\$7,600
	Total Hours	0	0	162	0	162
	Total Fee	\$0	\$0	\$22,300	\$0	\$22,300
N	Geotechnical Engineering and Pavement Design					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
O	PS&E Preparation					
	Total Hours	46	0	0	0	46
	Total Fee	\$10,030	\$0	\$0	\$0	\$10,030
P	Bid Phase Services					
	Total Hours	0	0	0	0	0
	Total Fee	\$0	\$0	\$0	\$0	\$0
Q	Construction Phase Services					
	Total Hours	0	0	0	0	0
	Total Fee	\$0	\$0	\$0	\$0	\$0
R	Expenses					
	Fee	\$0	\$0	\$3,700	\$0	\$3,700
	TOTAL HOURS	497	147	182	0	826
	TOTAL FEE	\$92,700	\$24,125	\$29,800	\$0	\$146,625



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CITY OF DRIPPING SPRINGS										OLD FITZHUGH ROAD PSE										025									
TIRZ																				<div>Item 2.</div>									
K	Public Outreach	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
L	Right-of-Way Surveying	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
M	Landscape, Streetscape Design, and Urban Design	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
N	Geotechnical Engineering and Pavement Design	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
O	PS&E Preparation Two Additional Submittals Specifications and General Notes Plans and Estimate Contract Time Determination QA/QC Reviews	Task Subtotal Hours	0	8	8	0	4	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16			
		100% Subtotal Fee	\$0	\$2,400	\$2,320	\$0	\$1,020	\$4,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,030			
		Task Subtotal Hours	0	8	8	0	4	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46			
		Task Subtotal Fee	\$0	\$2,400	\$2,320	\$0	\$1,020	\$4,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,030			
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
P	Bid Phase Services	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Q	Construction Phase Services	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
R	Expenses Printing Mileage TDLR Accessibility Review - Altura	Task Subtotal Fee																									\$0		
		TOTAL HOURS	0	45	8	0	24	26	48	148	0	178	0	0	0	0	0	0	0	0	0	0	16	0	4	497			
		TOTAL FEE	\$0	\$13,500	\$2,320	\$0	\$6,120	\$4,290	\$6,480	\$37,000	\$0	\$20,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,080	\$0	\$440	\$92,700				

Doucet & Associates

		Sr. PM	Project Engineer III	Engr. Assoc. III	Engr. Assoc. II	Senior Civil Technician	TOTAL
2025 Rates		\$240	\$175	\$150	\$135	\$165	
A	Project Management						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
B	Roadway Design						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
C	Drainage Design						
	100% Plans, Permitting, Bid Support, Specifications						
	Hydrologic and Hydraulic design	1	27.5	7	5.5	14	55
	Storm Drain analyses and design, including outfall						0
	Storm Drain Hydrologic and Hydraulic Tables						0
	Storm Water Detention Analysis and Design						0
	Water Quality and Rain garden/bioretenention design						0
	Plan Sheets for Drainage Design						0
	Stormwater Report						0
	City of Dripping Springs Permitting/Coordination						0
	Mercer Street Drainage Analysis		1	9.5	5.5		16
	Wolf Tract Easement Redesign	1	11		6		18
	Redesign East Drainage Intercept Improvements	3	34.5	13	7		57.5
	Task Subtotal Hours	5	74	29.5	24	14	146.5
	100% Subtotal Fee	\$1,200	\$12,950	\$4,425	\$3,240	\$2,310	\$24,125
	Task Subtotal Hours	5	74	29.5	24	14	146.5
	Task Subtotal Fee	\$1,200	\$12,950	\$4,425	\$3,240	\$2,310	\$24,125
D	Signing and Pavement Marking						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
E	Traffic Calming						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
F	Traffic Control Plans						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
G	Illumination						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
H	Erosion Control and SW3P Narrative						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
I	Utility Coordination						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
J	Environmental						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
K	Public Outreach						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
L	Right-of-Way Surveying						
	Task Subtotal Hours	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0

M	<u>Landscape, Streetscape Design, and Urban Design</u>	Task Subtotal Hours	0	0	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
N	<u>Geotechnical Engineering and Pavement Design</u>	Task Subtotal Hours	0	0	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
P	<u>Bid Phase Services</u>	Task Subtotal Hours	0	0	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
Q	<u>Construction Phase Services</u>	Task Subtotal Hours	0	0	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0
R	Expenses Printing Mileage	Task Subtotal Fee						\$0
TOTAL HOURS			5	74	29.5	24	14	146.5
TOTAL FEE			\$1,200	\$12,950	\$4,425	\$3,240	\$2,310	\$24,125

MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
2025 TIRZ RATES		\$250	\$150	\$100	
A	Project Management				
	Coordination with City	8	12		20
	Invoicing and Schedule Updates				0
	Subconsultant Coordination, Deliverables Review and Invoices				0
	Quality Assurance / Quality Control				0
	TxDOT Coordination, Paperwork & Processes				0
	Task Subtotal Hours	8	12	0	20
	Task Subtotal Fee	\$2,000	\$1,800	\$0	\$3,800
B	Roadway Design				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
C	Drainage Design				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
D	Signing and Pavement Marking				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
E	Traffic Calming				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
F	Traffic Control Plans				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
G	Illumination				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
H	Erosion Control and SW3P Narrative				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
I	Utility Coordination				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
J	Environmental				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
K	Public Outreach				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
L	Right-of-Way Surveying				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
M	Landscape, Streetscape Design, and Urban Design				
	90% Plans	18	28	60	106
	Task Subtotal Hours	18	28	60	106
	90% Subtotal Fee	\$4,500	\$4,200	\$6,000	\$14,700

<u>100% Plans</u>		8	16	32	56
Task Subtotal Hours		8	16	32	56
100% Subtotal Fee		\$2,000	\$2,400	\$3,200	\$7,600
Task Subtotal Hours		26	44	92	162
Task Subtotal Fee		\$6,500	\$6,600	\$9,200	\$22,300
N	<u>Geotechnical Engineering and Pavement Design</u>	Task Subtotal Hours	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0
O	<u>PS&amp;E Preparation</u>	Task Subtotal Hours	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0
P	<u>Bid Phase Services</u>	Task Subtotal Hours	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0
Q	<u>Construction Phase Services</u>	Task Subtotal Hours	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0
R	Expenses				
	Printing				
	Mileage				
	Irrigation Consultant				\$3,700
		Task Subtotal Fee			\$3,700
TOTAL HOURS		34	56	92	182
TOTAL FEE		\$8,500	\$8,400	\$9,200	\$29,800

# Design Progress:

- 90% > 100% PSE's Plans Progressing
  - TxDOT Comments received 05/01/25
  - 90% "Round 2"
- Remaining
  - 100% Plans to TxDOT / City
  - Bid Phase (started)
  - Construction Phase

Note that plan set is 100% completed but submitted at 90% to TxDOT

Old Fitzhugh Road

TIRZ Board  
7/14/25



CITY OF DRIPPING SPRINGS

CONSTRUCTION PLANS FOR  
ROADWAY IMPROVEMENTS ON OLD FITZHUGH ROAD

CSJ# 0914-33-107  
FEDERAL AID PROJECT NUMBER: STP 2824 (550) TP  
NET LENGTH OF PROJECT = 3,031.35 FEET = 0.669 MILES

HAYS COUNTY  
OLD FITZHUGH ROAD  
FROM MONROE STREET  
TO RM 12

FOR THE CONSTRUCTION OF THE ROADWAY AND OPERATIONAL IMPROVEMENTS:  
CONCRETE OF GRADES, BASE, ASPHALT, DRAINAGE, PAVEMENT FACILITIES, ILLUMINATION, LANDSCAPING, LIMITED ON-STREET PARKING, PAYMENT MARKING, AND EROSION CONTROL.

PRELIMINARY - FOR INFORMATION ONLY  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF DESIGN REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.  
Reviewed By: JESSIE D. POLAKO  
P.E. Number: 151226  
Date: 5/28/2025

Registered Accessibility Specialist (RAS) Inspection Required  
TDLR No. TABS2025011793

LOCATION MAP NOT TO SCALE  
EXCEPTIONS: NONE  
EASEMENTS: NONE  
RAILROAD CROSSINGS: NONE

NOB PROJECT  
CSJ# 0914-33-107  
R. OLD FITZ  
STA 100+19.27  
PL 1902091  
DRA 1001482

NOB PROJECT  
CSJ# 0914-33-107  
R. OLD FITZ  
STA 100+19.27  
PL 1902091  
DRA 1001482

DATE OF LETTING: \_\_\_\_\_  
DATE WORK BEGINS: \_\_\_\_\_  
DATE WORK COMPLETED AND ACCEPTED: \_\_\_\_\_  
FINAL CONTRACT COST: \$ \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_  
LIST OF APPROVED CHANGE ORDERS: \_\_\_\_\_  
I CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE FINAL AS-BUILT PLANS AND SPECIFICATIONS.  
P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
AREA ENGINEER \_\_\_\_\_  
CONSULTANT: \_\_\_\_\_  
HAY ENGINEERING, INC. (TYPE FIRM REG. P-154)  
RECOMMENDED FOR LETTING: \_\_\_\_\_  
CITY OF DRIPPING SPRINGS  
DISTRICT DESIGN ENGINEER  
RECOMMENDED FOR LETTING: \_\_\_\_\_  
APPROVED FOR LETTING: \_\_\_\_\_  
AREA ENGINEER \_\_\_\_\_  
DIRECTOR OF TRANSPORTATION PLANNING & DEVELOPMENT

FILED: MFLER  
DATE: 6/26/2025 3:13:05 PM

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON SEPTEMBER 1, 2024 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM P-1275, OCTOBER 23, 2023).

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# Project Challenges & Resolutions

*Old Fitzhugh  
Road*

- TxDOT Issues & Implications
  - Received TxDOT Funding + **\$1,533,164 – WIN**
  - TxDOT Funding requires additional processing / paperwork - **CHALLENGE**
  - “Let Date” pushed to May ‘26 (schedule) to accommodate utilities - **WIN**
  - TXDOT Plan Reviews delayed (3-month review) - **CHALLENGE**
  - TxDOT requires 2<sup>nd</sup> plan review prior to “Ready to Let” - **CHALLENGE**
- Hays County POSAC
  - Finalized Hays County Funding + **\$1,605,000 - WIN**
  - Project Funding Apportionment: POSAC vs. TXDOT TA Grants – **ADMINISTRATIVE**
    - Impact construction engineering and management (not in this contract)
- Utility Relocations
  - DSWS – Funding Agreement reached - **WIN**
  - DSWS Design plans – delivered on time - **WIN**
  - Utility Coordination / Relocations ongoing (March > August) - **CHALLENGE**





# Project Challenges & Resolutions

- Tree Health
  - Bartlett completed a new review of tree health on corridor - **WIN**
  - Delayed 90%/100% by 1 month - **CHALLENGE**

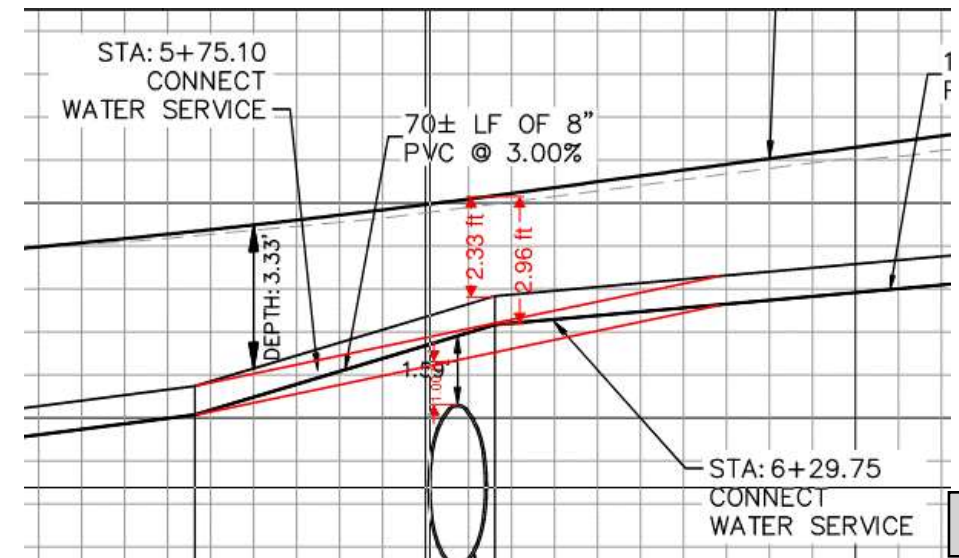
*Old Fitzhugh  
Road*



# Utility Relocations – *critical path*

Old Fitzhugh  
Road

- Dripping Springs Water Supply
  - 100% plans included in our package
  - Funding agreement between City and DSWS executed
- Pedernales Electric Corporation
  - Plans approved
  - Construction start 07/14/25 – early in week
  - Scheduled completed September 2025
- Spectrum
  - Design coordination meetings occurring
  - Plans not yet approved
  - Scheduled for August relocations
  - Overlap with Frontier if possible
- Frontier
  - Plans approved
  - Scheduled for August relocations
  - Overlap with Spectrum if possible
- Fiberlight
  - Relocation completed



# ROW & Easement Acquisitions – *critical path*

Item 2.

## Right-of-Way

*(impacts TxDOT approvals)*

- Weichert
  - Agreement reached
  - Closing Pending- Bank Paperwork
- Carter
  - Agreement reached
  - Closed

## Easements

*(impacts construction start)*

- 215 Old Fitz
  - Agreement reached
  - Closed
- Magee Holdings
  - Agreement reached
  - Closed
- Hungry Wolf
  - Owner Counteroffer Received / CC Accepted Amount
  - Metes+Bounds preparing
  - Agreement Legal work ongoing



Old Fitzhugh  
Road

# Project Schedule

- TXDOT "Let Date" >>> May 2026
- Possible to Accelerate Schedule

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Planned Schedule Goals & Dates	Notes
	Schedule approved with City and presented to TIRZ Board	TxDOT 2025 Letting Schedule	TxDOT Adjusted 2026 Letting Schedule	Accelerated ahead of 2026 Letting Schedule	
90% PS&E Submission	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
90% PS&E Resubmission	N/A	N/A	October 2025	May 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT "over-the-shoulder" without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
100% PS&E Submission	April 2025	April 2025	December 2025	July 2025	
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	December 2025	

- Critical Path Items
  - "Dry" Utilities Relocations (PEC, Frontier, Spectrum)
  - TXDOT Extra Reviews & Paperwork

Old Fitzhugh  
Project  
Schedule



# Project Schedule – Key Issues & Dates:

- TXDOT “Let Date” shifted – August 2025 > May 2026
- City 90% / TxDOT 60% “Official Review” – Completed May 2025
- 100% PSE’s Complete w/TXDOT & City Comments – July 2025
- “Ready to Let Date” shifted – May 2025 > September 2025 (+4) mos.
  - *Environmentally Cleared* - **WIN**
  - *Funding Established* - **WIN**
  - *ROW / Easements Acquired* - **CHALLENGE**
  - *Utilities Relocated* - **CHALLENGE**
- “Let Date” (accelerated goal) – August 2025 > December 2025
- “Construction Dates” (goal) – February 2026 through June 2027

*Old Fitzhugh  
Project  
Schedule*

# PS&E Amendment

Old Fitzhugh  
Project  
Amendment

Description	Fee	Executed Date
Original Fee	\$710,312	01/27/2022
Amendment 1	\$0	10/18/2022
Amendment 2	\$188,147	02/29/2024
Amendment 3	\$146,625	Pending
Total	\$1,045,084	

Description	Fee	Estimated Project Cost
Original Fee	\$710,312	\$4,822,653 (14.7%)
Amendment 1	\$710,312	\$4,822,653 (14.7%)
Amendment 2	\$188,147	\$8,392,800 (10.7%)
Amendment 3	\$146,625	\$8,093,360 (12.9%)
Total	\$1,045,084	



# PS&E Amendment 2 - 2024

- Water Quality Design
  - Change from Rain Gardens to Water Quality Ponds
- Illumination
  - Change from Safety (Nodal) to Continuous Pedestrian Illumination
- Electrical
  - Add Irrigation Power Supply Design
- Surveying
  - Add Surveying of Drainage Basins
- Urban Design and Landscape / Hardscape
  - Historic District Gateway Landscape / Hardscape
  - Coordination with Above Tasks and Integration with Continuous Illumination
  - Additional Renderings
  - Additional Workshop

Description	Fee	% Completed
Original Fee	\$710,312	95%
Amendment 2	\$156,742	99%

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

Old Fitzhugh  
Project  
Amendment

- Utility Coordination – additional time spent coordinating with DSWS and other overhead utilities
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding
- Drainage and Safety - design efforts associated with the alignment of utility relocations, drainage, aesthetics on the east side of Old Fitzhugh Road
- Hardscape & Landscaping - hardscape and landscaping associated with the trail, pollinator garden, tree survey
- Drainage and Easement Redesign - redesign on Wolf property to facilitate property owner requests on easement acquisitions

Description	Fee	% Completed
Original Fee	\$710,312	100%
Amendment 2	\$188,147	100%
Amendment 3	\$146,625	70%





# PS&E Amendment 3 - Pending

## Utility Coordination ~\$61k

- Utility Coordination Meetings
  - Original scope - 15 meetings
  - 27 meetings to date
  - 5+ more meetings anticipated
  - Agendas and meeting notes
- Dripping Springs Water Supply
  - Original scope - waterline relocation completed
  - Coordination on waterline relocation
  - Coordination / review of DSWS easements on corridor and location of line
  - Updated existing and proposed layouts, Conflict Matrix due new as-built data

- Review DSWS water supply plans for integration into package; eliminate conflicts with Old Fitzhugh design – 3 reviews
- Review / coordination with City and DSWS on waterline costs and recommend proportionate share
- Coordination with City and DSWS on asbestos line – unknown at project start
- Attend DSWS Board Meetings – 2
- Attend onsite project walkthrough with DSWS - 1

### TxDOT Requirements

- Prepare Utility ID request forms - 5
- Utility Notice of Proposed Construction Letters - 5
- Draft Construction Management Plan

Description	Fee	% Completed	Notes
Original Fee	\$61,660	100%	Originally Submitted at \$114,690
Amendment 2	\$0	N/A	
Amendment 3	~\$61,000	70%	

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

Item 2.

## TxDOT Funding ~\$30k

- Additional Submittals
  - 90% PS&E resubmittal
  - Ready-to-Let PS&E
- Additional Coordination
  - Monthly coordination meetings with TxDOT (November 2024 – December 2025) – 13 meetings
- Adjust Ready-to-Let date with TxDOT
  - Due to utility delays
  - Additional coordination
  - Construction management plan
- TxDOT Forms
  - Form 1002
  - Form 2229
  - Form 2699
  - Certifications
  - EEPC
  - Environmental Questionnaire
  - IDF Checklist
  - LGP Checklist
- TxDOT vs City Specifications and Standard Details
  - Comparison required by TxDOT
- Drainage
  - Modeling to address TxDOT comments

Notified by TxDOT of Additional Submittal Requirement on March 6, 2025

Old Fitzhugh  
Project  
Amendment



Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$30,000	50%

# PS&E Amendment 3 - Pending

## Drainage & Safety ~\$40k

- Curb Treatments on East Side
  - Shift roadway to west to accommodate utility poles relocations
  - Revisions between ribbon curb, sawtooth curb and decorative blocks for motorist safety and City aesthetics
  - Drainage assessment of above
  - Grading exhibits of above
  - Hardscape update for above
  - Multiple design iterations and multiple meetings required – 4 total
- Redesign of East Side Drainage
  - Reevaluate proposed driveway drains
  - Redesign and regrading and redirect through swale sections
- Mercer St Drainage Analysis

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$40,000	100%

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

## Hardscape & Landscaping ~\$5k

- Gateway Landscaping and Hardscaping
  - Updates
  - Renderings
  - Historic Preservation Board Update
- Tree Layout Updates
  - Updated DSWS layout
  - Bartlett Tree Survey

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$5,000	100%

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

## Drainage Easement Redesign ~\$5k

- Wolf Tract Drainage Easement
  - Revise the storm water conveyance and water quality treatment features to provide space for connectivity and minimize size
  - Adjust drainage easements for maintenance access
- Magee Tract Drainage Easement
  - Add two driveways
  - Relocate storm inlet for driveway
  - Relocate illumination for driveway
  - Relocate trees for driveway

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$5,000	100%

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

- Utility Coordination ~\$61k
- TxDOT Funding ~\$30k
- Drainage & Safety ~\$40k
- Hardscape & Landscaping ~\$5k
- Drainage and Easement Redesign ~\$5k
- Misc ~\$5k
  
- Total - \$146k (70% Completed)

*Old Fitzhugh  
Project  
Amendment*



# Contract Exclusions

- Construction Engineering & Inspection
  - Construction Phase Services Included – RFIs, Change Orders, Field Reviews as Engineer of Record
  - Not Included (7-10% of Construction Costs)
    - Inspectors
    - Materials Testing
    - Construction Surveys
    - Record Keeping
    - Contract Administration
    - Funding (City / TxDOT / Hays County / Water Supply)
    - LGPP Process / Procedures (TxDOT Paperwork)
    - Construction Phase PM
- Additional Public Communications
  - Temporary Construction easement communication for driveway tie-ins, drainage tie-ins, temporary paving

*Old Fitzhugh  
Project  
Amendment*





# Old Fitzhugh Project Amendment



PS&E Amendment 3 - Pending	Tasks / Expenditures		
	% Complete	\$\$\$ Expended	\$\$\$ Projected
• Utility Coordination ~\$61k	70%	\$43K	\$18K
• TxDOT Funding ~\$30k	50%	\$15K	\$15K
• Drainage & Safety ~\$40k	100%	\$40K	--
• Hardscape & Landscaping ~\$5k	100%	\$5K	--
• Drainage and Easement Redesign ~\$5k	100%	\$5K	
• Misc ~\$5k	0%	--	\$5K
Subtotals:	74%	\$108K	\$38K
• Total - \$146k (70% Completed) + Contingency:	14% +/-	\$17K	
Total Amendment #3:		\$125K*	

\*Amendment #3: Objectives / TIRZ PM's Recommendations:

- 1) Reimburses Actual Costs @ Necessary Tasks Scope Changes
- 2) Allows a Contingency for Projected Expenses > 100% PSE's
- 3) Aligns with TIRZ Budget Subcommittee- Recommended "Cap" Allocation of \$125K, while keeping the project moving forward...



# TIRZ Master Project- Schedule 2025-27

Item 2.



## PS&E Amendment 3 - Pending

### Tasks / Expenditures

	% Complete	\$\$\$ Expended	\$\$\$ Projected
• Utility Coordination ~\$61k	70%	\$43K	\$18K
• TxDOT Funding ~\$30k	50%	\$15K	\$15K
• Drainage & Safety ~\$40k	100%	\$40K	--
• Hardscape & Landscaping ~\$5k	100%	\$5K	--
• Drainage and Easement Redesign ~\$5k	100%	\$5K	
• Misc ~\$5k	0%	--	\$5K
Subtotals:	74%	\$108K	\$38K
• Total - \$146k (70% Completed) + Contingency:	14% +/-	\$17K	
Total Amendment #3:		\$125K*	

### \*Amendment #3: Objectives / TIRZ PM's Recommendations:

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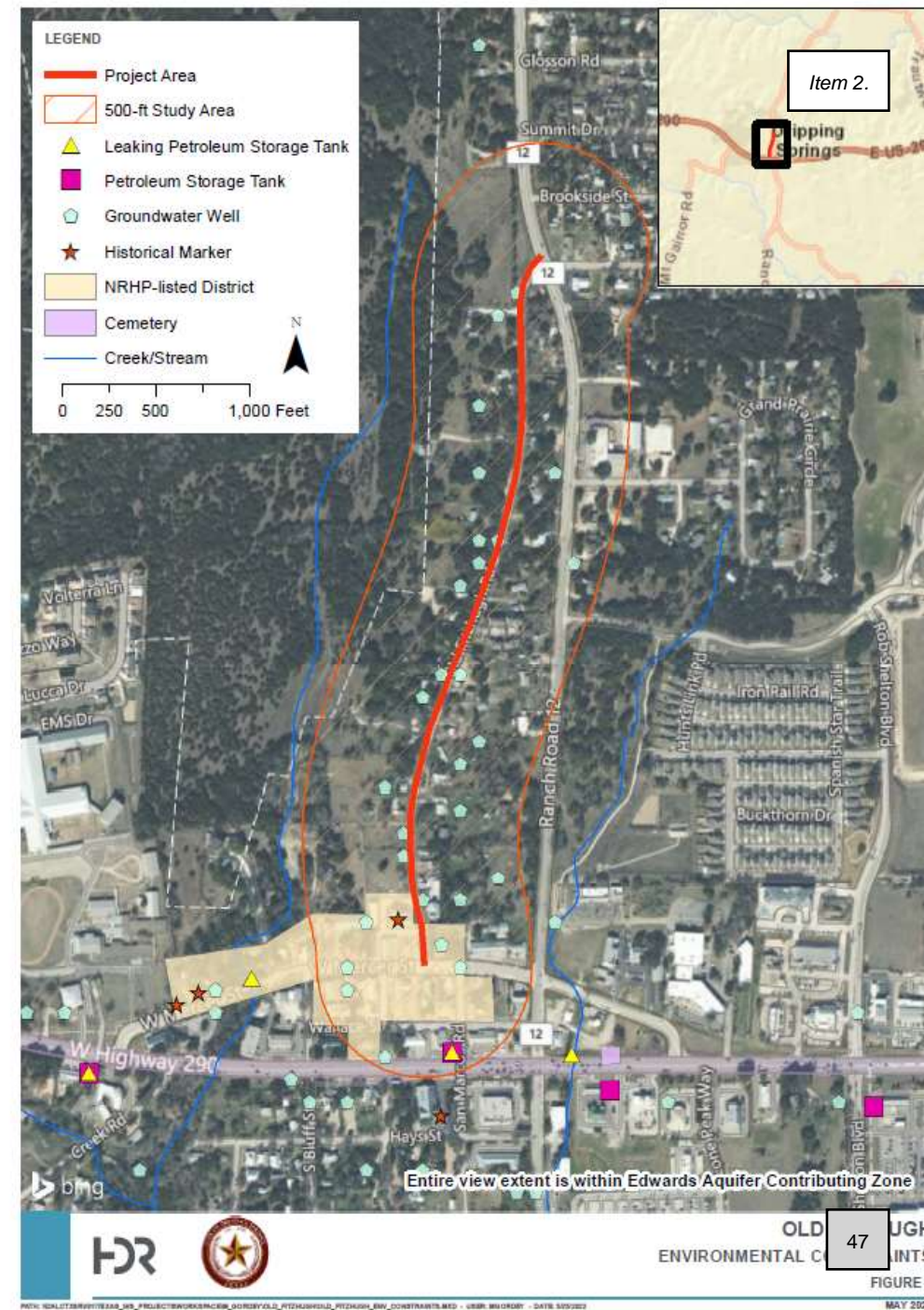
Old Fitzhugh  
Project  
Amendment



# Design Progress

- 90% > 100% PSE's Plans Progressing
  - TxDOT Comments received 05/01/25
- Project Needs:
  - City Support- ROW closings & remaining Drainage Easement negotiations (1)
  - City Support – Spectrum Relocations
- Project Challenges & Resolutions:
  - DSWS – Funding Agreement reached
  - DSWS Design plans – delivered on time
  - Utility Coordination / Relocations ongoing (March > August)

*Old Fitzhugh  
Road*



# Design Progress

- TxDOT Issues & Implications:
  - “Let Date” pushed to May ‘26 (schedule)
  - TXDOT Plan Reviews delayed; 2<sup>nd</sup> plan review added prior to “Ready to Let”
  - TXDOT extra paperwork / documentation
- Property Owner Coordination
  - ROW Acquisition:
    - Weichert – agreement inked / closing April
    - Carter – agreement inked / closing April
  - Drainage Easements:
    - 215 Old Fitz - complete
    - Hungry Wolf – in negotiation
    - Magee Holdings – complete / closed 4/10 / recorded
- Hays County POSAC
  - City / County ILA Draft Agreement > County Atty
  - Project Funding Apportionment: POSAC vs. TXDOT TA Grants

*Old Fitzhugh  
Road*



# Project Schedule

- TXDOT "Let Date" >>> May 2026
- Possible to Accelerate Schedule

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Planned Schedule Goals & Dates	Notes
	Schedule approved with City and presented to TIRZ Board	TxDOT 2025 Letting Schedule	TxDOT Adjusted 2026 Letting Schedule	Accelerated ahead of 2026 Letting Schedule	
90% PS&E Submission	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
90% PS&E Resubmission	N/A	N/A	October 2025	May 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT "over-the-shoulder" without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
100% PS&E Submission	April 2025	April 2025	December 2025	July 2025	
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	December 2025	

- Critical Path Items
  - "Dry" Utilities Relocations (PEC, Frontier, Spectrum)
  - "Water Line" Agreement (DSWS- plans to be incorporated into OFR Project)
  - TXDOT Extra Reviews & Paperwork

Old Fitzhugh  
Project  
Schedule





# Project Schedule – Key Issues & Dates:

- TXDOT “Let Date” shifted – August 2025 > May 2026
- TXDOT 90% “Official Review” – May 2025 (basis: Team’s 100% PSE’s)
- 100% PSE’s Complete w/TXDOT & City Comments – July 2025
- **“Ready to Let Date” shifted – May 2025 > September 2025 (+4) mos.**
  - *Utilities Relocated*
  - *ROW / Easements Acquired*
  - *Funding Established*
  - *Environmentally Cleared*
- “Let Date” (accelerated goal) – August 2025 > December 2025
- “Construction Dates” (goal) – February 2026 through June 2027

Old Fitzhugh  
Project  
Schedule



# PS&E Amendment

- Utility Coordination – additional time spent coordinating with DSWS and other overhead utilities
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding
- Drainage and Safety - design efforts associated with the alignment of utility relocations, drainage, aesthetics on the east side of Old Fitzhugh Road
- Trail Extension and Associated Landscaping - extension of the trail and landscaping to Roger Hanks Parkway
- Drainage and Easement Redesign - redesign on Wolf property to facilitate property owner requests on easement acquisitions

*Old Fitzhugh  
Project  
Schedule*



# PS&E Amendment

- Utility Coordination ~\$61k
- TxDOT Funding ~\$25k
- Drainage & Safety ~\$40k
- Trail Extension and Associated Landscaping ~\$7k
- Drainage and Easement Redesign ~\$3k
- Misc ~\$10k
  
- Total - \$146k

*Old Fitzhugh  
Project  
Schedule*





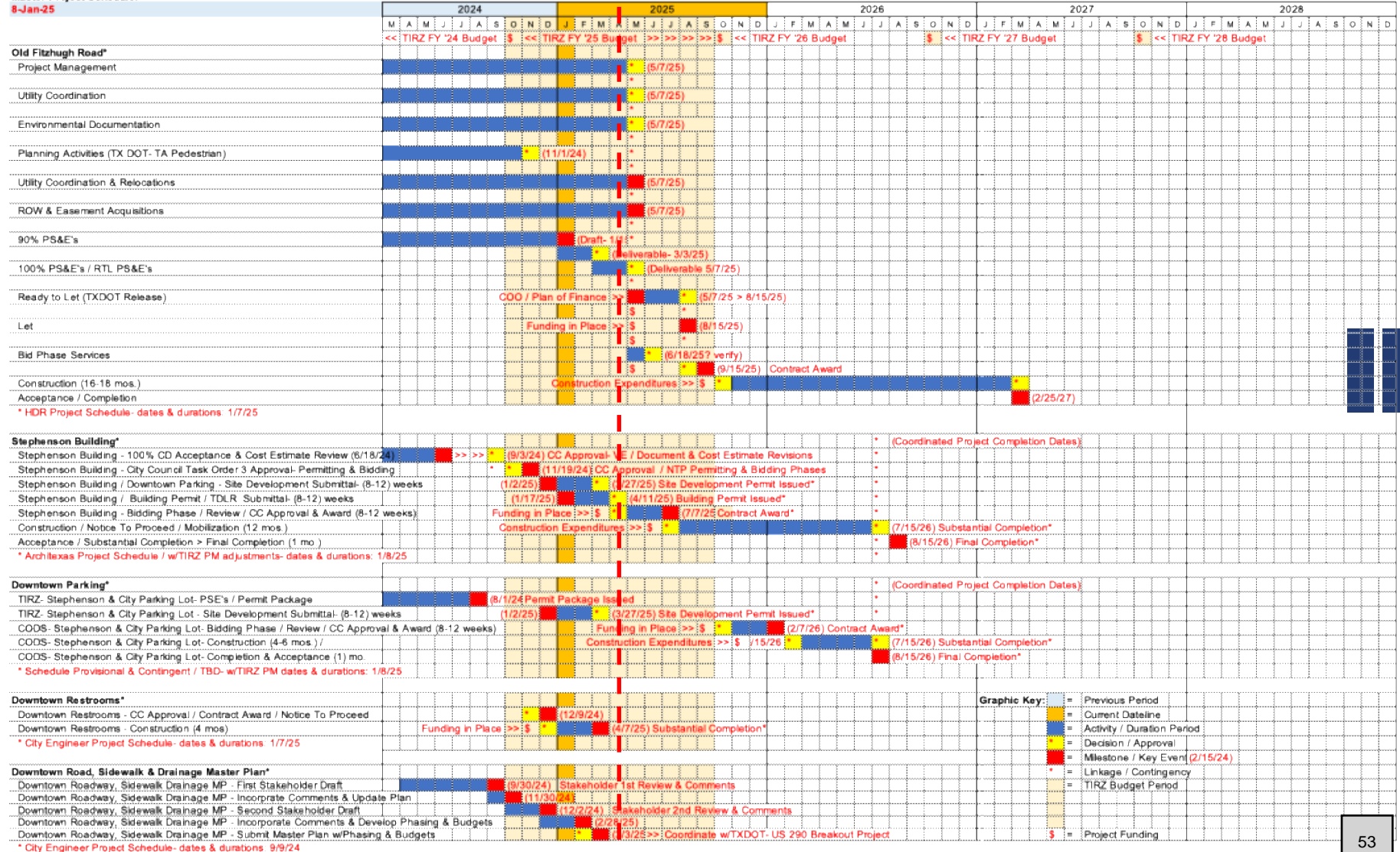
# TIRZ Master Project- Schedule 2025-27

Item 2.



DRIPPING SPRINGS  
Texas

TIRZ PRIORITY PROJECTS  
Master Project Schedule:  
8-Jan-25



\*TIRZ Board Mtg: 04/14/25 >>>

## **PROFESSIONAL SERVICES AGREEMENT**

### **Amendment No. 2**

This Amended Agreement, made and entered into this, the 20<sup>th</sup> day of February 2024, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **HDR Engineering, Inc.**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

**WHEREAS**, the City and the Contractors entered into Professional Service Agreement for engineering services related to the Tax Increment Reinvestment Zones on January 2022; and

**WHEREAS**, tasks have changed during the course of the projects; and

**WHEREAS**, the Parties desire to add new tasks and end existing task orders.

**1. Description of Services.** The City and Contractor agree to the following:

- (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.
- (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.
- (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.
- (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
- (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
- (f) Performs other related duties as needed.

**2. Scope of Work.**

- (a) Contractor will prepare plans, specifications and estimates through 100% plans, and including the specified bid phase and construction phase services as described in Exhibits “A”, “B”, and “B-1”. Additional Services may be agreed to in writing by both parties and billed at a negotiated rate as listed in Exhibits “C” in future task orders.

- 3. Schedule.** Work shall commence upon execution of this agreement and shall be completed within the updated project schedule as described in Exhibit “E”, to be determined and mutually agreed following execution of this agreement. This Amendment to the Agreement provides for completion of the 100% plans. This Agreement shall be in effect for a period of three (3) years unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement. The project schedule may be altered in writing by mutual agreement.
- 4. Payment for Services.** The City will compensate Contractor in accordance with the fee and hourly rate structure contained in Contractor's proposal attached as Exhibits “C” and “C-1 Additional Services”. Contractor shall invoice City in accordance with Contractor’s attached proposal. Invoices will be submitted monthly, and payment is due within 30 days of City’s receipt and approval of the invoice. The total amount of this contract for all services provided will not exceed eight hundred and ninety-eight thousand five hundred dollars (\$898,500). Additional services and payment for additional services will be subject to Exhibit “C” and must be approved in writing by the City prior to provision of such services. The fee amounts in Exhibit “C” are valid for three (3) years. Any services provided after the termination of this Agreement will be in writing.
- 5. Relationship of Parties.** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.
- 6. Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be permitted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.
- 7. Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party. All services provided by Contractor shall be paid for in accordance with Exhibit “C” if the Agreement is terminated. City will only pay for services provided by Contractor prior to termination.
- 8. Injuries/ Insurance.** Contractor acknowledges the contractor's obligation to obtain appropriate insurance coverage as listed in Exhibit “D”.
- 9. Indemnification.** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor 's employees, if any, and Contractor's agents.
- 10. Assignment.** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.

- 11. Notice.** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

**For the City:**

City of Dripping Springs  
Attn: City Administrator  
P.O. Box 384  
Dripping Springs, TX 78620  
(512) 858-4725


**For the Contractor:**

HDR Engineering, Inc.  
Attn: Justin Word, P.E.  
804 Lavaca, Suite 900  
Austin, TX 78701  
(512) 904-3728

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

- 12. Mandatory Disclosures.** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict-of-Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor shall submit a Form 1295 to the Texas Ethics Commission. The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements).
- 13. Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
- 14. Waiver of Contractual Right.** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.
- 15. Applicable Law.** The laws of the State of Texas shall govern this Agreement.
- 16. Venue.** The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.
- 17. Entire Agreement.** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written agreements between the parties. If there is any conflict between this Agreement and any Attachment, this Agreement controls.

**CITY OF DRIPPING SPRINGS:**

  
\_\_\_\_\_  
Michelle Fischer, City Administrator

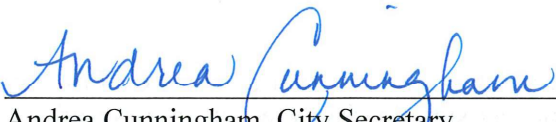
February 20, 2024  
\_\_\_\_\_  
Date

**HDR ENGINEERING, INC.:**

  
\_\_\_\_\_  
Justin Word, P.E., Vice President

February 29, 2024  
\_\_\_\_\_  
Date

**ATTEST:**

  
\_\_\_\_\_  
Andrea Cunningham, City Secretary





## EXHIBIT A

### SERVICES TO BE PROVIDED BY THE CITY

#### For Roadway Improvements on Old Fitzhugh Road

#### Dripping Springs, Texas

#### Project Limits: Old Fitzhugh Road from Mercer Street to RM 12

Project Length: 3,300 feet (0.6 Miles)

In coordination with the services to be provided by the ENGINEER, as described in Exhibit B, the CITY shall provide the following, as available:

#### PROJECT MANAGEMENT

The CITY will designate a Project Manager to represent the CITY.

#### DESIGN / ENVIRONMENTAL / UTILITY ENGINEERING

Any records available which would assist in the identification of environmental constraints.

- A. Reviews of recommendations offered by HDR Engineering, Inc. (ENGINEER) and approve or reject any or all work performed under this contract
- B. Review of progress of work and final acceptance of deliverables
- C. Processing of all periodic payment requests submitted by ENGINEER
- D. Assist as necessary in submittal of documentation to regulatory agencies for review, comment, or approval when specified.
- E. All comments regarding the review of the engineering services completed
- F. Assistance in the coordination and scheduling of site visits
- G. Review and approval of typical roadway sections and design criteria developed by the ENGINEER
- H. Pavement design to be used for all new roadways, in consultation with the ENGINEER
- I. Assist as necessary in obtaining the required data and information from other local, regional, state, and federal agencies
- J. Provide the ENGINEER with timely reviews and decisions necessary for the ENGINEER to maintain the project work schedule
- K. Distribute plan sets to the appropriate agencies and the public
- L. Schedule and coordinate, with the ENGINEER public involvement meetings
- M. Furnish available horizontal control points established by the CITY
- N. Furnish available plans and design information for adjoining projects
- O. Furnish available right-of-way maps
- P. Negotiate with all utility companies for any agreements and required relocations
- Q. Pay all reviewing agency fees promptly including review, inspection and recording fees
- R. Assist with obtaining right-of-entry (ROEs) for adjoining property owners necessary for field surveying outside existing public right-of-way
- S. Right of Way Acquisition services and landowner negotiations

- T. Title Commitments for parcels to be acquired
- U. Advertisement and solicitation for bids to construct the project

**PLAN REVIEW TURN-AROUND TIMES**

- 30% Submittal: 3-4 Weeks
- 60% Submittal: 3-4 Weeks
- 90% Submittal: 3-4 Weeks
- 100% Final Submittal: 2-3 Weeks

## EXHIBIT B

### ENGINEERING SERVICES TO BE PROVIDED BY THE ENGINEER

#### For Roadway Improvements on Old Fitzhugh Road

#### Dripping Springs, Texas

#### **Project Limits: Old Fitzhugh Road from Mercer Street to RM 12**

Project Length: 3,300 feet (0.6 Miles)

#### **Project Statement**

The roadway improvements for Old Fitzhugh Road from Mercer Street to RM 12 include reconstructing the roadway to incorporate pedestrian facilities, illumination, landscaping and limited on-street parking according to the approved schematic developed in the Conceptual Design Phase.

The work to be performed by HDR Engineering, Inc. (ENGINEER) for this work shall consist of providing engineering services for survey, utility coordination, right-of-way coordination, roadway, drainage, signing, pavement markings, and illumination at 30%, 60%, 90% and the Final Plans, Specifications, and Estimate (PS&E) submittals. The project limits are from Mercer Street to RM 12 for a length of approximately 3,300 feet.

Project control will be compatible with the current Geographical Information Systems (GIS) in use by the City of Dripping Springs (CITY). The ENGINEER shall collect, review, and evaluate the available existing data pertaining to this project and prepare the project design in accordance with applicable requirements, design criteria, and policies of the CITY.

The PS&E package shall be prepared in accordance with the requirements of the applicable TxDOT and CITY Specifications, Standards, and Manuals (current versions in effect on the NTP date). Whenever possible, TxDOT and the CITY's standard drawings, standard specifications, or previously approved special provisions and/or special specifications will be used. If a special provision and/or special specification must be developed for this project, it shall be in a format acceptable to the CITY and, to the extent possible, incorporate references to approved test procedures.

All design exceptions to approved design criteria shall be requested in writing, by the ENGINEER for approval by the CITY prior to incorporating the criteria into the project design.

The ENGINEER shall make reasonable efforts to minimize or avoid where possible, utility conflicts and the relocation of existing utilities.

The ENGINEER shall prepare parcel sketches and metes and bounds descriptions for the parcels and ROW footprint previously determined at the Conceptual Design Phase and confirmed at the 30% PS&E design level, subject to approval by the CITY. Necessary construction easements shall also be identified.



The CITY will be the principal point of contact for public or private inquiries regarding the project. The ENGINEER will prepare technical exhibits and attend public stakeholder meetings as requested by the CITY.

The detailed scope of services for this work is further described below.

## **PROJECT MANAGEMENT**

- A. Coordination with CITY:** The ENGINEER will coordinate with the CITY to complete the PS&E for the project. The ENGINEER will prepare for and attend monthly coordination meetings with the CITY to discuss project progress, planned activities, key issues or items requiring decision or approval by the City. The ENGINEER shall prepare meeting minutes for all meetings and will distribute to staff for approval and record keeping. Project Management services needed to complete the design phase are anticipated to span a period of 12 months.
- B. Invoicing and Schedule Updates:** The ENGINEER will provide monthly invoices for payment to the CITY including a project status report of work completed within the reporting period, work anticipated in the next work period, and any outstanding issues or concerns. The ENGINEER will also provide design schedule updates with the monthly invoices detailing work completed and any task adjustments. Status reporting, invoicing, and schedule updates are anticipated to span a period of 12 months.
- C. Subconsultant Coordination, Deliverable Review and Invoices:** Monthly coordination with the team will be conducted to verify project milestones are met. The ENGINEER will meet with Subconsultants to discuss progress, design updates, constraints, and completion schedules for key tasks. The ENGINEER shall review deliverables from Subconsultants for conformance with the approved scope and project design. Subconsultants will forward their monthly invoices directly to the ENGINEER. The ENGINEER will review, process, and combine all invoices into one deliverable and forward one copy for payment to the CITY.
- D. Quality Assurance / Quality Control:** The ENGINEER will develop a project-specific quality control plan identifying key roles, responsibilities, record keeping procedures, and anticipated review dates and make a copy available to the CITY. The ENGINEER will provide quality control of identified documents prior to each defined design submittal (30%, 60%, 90%, and Final) following established QA/QC processes.

## **ROADWAY DESIGN**

- A. Title Sheet and Index of Sheets**
  - a. Prepare Title sheet
  - b. Prepare Index of Sheets including standard selections
- B. Typical Sections:** Typical sections shall be prepared for existing conditions and proposed improvements. Typical sections shall include width of travel lanes, shoulders, outer separations, border widths, sidewalks, curb offsets, and ROW. The typical section shall also include PGL, centerline, pavement design, longitudinal joints, side slopes, sodding/seeding limits, concrete traffic barriers and sidewalks, station limits, common proposed and existing structures including

retaining walls, existing pavement removal, limits of embankment and excavation, and existing and proposed utilities.

- C. Project Layout:** Layout shall consist of a planimetric file of existing features and the proposed improvements within the existing and proposed ROW. The layout shall include the following features:
- a. Existing/Proposed ROW
  - b. Existing/proposed horizontal alignment
  - c. Proposed drainage features
  - d. Proposed retaining walls/bridges/culverts (as applicable)
  - e. Begin/end project stations
  - f. Street names
- D. Survey Control Sheet:** Sheet will include horizontal/vertical control points used to establish survey control and will identify horizontal/vertical survey datum and surface to grid adjustment factors.
- E. Horizontal Alignment Data Sheets:** Sheet includes data for the horizontal alignment for Old Fitzhugh Rd. Superelevation data consisting of station, slope, and begin and end transition will be provided as needed.
- F. Roadway Plan & Profile:** The ENGINEER will develop plan and profile (1" = 40' sheets) using the survey acquired by the ENGINEER, as well as utilizing the approved roadway design criteria.

The plan view shall contain the following design elements:

- a. Calculated roadway centerlines for roadway including cross streets as applicable. Horizontal control points shall be shown.
- b. Pavement edges for all improvements (main roadway, cross streets, and driveways)
- c. Right-of-way and easement limits (proposed and existing)
- d. Linework for proposed drainage elements
- e. The geometrics (pavement cross slope, lane, and shoulder widths) and typical sections of the proposed highway roadway and crossroads
- f. Horizontal and vertical roadway alignments.
- g. Direction of traffic flow on all roadway lanes
- h. Sidewalks/Pedestrian facilities
- i. Identified utilities and providers

The profile view shall contain the following design elements:

- a. Calculated profile grade
- b. Existing and proposed profiles along the proposed centerline.
- c. Drawing vertical scale to be 1" = 10'
- d. Existing and proposed utilities, including proposed drainage crossings

- G. Intersection Layouts - Cross Streets:** The ENGINEER shall provide an intersection layout detailing the pavement design and drainage design at the intersection of each cross street. The

layout shall include the horizontal and vertical alignments, curb returns, contours, geometrics, transition length, stationing, pavement, drainage details, and American with Disabilities Act Accessibility Guidelines (ADAAG)/PROWAG compliance items. The ENGINEER shall design for full pavement width to the ROW and provide a transition to the existing roadway.

- H. Driveway Plan & Profiles:** Prepare driveway plan and profiles with details including station, pavement section, width, length, radii, proposed grades, parallel culvert details (if needed) and associated temporary construction easements.
- I. Removal Layouts:** Provide removal layouts 1" = 50' scale (double bank) detailing items to be removed for project limits.
- J. Pedestrian and Bicycle Facilities:** The ENGINEER shall coordinate with the City to incorporate pedestrian and bicycle facilities as required or shown on the project's schematic. All pedestrian/bicycle facilities must be designed in accordance with the latest Americans with Disabilities Act Accessibility Guidelines (ADAAG), the Texas Accessibility Standards (TAS), PROWAG, and the AASHTO *Guide for the Development of Bicycle Facilities*.
- K. Roadway Cross Sections:** The ENGINEER shall determine earthwork quantities and provide final design cross sections at 50-foot intervals. Cross sections shall be delivered on 11"x17" sheets. The ENGINEER shall provide all criteria and input files used to generate the design cross sections. Cross sections and quantities shall consider existing pavement removals. Annotation shall include at a minimum existing/proposed right of way, side slopes (front & back), and profile elevations. Cross sections shall be submitted by the ENGINEER at the 60%, 90%, and Final submittals, respectively.
- L. Miscellaneous Detail Sheets:** Provide detail sheets (estimated 5 sheets) for miscellaneous design details.
- M. Quantity Summary Sheets:** Prepare and update summary of estimated quantity sheets showing item description, item unit, and item quantity for roadway bid items. Summary sheets shall be updated at each milestone submittal.
- N. Standards Selection:** Include standard sheets applicable to project for roadway design elements.

## **DRAINAGE DESIGN**

Coordination with City staff and perform field review. This will take place at project inception and after completion of the 30% design phase. The following tasks will occur in the 30%, 60%, 90%, and 100% plan phases.

**Complex Hydraulic Design Hydrologic and Hydraulic Design:** The ENGINEER will prepare hydrologic and hydraulic analyses of the proposed storm drain system, storm drain pipe outfalls, and conveyance to and through the detention basins/water quality basins. This includes design of the storm drain/stormwater management system in the right-of-way and conveyance storm drain lines to the receiving creek west of the project. As part of this effort, four (4) prospective drainage easements will be defined and coordinated with the project team. Storm drain outfall structures and the necessary permanent erosion control measures will be part of the plans and specifications.

## **Storm Drain Analysis and Design**

- A. Storm Drains:** The ENGINEER will perform the following storm drain design services:

- a. Storm drain analysis incorporating updated Rational Method peak flows for the specified frequencies.
- b. Design storm drain system (inlets, laterals, trunk lines and outfalls) that minimize the interference with the passage of traffic or incur damage to the highway and local property in accordance with the City of Dripping Springs requirements and use Atlas 14 rainfall data.
- c. Determine hydraulic grade line starting at the outfall channel or overland flow location (tributary west of Old Fitzhugh Road) for each storm drain design. Use the design water surface elevation of the outfall as the starting basis (tailwater) for the design of the proposed storm sewer system. The tailwater will be based on available floodplain data and/or a HECRAS model developed for this project if necessary.
- d. Calculate manhole head losses.
- e. Limit discharge into existing outfalls to the capacity of the existing system. Evaluate alternative flow routes if necessary, to relieve system overload.
- f. Identify areas requiring trench protection, excavation, shoring, and de-watering.
- g. Design non-standard drainage details (junction boxes, pipe connections, etc.).
- h. Determine pipe strength requirements.
- i. Design outfall structures and appropriate permanent erosion controls to prevent scour hole development and channel erosion.
- j. Define up to four (4) drainage easements to convey stormwater runoff from Old Fitzhugh Road to the tributary west of the project site. The drainage easements will include the outfall structures as noted above.

**B. Storm Drain Hydrologic and Hydraulic Tables:** The ENGINEER will prepare hydraulic data using StormCAD Drainage software for the proposed storm sewer system. The storm system will be designed for the 25-year event and 100-year event per the City of Austin DCM and City approved design criteria.

- k. Determine drainage areas and flows for cross culvert drainage systems.
- l. Determine the sizing of the drainage crossings. Develop designs that minimize the interference with the passage of traffic or cause damage to the highway and local property in accordance with the City of Dripping Springs criteria.
  - Determine Traffic Control Phasing for the construction of the cross culverts
  - Design inlet and outfall erosion protection at each outfall

**C. Storm Water Detention Analysis:**

- a. Prepare detention sizing and outlet configuration to mitigate adverse downstream impacts to receiving streams using HEC-HMS and Curve Number Method peak flows for the 2-year, 10-year, 25-year, and 100-year design frequencies. Atlas 14 rainfall depths will be utilized.
- b. Coordinate detention design to be included with storm drain design.

**D. Water Quality Design (Rain garden/bioretenention):**

- a. Prepare water quality basin design in combination with the detention design to manage water quality in accordance with the City of Dripping Springs criteria. Based on planned site disturbance less than 4 acres, the project will not need to obtain approval from the TCEQ Edwards Aquifer Protection Program. This proposal does not include cost or time for TCEQ coordination/approval.
- b. Coordinate water quality design with storm drain design.
- c. Coordinate with landscape planners to verify proper plant and materials selection.

#### **E. Plans Sheets for Drainage Design:**

Prepare the PS&E package in accordance with the applicable requirements of the City's specifications, standards, and manuals. Include the following sheets and documents, as appropriate:

- a. Drainage Area Maps
- b. Hydrologic Data Sheets
- c. Hydraulic Data Sheets
- d. Storm Drain Plan/Profile Sheets within right-of-way and offsite to the receiving tributary or overland flow area
- e. Detention Pond/Rain Garden Grading Plan and Typical Sections
- f. Detention Pond/Rain Garden Maintenance Details
- g. Trench Protection and Special Shoring Details (if applicable)
- h. Prepare culvert cross sections and identify each station location.
- i. Select any necessary standard details from City or TxDOT list of standards for items such as inlets, manholes, junction boxes and end treatments.
- j. Prepare details for non-standard inlets, manholes and junction boxes.
- k. Prepare drainage details for outlet protection (permanent erosion control), outlet structures and utility accommodation structures.
- l. Identify pipe strength requirements.
- m. Prepare drainage facility quantity summaries.
- n. Identify potential utility conflicts and, if feasible, design to mitigate or avoid those identified conflicts.
- o. Consider pedestrian facilities, utility impacts, driveway grades, retaining wall and concrete traffic barrier drainage impacts.
- p. Identify existing ground elevation profiles at the ROW lines on storm sewer plan and profile sheets.

#### **F. Hydrologic and Hydraulic Report:**

Prepare a report summarizing the assumptions, methods for calculations, existing and proposed conditions, and results of analyses. The report will include discussion hydrologic and hydraulic analysis procedures and summaries of calculation results and input parameters along with ROW needs to accommodate storm drain outfalls (within right-of-way and offsite), detention and water quality basins. The report will document that the project will not have adverse impacts on downstream properties and will comply with City of Dripping Springs detention and water quality

requirements.

The ENGINEER will submit the report at each design phase to the CITY for review and comment. The ENGINEER will address comments and submit updates with each design phase.

### **SIGNING AND PAVEMENT MARKING**

**Signing:** The ENGINEER shall prepare drawings, specifications, and details for necessary small signing. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final signing strategies and placement of signs outside contract limits.

- a. Prepare sign detail sheets for non-standard signs showing dimensions, lettering, shields, borders, corner radii, etc., and shall provide a summary of small signs.
- b. Illustrate and number the proposed signs on plan sheets.
- c. Select each sign foundation from City or TxDOT Standards.

**Pavement Marking:** The ENGINEER shall detail permanent and temporary pavement markings and channelization devices on plan sheets. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final pavement marking strategies. The ENGINEER shall select Pavement markings from the latest City or TxDOT standards.

The ENGINEER shall provide the following information on signing and pavement marking layouts:

- a. Roadway layout
- b. Center line with station numbering
- c. Culverts and other structures that present a hazard to traffic
- d. Location of utilities
- e. Existing signs to remain, to be removed, or to be relocated
- f. Proposed signs (illustrated, numbered and size)
- g. Proposed markings (illustrated and quantified) which include pavement markings, object markings and delineation
- h. Quantities of existing pavement markings to be removed
- i. Proposed delineators and object markers
- j. Right-of-way limits
- k. Direction of traffic flow on all roadways

**Quantity Summary Sheets:** Prepare summary sheets showing item description, item unit, and item quantity for temporary and permanent signing and pavement marking bid items.

### **TRAFFIC CALMING**

The ENGINEER shall incorporate traffic calming measures (pinch points, speed tables, and raised crosswalks) into the roadway design plans. The ENGINEER shall develop specifications and details for traffic calming measures.

### **TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION**

The ENGINEER shall prepare Traffic Control Plans (TCP) for the project. A detailed TCP shall be developed in accordance with the latest edition of the TMUTCD. The ENGINEER is to implement the



current Barricade and Construction (BC) standards as applicable. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers. The ENGINEER shall:

- A. Overall Phasing Plan:** Develop an overall phasing plan for the project showing the phasing layout for construction of the proposed improvements.
- B. Traffic Control Narrative:** Provide a written narrative of the construction sequencing and work activities per phase and determine the existing and proposed traffic control devices (regulatory signs, warning signs, work zone pavement markings, barricades, flaggers, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.
- C. Traffic Control Phasing Layouts:** Prepare Traffic Control Phasing Layouts (3 Phases assumed) for each phase of the project including typical sections that identify the travel lanes and work zones. The ENGINEER shall show proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flaggers, signals, etc.). The ENGINEER shall show temporary roadways, structures and detours required to maintain traffic throughout the construction phasing.

The Phasing Layouts will include the following:

- a. Prepare each TCP in coordination with the City. The TCP shall include interim signing for every phase of construction. Interim signing shall include regulatory, warning, construction, route, and guide signs. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers, which are responsible for the preparation of the PS&E for adjacent projects.
- b. Maintain continuous access to abutting properties during all phases of the TCP. The ENGINEER shall develop a list of each abutting property along its alignment. The ENGINEER shall prepare exhibits for and attend meetings with the public, as requested by the City.
- c. Make every effort to prevent detours and utility relocations from extending beyond the proposed Right-of-way lines. If it is necessary to obtain additional permanent or temporary easements and Right-of- Entry, the ENGINEER shall notify the City in writing of the need and justification for such action. The ENGINEER shall identify and coordinate with all utility companies for relocations required.
- d. Describe the type of work to be performed for each phase of sequence of construction and any special instructions (e.g., storm drain, culverts, bridges, railing, illumination, signals, retaining walls, signing, paving surface sequencing or concrete placement, ROW restrictions, utilities, etc.) that the contractor should be made aware to include limits of construction, obliteration, and shifting or detouring of traffic prior to the proceeding phase.
- e. Include the work limits, the location of channelizing devices, positive barrier, location and direction of traffic, work area, stations, pavement markings, and other information deemed necessary for each phase of construction.
- f. Delineate areas of wetlands on traffic control plans (if any).
- g. Design temporary drainage to replace existing drainage disturbed by construction activities or to drain detour pavement. The ENGINEER shall show horizontal and vertical location of culverts and required cross sectional area of culverts. If

temporary shoring is required, prepare layouts and show the limits on the applicable TCP.

- h. Quantity Summary Sheets: Provide summary sheets showing item description, item unit, and item quantity for temporary and permanent traffic control bid items.
- i. Standards Selection: Include standard sheets applicable to project for traffic control design elements.

## **ILLUMINATION**

The ENGINEER shall prepare Illumination Plans, Details, and Specifications for the project. The ENGINEER will coordinate the illumination design options with the City (and other Engineers as required) for overall final luminaire product selections and layout. The final Illumination design will comply with the local Dark Sky Lighting Ordinance, latest NEC, ANSI/IES RP-8-18, and City and/or TxDOT Standards. The ENGINEER shall:

- A. Conduct a google earth survey of the existing illumination (safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.
- B. Remove all existing illumination ( safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict within the Old Fitzhugh Road reconstruction.
- C. Provide new illumination (safety, intersection, and pedestrian), associated electrical services, and underground illumination infrastructure services for all illumination ( safety, intersection, and pedestrian) per the ANSI/IES RP-8-18 roadway type and pedestrian volume illumination classification/ recommendations.
- D. Utilize the minimal number of electrical services locations for the illumination ( safety, intersection, and pedestrian).
- E. Project Task List
  - a. Data Collection
    - i. Utility power company(s) contact(s)
    - ii. Existing utility(s) overhead and underground routing information
    - iii. Existing illumination electrical services information (voltage, service size, connected loads, spares, etc.)
    - iv. Available voltage for new illumination electrical services
    - v. As-Builts of existing safety, intersection, and pedestrian illumination
  - b. Survey
    - i. HDR will perform a google earth survey of the existing illumination ( safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.
  - c. Illumination Design
    - i. Utility power company coordination
    - ii. ANSI/IES RP-8-18 Roadway Illumination compliance



- iii. Photometric analysis (Project Limits)
  - iv. Overcurrent protection of electric services and branch circuits
  - v. Voltage drop analysis for electrical services and branch circuits
  - vi. Electrical service load analysis and schematics
  - vii. NEC, City and/or TxDOT compliance
  - viii. Illumination Removal Plans
  - ix. Illumination Summary & Plans
  - x. Illumination mounting details (if applicable)
- d. Electrical for Illumination System
- i. Utility Power Coordination
    - Contact the utility power company(s) for existing available voltage, service size, connected loads, and locations of existing illumination electrical services.
    - Coordinate the voltage, service size, connected loads, and locations of the new illumination electrical services.
  - ii. ANSI/IES RP-8-18 Compliance
    - Determine the applicable safety, intersection, and pedestrian recommended illumination design standards per the roadway type and pedestrian volume project classification.
  - iii. Photometric Analysis
    - Conduct photometric analysis (project limits) for illumination ( safety, intersection, and pedestrian) foot-candle compliance.
    - Photometric analysis will be utilized to determine the illumination assembly selection type, distribution, mounting height, and spacing for illumination ( safety, intersection, and pedestrian).
  - iv. Overcurrent Protection
    - Conduct overcurrent protection analysis for determining electrical service and branch circuit breaker sizes.
  - v. Voltage Drop
    - Conduct voltage drop analysis for determining electrical service feeders, branch circuit conductors, and conduit sizes.
  - vi. Electrical Service Load Analysis and Schematics
    - Conduct load analysis for all illumination electrical services to determine the electrical service sizes.
    - Develop schematics for all illumination electrical services.
  - vii. NEC, City and/or TxDOT Compliance
    - Design illumination utilizing the most current TxDOT Highway Illumination Manual, City Standards, and applicable National Electric Code (NEC).
  - viii. Illumination Removal Plans

- Develop illumination plans for removal of all existing illumination ( safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict with the Old Fitzhugh Road reconstruction.
- ix. Illumination Summary & Plans
  - Develop illumination plans for illumination ( safety, intersection, and pedestrian).
  - Develop Illumination Summary for all illumination quantities
- x. Illumination Details & Specifications
  - Develop illumination details and specifications for any items not covered by the TxDOT Standards and/or City Standards.

### **STORM WATER POLLUTION PREVENTION PLANS (SW3P)**

- A. SW3P Plan Sheets:** The ENGINEER shall develop the SW3P plan sheets to minimize potential impacts to receiving waterways. The SW3P shall include text describing the plan, quantities, type, phase, and locations of erosion control devices (BMPs) and any required permanent erosion control.
- B. Quantity Summary Sheets:** Provide summary sheets showing item description, item unit, and estimated item quantities.
- C. Standards Selection:** Include standard sheets applicable to the project for temporary and permanent SW3P elements.

### **UTILITY COORDINATION**

The following scope defines the Utility Coordination and Engineering services to be provided on this project, for a maximum of 8 utility owners, listed below per Texas One-Call.

- Pedernales Electric Cooperative
- Charter - Spectrum
- Fiber Light
- Texas Gas Service
- Frontier Communications Inc.
- Dripping Springs Water Supply Corporation - Water
- City of Dripping Springs - Wastewater

#### **A. Utility Coordination**

- a. Place One-Call, determine Utility Point of Contacts, create Contact List
- b. Coordination with Project Team, Preparation and Delivery of Utility Status Reports
- c. Send out formal Notification Letters communicating project footprint and timeline
- d. Create and maintain Utility Communication Log tracking correspondence with utility companies
- e. Coordinate and Conduct Utility Project Kick-off Meeting (includes invites, preparation, agenda, and meeting minutes) (Assume 1 virtual meeting maximum)
- f. Coordinate and Conduct individual utility coordination meetings, meeting minutes (Assume- + 3 joint virtual meetings per utility- maximum of 15 meetings). Coordination meetings

include verification of utility mapping depictions, review of conflicts, resolutions, designs, and relocation statuses.

- g. Identify Utilities with Compensable Rights- Coordinator will request appropriate documentation from utilities to validate prior rights and property interests
- h. Review confirmed utility conflicts with each utility company and determine best mitigation of each
- i. Obtain Clearance Letters for City for Utilities not in conflict
- j. Provide Final Contacts List, Coordination Tracking Log, Utility Status Report and key coordination Meeting Minutes
- k. Coordination of Utility Permitting

## **B. SUE QL-D**

Subsurface Utility Engineering Quality Level D -

- a. Quality Level D: Collect Utility Records, block-maps and as-builts. Plot Utilities from review and analysis of available existing utility records.

## **C. Utility Engineering**

- a. Preparation and maintenance of Existing Utility Layout (includes survey, records research, proposed roadway, sidewalk and drainage features, aerial background, with all utilities getting assigned a distinct line style for ease of visual identity), and QC. Layout is defined as a plotter Roll Plot (typical 36" x 52" Layout)
- b. Verify Identified utility conflicts with proposed improvements and constructability of improvements, include labeling conflicts with numerical ID, determine any additional conflicts
- c. Display and maintain potential utility conflict annotations on Utility Layout.
- d. Create and maintain a further detailed Utility Conflict Matrix corresponding with each Conflict ID
- e. Calculate conflict confirmation/ clearance with proposed improvement design information including pavement and drainage facilities
- f. Evaluate potential need for SUE QL-B locating and QL-A Test Hole services at key locations for conflict determination
- g. Provide formal QC of Utility Layout, Conflict Matrix
- h. Upon confirmation of all conflicts, provide technical support to work with utility companies and design teams to obtain best solution to resolve each conflict - Design Modifications to Avoid, Protect in Place or Relocate Utility
- i. Provide technical support for interpretation of Utility: standards, timelines, material descriptions, labor quantities, symbols, terms/ slang, and prior rights validation
- j. Provide feasible proposed utility alignments for required facilities needing relocation
- k. Assist utility companies in the relocation design by providing interim over-the-shoulder reviews and comment sessions on their relocation design plans. (Compatibility with road/ drainage improvements, Compliance to applicable Design Criteria Manual, Utility Accommodations Rules, Regulations, constructability, schedule and sequencing for Installations, Cutovers and customer outages, removal/ abandonment of old facilities) (maximum of 6 utility design plan reviews at twice each, 12 reviews total)

- I. Deliver a finalized Utility Layout, Conflict Matrix

**D. Utility Coordination & Engineering Exclusions:**

- a. This scope does not include 11x17 plan sets of project utility sheets.
- b. Utility Payment coordination and development of Reimbursement Agreements are not included in the coordination scope.
- c. Coordination or communications with other stakeholders beyond utilities companies, such as access and service negotiations with local landowners, are not included in this utility coordination scope.
- d. Conflict analysis is scoped to be performed once, substantial project changes requiring significant re-analysis of conflicts and SUE needs as an additional effort is not included in this scope
- e. This scope does not include Utility Relocation Design services such as water and wastewater relocation designs.
- f. This scope does not include coordination with utility companies to determine timelines and schedules including design time, long-lead material time, moratorium periods, bidding/ award time, construction timeframe and removal/ proper abandonment for conflicted utilities. The scope assumes the City will provide these services.
- g. This scope does not include field construction inspection services such as Utility Construction Monitoring, Scheduling or Verification

**ENVIRONMENTAL**

The Engineer shall prepare technical reports and provide all documentation in support of a Categorical Exclusion (CE) in preparation for future state or federal grants or funding that may be made available for the proposed project. The CE shall meet the requirements of 23 CFR §771.117 and TAC, Title 43, Part 1, Chapter 2. The Engineer shall follow guidance per current TxDOT toolkits and the State in effect as of the date of delivery of the documents for review; current state and federal laws, regulations, and policies; agreements between the State and other state or federal agencies; and FHWA and AASHTO guidelines.

**Technical Reports**

The Engineer shall prepare technical reports to support the CE. Technical reports and documentation must be prepared for the State with sufficient detail and clarity to support environmental determination(s). Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

**A. Constraints Analysis**

The Engineer shall perform a constraints analysis for the project area consisting of desktop research to obtain digital, readily available information about environmental

resources within the project area from the appropriate local, state, and federal agencies. This information will be summarized in the Environmental Constraints Report, and will include the following:

- A cultural resources review to determine the extent of previous studies and identify known historic or archeological sites in or near the proposed project area, including a search of archeological records maintained by the Texas Archeological Research Laboratory and a review of the Texas Historic Sites Atlas maintained by the Texas Historical Commission (THC) for cemeteries and recorded historical markers, properties, or districts listed in the National Register of Historic Places (NRHP) located within the project area.
- A review of current protected species lists from the Texas Parks and Wildlife Department (TPWD) and U.S. Fish and Wildlife Service (USFWS), and a search request from the Texas Natural Diversity Database (TXNDD), National Wetlands Inventory (NWI) maps and current aerial photography will be reviewed for surface water features that may be considered waters of the U.S. that would be affected by the proposed project. Data collected through this task will be stored in Geographical Information Systems (GIS) format.
- A review of Texas Commission on Environmental Quality's (TCEQ) Industrial and Hazardous Waste data for any hazardous materials abutting the ROW.
- An assessment of Section 4(f) properties in the project area and potential impacts.
- A site visit to verify data gleaned from desktop surveys.
- A map of known environmental resources within the project corridor using GIS.

#### **B. Categorical Exclusion**

The Engineer shall work with the State to prepare Work Product Development 1 and 2 for the project, to include a project description, project boundaries, and other project details.

#### **C. Historic Resource Identification, Evaluation and Documentation Services**

The Engineer shall perform limited non-archeological historic-age resource studies related to compliance with Section 106 and Section 110 of the NHPA (36 CFR 800). Prior to conducting formal historic resource investigations, a Project Coordination Request (PCR) would be prepared and approved to determine if further studies would be warranted.

The PCR shall comply with the TxDOT Environmental Compliance Toolkits provided by the State's Environmental Affairs Division in effect as of the date of the receipt of the documents.

The Engineer shall revise the PCR to address comments by the State at no additional cost to the State and may be required to integrate the findings into another environmental document. The State assumes responsibility for transmitting the findings to THC and for transmitting THC comments to the Engineer's Technical Expert. Engineer's Technical Expert is an institution, firm, individual, or team that provides professional scientific services, including but not limited to archeologists, biologists, geologists, historians, or other environmental professions that conduct environmental or cultural assessments required by state or federal law for

transportation projects. The State assumes responsibility for any further historic, non-archeological surveys that arise from the findings of the PCR.

The Engineer shall conduct tasks associated with public involvement as requested during the historic resources reporting phase and conforming to the methodology outlined in the TxDOT Environmental Compliance Toolkits.

The Engineer shall contact interested parties when applicable in order to determine local knowledge of historic resources in the project area. Interested parties include but are not limited to: Certified Local Governments, Historic Preservation Offices, County Historical Commissions, Historic Bridge Foundation, and other consulting parties.

**D. Archeological Background Studies**

The Background Study shall be produced by a professional archeologist as defined in 13 TAC §26.4(2). The Archeological Background Study shall conform to the current Review Standard for Archeological Background Studies, available from the State. Unless the Engineer has previously completed an Archeological Background Study for the project, the Archeological Background Study must define and consider all alternatives selected for detailed study, including all existing right of way, all proposed new right of way, easements (temporary and permanent), and any other project-specific location designated by the State. The Archeological Background study shall consider the likely depth of impacts resulting from the proposed project. The location of all alternatives selected for detailed study shall be presented on a map or maps as part of the Archeological Background Study.

For projects in which an Archeological Background Study has already been completed by the Engineer and the project has materially changed --affecting the project limits, proposed new right of way (if any), easements (if any), any other project-specific location designated by the State, and/or the depth of impacts -- the Archeological Background Study shall incorporate the previous study by reference and focus on the project changes.

To conduct the Archeological Background Study, the professional archeologist shall undertake a review of existing data, including, but not limited to, the Texas Archeological Sites Atlas, geologic maps, soil maps, Potential Archeological Liability Map (PALM) of the project area (if applicable), aerial photographs, and historic maps. Based on this review, the Archeological Background Study shall identify and plot on a map the areas that require field investigation to evaluate the project's effects on archeological resources and cemeteries and shall identify the areas in which the proposed project would have no effect on archeological resources and cemeteries. The Archeological Background Study shall identify any areas proposed for field investigation where impacts are deep, extending beyond three feet in depth.

Mechanical excavation and site curation would require supplemental work authorization.



**E. Water Resources**

The Engineer shall perform a surface water analysis for the project. The engineer shall provide a Draft and final Surface Water Analysis Forms, Draft and final Section 404/10 Impacts Tables. Any required U.S. Army Corps of Engineers (USACE) permitting would be performed under a separate work authorization.

**F. Threatened or Endangered Species**

The Engineer shall perform a species analysis of the project area and coordinate with TPWD, if required. The Engineer shall provide a Draft and final Species Analysis Form and Spreadsheet and a Draft and final Documentation of Texas Parks and Wildlife Best Management Practices. Surveys for Protected Species or Habitat of Protected Species based on the most current State and TPWD Memorandum of Understanding (MOU Effective 2013.) The Engineer shall:

- Perform surveys of protected species or habitat of protected species. This shall include:
  - All species listed by the United States Fish and Wildlife Service (USFWS) as threatened or endangered or proposed for listing as threatened or endangered (50 CFR 17.11-12),
  - All species that are candidates for review for listing by USFWS as threatened or endangered (per most recently updated list in Federal Register),
  - Species listed as threatened or endangered species or species of greatest conservation need (SGCN) by the State of Texas Threatened and Endangered Species Listings, Texas Park and Wildlife Department (TPWD),
  - Species protected by the Migratory Bird Treaty Act (50 CFR 10.13) and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c).
- Examine existing data to determine the likelihood that rare species, protected species, their habitat, or designated critical habitat (per 50 CFR §17.94-95) could be impacted by the Transportation Activity. Existing data shall include the Element Occurrence Identification (EOID) records of the TPWD Natural Diversity Database, following the Guidelines set forth in the most current version of TPWD's Guidelines for TXNDD Data Analysis in TxDOT Environmental Documents.

It is not anticipated that the Project will provide habitat for Threatened and Endangered Species. Should habitat be present or Threatened and Endangered Species individuals are identified in the project area, the following tasks would be provided under a supplemental agreement:

- Perform an effect determination pursuant to the Endangered Species Act (ESA) for all federally listed species. A determination of impact must be included for all state-listed species. The determination of effect and impact must be supported by evidence, and may require a detailed assessment. Any technical reports used to support the determination(s) must be referenced and provided to the State.
- Determine whether critical habitat is present in the study area and whether the Transportation Activity will affect that critical habitat.
- Perform species-specific habitat surveys, presence or absence surveys for protected species, or critical habitat (per 50 CFR 17.94-95) and rare species.

- Conduct surveys for the presence or absence of protected species according to protocols adopted by USFWS and TPWD for all protected species for which such protocols have been established.
- Personnel conducting presence or absence surveys for protected species shall hold appropriate USFWS and TPWD permits at the time surveys are performed.
- Conduct presence or absence surveys during the time of the year appropriate for each species. If the Engineer's Technical Expert believes that a work authorization to conduct a presence or absence survey does not adequately consider timing of the survey, notify the State as soon as the issue with the survey timing is recognized.
- Furnish the State with completed Biological Evaluation Form and Engineer's Technical Expert's field notes.
- Coordinate between the State and USFWS or TPWD as directed by the State to verify proper rules, regulations and policies are followed for biological services. All coordination between the Engineer's Technical Expert and resource agencies shall be approved in advance by the State.

Habitat Analysis and Characterization of Project Study Area. The Engineer shall perform an analysis and characterization of habitat and habitat impacts for the study area and documented on the Biological Evaluation Form. The habitat analysis shall be based on the most current State and TPWD MOU and associated Programmatic Agreements.

#### **G. Initial Assessment of Hazardous Materials Impacts**

The Engineer shall perform an Initial Site Assessment (ISA) for potential hazardous materials impacts for the limits of the study area. The Engineer is responsible acquiring the latest version of TxDOT's Hazardous Materials Initial Site Assessment (ISA) located in the Hazardous Materials Toolkit.

- Note: The ISA shall determine the potential for encountering hazardous materials in the study area, including possible environmental liability, increased handling requirements (e.g. soil or groundwater), and potential construction worker health and safety issues.
- Note: The Engineer is responsible for reviewing and being familiar with the State's guidance related to the development of the ISA and the Hazardous Material process. All guidance and information related to this can be found on the Hazardous Materials Toolkit.

Produce and submit to the State a completed ISA using the State's ISA Environmental Compliance Toolkit guidance format. The Engineer's completed ISA shall include, when applicable, full copies of list search reports, including maps depicting locations, copies of agency file information, photographs, recommendations, and any other supporting information gathered by the Engineer to complete the ISA.

Based on the ISA information, the Engineer shall provide the State a report discussing the known or potential hazardous materials impacts suitable for inclusion in the environmental document. Should the findings of the ISA conclude that additional investigation, special considerations, or other commitments from the State are required



during future stages of project development, the Engineer shall review those findings and commitments with the State prior to completing the hazardous materials discussion for the environmental document.

#### **H. Section 4(f) Analysis**

The Engineer shall determine Section 4(f) impacts in compliance with U.S. Transportation Act. The Engineer will identify any Section 4(f) properties that may be impacted by the Project. The Engineer will work with the State to avoid impacts to the Section 4(f) properties. All Section 4(f) evaluations shall meet the requirements set forth in the State's Environmental Compliance Toolkit guidance. Because the improvements would take place partially within the NRHD listed Dripping Springs Downtown Historic District, it is anticipated that the project would require a Section 4(f) de minimis checklist. If the project would require a programmatic or individual evaluation, that would be performed under a supplemental work authorization.

#### **I. Section 6(f) Evaluation**

The Engineer shall determine if Land and Water Conservation Fund Act funds were used for the Section 4(f) property in accordance with the regulatory requirements and TPWD guidelines. It is not anticipated that the Project will require evaluation of a Section 6(f) impact. Additional work required to evaluate, mitigate, and coordinate a Section 6(f) property impact would be done under a supplemental work authorization.

### **PUBLIC OUTREACH**

#### **A. Property Owner and Stakeholder Support**

The Consultant will plan and implement one open house meeting and six stakeholder meetings to discuss improvements along Fitzhugh Road with adjacent property owners and stakeholders. The meetings will be held at Dripping Springs City Hall and will provide property owners an opportunity to ask questions and share feedback. The consultant will document meeting attendance and summarize questions and concerns property owners raise. The documentation and summaries will be collected in a meeting summary report for each of the seven meetings.

The Consultant will work with the Communications Director to notify property owners of the upcoming meetings via a mailed letter with details of the meeting day, time and location. The Consultant will develop materials and roll plots and other large-format exhibits depicting the project for the Open House. Small format 8.5 x 11 exhibits showing property impacts will be developed for individual stakeholder coordination. The Consultant will prepare and produce all approved exhibits and materials and will transport all meeting materials to and from the venue.

The Consultant will also develop a presentation to present project updates and status at up to three stakeholder and board meetings.

Assumptions:

- The in-person property owner meetings will take place at a venue available to the City, such as City Hall or a school with tables and chairs readily available through the venue.
- A list of property owners and their mailing addresses will be provided.

Deliverables:

- Meeting planning, logistics coordination and mailing services to schedule meetings with property owners.
- Development and production of meeting materials and exhibits.
- Draft and final meeting summary reports in Word format.
- Stakeholder/property owner database in Excel format.
- PowerPoint presentation for stakeholder and board updates.

### **RIGHT OF WAY SURVEYING**

The purpose of this task is to provide topographic design and right-of-way surveying. All survey work shall conform to Doucet design specifications, including, but not limited to: field book format, data collection techniques, digital file formats and deliverables. Topographic Mapping will conform to TSPS standards and specifications for a Category 6, Condition II Topographic Survey. Right-of-way mapping and property descriptions will conform to TSPS standards and specifications for a Category 1B, Condition II Land Boundary Survey.

The Surveyor shall:

1. **Perform geodetic control surveys and aerial mapping.** Surveyor shall set horizontal and vertical primary control points using a 1/2" rebar at least 18 inches long or driven to refusal (whichever comes first) with aluminum cap. Set primary control points near the beginning, middle and end of the project, but away from possible disturbance from construction activity. The primary control points shall be set at an approximate spacing of 3,500 feet and shall be inter-visible with each other whenever possible. These points shall be used as the primary horizontal and vertical control for the project and shall serve as the temporary benchmarks (TBM's) for the project. Horizontal and vertical data for primary control shall be based on Static GPS observations. Secondary control points shall be set as necessary for conventional ground surveying and terrestrial LiDAR scans based on an approved project control layout plan. An 8½ inch by 11-inch Survey Control Data Sheet shall be prepared for each primary control point. A Survey Control Index Sheet shall be prepared showing all project control. Secondary control shall serve as aerial targets for drone imagery acquisition.
2. **R.O.W. Supplemental Topographic & Tree Survey.** Doucet will prepare supplemental design-level tree and topographic survey along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12 according to exhibit "MAS\_OFR concept plan 40sc\_2018.05.22 - small.pdf". The survey will tag and locate protected trees, 8 inches and greater in diameter, within the boundary limits of said site. The tree survey will be performed in accordance to the City of Dripping Springs Standard Specifications and Details Manual. The topographic design survey will be performed in accordance with Texas Society of Professional Survey standards for

a Category 6 Condition II Topographic survey and will be based on NAD 83 (2011) using NAVD88 vertical datum with Geoid 12B. The survey will field locate found visible features, both horizontally and vertically, including existing on-site structures, buildings, drainage features, adjacent and onsite sidewalks, curb lines, pavement, and visible above-ground utility appurtenances. One vertical benchmark monument will be set on-site. Topographic data will be utilized in developing a digital terrain model used to generate one-foot contours on the survey. Doucet will contact Texas 811 for utility locate, markings placed by purveyors will be surveyed at time of design survey. The survey drawing will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

3. **Right-of-Way Survey.** Doucet will perform Right-of-Way boundary reconnaissance on the ground in a sufficient manner to delineate, close and “tie-off” existing Right-of-Way location along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12. Title search confirming Hays County dedication of Right-of-Way to the City of Dripping Springs will be performed. The Survey will be performed in accordance with the Texas Society of Professional Surveyors Standards for a Category 1A Condition II Land Title Survey and will be based on the Texas Coordinate System NAD 83 (2011). Surveyor shall prepare a right-of-way map set to include existing conditions, resolved right-of-way and property lines, proposed right-of-way and easement lines, roadway centerline alignment and utility and ownership data. Right-of-entry access is to be performed by others.
4. **Storm Drain (4) and Trail (2) Easement Descriptions Survey.** Doucet will use the established boundary survey to create four (4) Storm Drain and two (2) Trail Easement Descriptions to facilitate improvements within or immediately adjacent to the referenced project site according to exhibit “MAS\_OFR concept plan 40sc\_2018.05.22 - small.pdf”. Easement documentation and recordation will be performed by others. Doucet will prepare easement exhibits and accompanying metes and bounds descriptions of proposed easement locations to be identified by the project engineer and determined at a later date. Easement Descriptions will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

## **URBAN DESIGN AND LANDSCAPE ARCHITECTURE**

Develop plans, sections and details that describe the urban design, landscape and hardscape elements of the Project, including, but not limited to street trees, planting areas, pavement treatments and materials, seat walls, specialty paving, lighting, etc. Landscape sheets will describe plant materials, tree and other landscape planting details and under-drainage, as applicable, and irrigation. The design of raingardens or other green infrastructure or “LID” elements will be designed by others and coordinated as part of the streetscape design.

Consistent with the overall schedule of deliverables for the project, prepare its drawing sheets, which will include the hardscape and landscape series of drawings for the 30%, 60%, 90% and Final submittals.

**A. Hardscape Sheets**

The required, 11" X 17" format plan sheets will be prepared using HDR's roadway (civil) drawings as a base, and will include:

- Layout plans at 1" = 30' scale, describing the back-of-curb alignments and treatments of shared-use-paths, the location and configuration of landscaped areas, light standards, intersections, driveway curb cuts, crosswalks, and other urban design and placemaking elements;
- Up to six (6) ROW cross-sections at 1/16" = 1'-0" scale, describing each distinct design condition within the Project limits, identifying the relationship of the planned improvements with existing buildings and other site features;
- Up to six (6) detailed, back-of-curb cross-sections at 1/4" = 1'-0" scale, describing the above ROW cross-sections in more detail;
- Various other plan and section details, at appropriate scales, to describe the overall scope of and elements within the Project; and
- Up to three, perspective *Sketch-Up* views, describing the treatment of the streetscape.

**B. Landscape and Irrigation Sheets**

The required, 11" X 17" format landscape plan sheets and irrigation plan sheets will be prepared using MAS' hardscape drawings as a base and will include:

- Six (6) landscape layout plans at 1" = 30' scale, describing the location and type of all landscape elements including street trees, existing trees, planting beds, etc.
- Planting details, including street trees in planting beds and tree and/or paver grates, if applicable;
- Various other plan and section details, at appropriate scales, to describe the overall landscape scope of and elements within the Project; and
- Six (6) irrigation layout plans at 1" = 30' scale;
- Irrigation details and specifications

**C. Landscape Specifications**

Identify the applicable standard landscape and irrigation specifications, and any "special specifications" or provisions and the appropriate reference items for inclusion in the overall Project Manual.

**D. Landscape and Irrigation Cost Estimates**

Provide estimates of probable construction costs for landscape and irrigation elements as part of each of the four, PS&E submittals.

**E. At the appropriate level of detail per each of the PS&E submittals, MAS will provide:**

- Hardscape Sheets;
- Landscape Sheets (including enlarged plans to depict any special areas);
- Landscape Standard and Special Specifications; and
- Landscape Cost Estimate

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN**

The scope of services will include four phases, geotechnical investigation (drilling and laboratory services), infiltration/percolation testing, geotechnical data reporting, and pavement engineering, which are described below. Field and laboratory testing services will be performed by our subconsultant, HVJ Associates. Prior to drilling, HVJ will call Texas 811 to have utilities located in the area of the proposed borings. Additional utility location actions beyond contacting the above utility locator service are not

included in this Scope of Services.

#### **A. Geotechnical Investigation**

Seven (7) borings to depths of 10 feet to aid in pavement design improvements. The borings will be spaced approximately 500 feet apart along the alignment for a total of 70 lineal feet. The soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field-testing of soil samples will include pocket penetrometer in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils. If bedrock is encountered, the boring will be terminated at auger refusal. The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable.

All the field sampling and laboratory tests will be performed in general accordance with TxDOT design standards, where applicable. HVJSCTx will perform laboratory tests on soil samples recovered from the borings. Laboratory testing will include moisture content, liquid limit, plastic limit, percent passing the #200 sieve, proctor and California Bearing Ratio (CBR) tests. Analytical testing will include sulfate testing.

#### **B. Infiltration/Percolation Tests**

Infiltration testing at the four stormwater basin sites. According to the Environmental Criteria Manual (ECM), 1.6.7.4-Infiltration Rate Evaluation (ECM) 1.6.74-Infiltration Rate Evaluation – “The percolation test is geared towards investigating smaller infiltration facilities (i.e., facilities with drainage areas 2 acres or less and maximum ponding depths 12 inches or less). The test can be conducted using simple tools and manual labor and does not require extensive excavation.” The purpose of this investigation is to help determine the infiltration rate through in-situ field testing and visually classify soil characteristics with field tests to aid in the design of draining facilities. The ECM section 1.6.7.4 D. Percolation Test Protocol will be followed for this testing procedure.

#### **C. Geotechnical Engineering Report**

Results of the field data and laboratory data will be used to develop a geotechnical data report (GDR) for the proposed roadway improvements. The GDR study will be prepared by an engineer specializing in soil mechanics after reviewing available design, boring and laboratory data. In general, the following items will be included in the GDR:

- Site Vicinity map,
- Geology map,
- Plan of borings,
- Boring logs, Wincore format
- Laboratory test results summary,
- Groundwater conditions,
- Generalized subsurface conditions,
- Infiltration tests results.

#### **D. Pavement Design**

Using the subsurface information obtained by HVJ, HDR will develop a flexible pavement thickness designs in general accordance with TxDOT Pavement Design Manual. Our technical design memorandum will include recommended flexible pavement thicknesses including materials and earthwork recommendations. Deliverables to include a draft and a final pavement design memorandums.

Assumptions:

- Borings will be accessible with truck mounted drilling equipment.

- No clearing or grading will be required.
- City of Dripping Spring will provide 20 year 18-kip Equivalent Single Axle Load (ESAL) to be used for pavement design.
- Field services to be performed in Level D personal protective equipment during normal daytime working hours.
- We will make reasonable efforts to limit distress to improved areas; however, we are not responsible for damage to landscaped areas.
- City of Dripping Springs will provide temporary traffic control, where necessary.
- City of Dripping Springs will provide street cut permits, if necessary, at no cost to this project.

### **ACCESSIBILITY REVIEW**

Perform the following services in compliance with the Chapter 469 of the Texas Government Code, State of Texas Architectural Barriers Act to verify compliance with the Texas Accessibility Standards (TAS):

- Register the project with TDLR
- Perform plan review of the project construction documents (as provided by client)
- Perform the final inspection of the project upon completion

The proposal excludes services to determine compliance with other federal, state, or local accessibility requirements such as Public Rights-of-Way Guidelines (PROWAG) and accessibility requirements of building and housing codes such as the International Building Code (IBC).

### **DELIVERABLES**

- Proof of project registration via the TDLR Proof of Registration Sheet.
- Plan Review Report detailing the observed findings of elements that are not in compliance with the Texas Accessibility Standards (TAS).
- Inspection Report detailing the observed elements that are not in compliance with the Texas Accessibility Standards (TAS).

### **PS&E PREPARATION**

- A. Specifications and General Notes:** The ENGINEER shall identify necessary standard specifications, special specifications, special provisions, and the appropriate reference items. The ENGINEER shall prepare General Notes from the City or TxDOT master list, Special Specifications and Special Provisions for inclusion in the plans and bidding documents. The ENGINEER shall provide General Notes, Special Specifications and Special Provisions in the required format as specified by the City.
- B. Plans and Estimate:** The ENGINEER shall independently develop the submittal package for each defined deliverable milestone. Numbering of Plan Sheets will be updated with the continued development of the project documents for each submittal. Electronic and hard copy sets of the project documents will be provided at each milestone. The construction plans will include the necessary bid and construction documentation to construct the project in standard City bid format at the specified milestones (30%, 60% & 90%) and Final PS&E submittals. The



ENGINEER shall prepare a construction cost estimate at each defined milestone using the latest available bid data from City or TxDOT sources.

- C. Contract Time Determination:** The ENGINEER shall prepare a detailed contract time estimate to determine the approximate time required for construction of the project in calendar and working days at the 90% and Final PS&E milestone using Primavera P6 software or Microsoft Project. The schedule shall include tasks, subtasks, critical dates, milestones, deliverables, and review requirements in a format which depicts the interdependence of the various items and adjacent construction packages. The ENGINEER shall aid the City in interpreting the schedule.
- D. QA/QC Reviews:** ENGINEER will provide QA/QC reviews for 60%, 90%, and 100% Final submittals including a constructability review at the 60% submittal and review of joint-bid utility plans (if any) at each submittal.

## **DELIVERABLES**

The ENGINEER shall provide the following deliverables at each submittal:

- A. 30% Plans Submittal:**
  - a. One printed set and one electronic set of 11" x 17" plan sheets (.PDF format) for City Review.
  - b. Estimate of construction cost.
  - c. ENGINEER's internal QA and QC markup set.
  - d. Utility Conflict Matrix
- B. 60% Plans Submittal:**
  - a. One printed set and one electronic set of 11" x 17" plan sheets (.PDF format) for the City review.
  - b. Estimate of construction cost.
  - c. ENGINEER's internal QA and QC marked up set.
  - d. Utility Conflict Matrix
  - e. Geotechnical Report
  - f. Environmental Constraints Report
- C. 90% Plans Submittal:**
  - a. One printed set and one electronic set of 11" x 17" plan sheets (.PDF format) for the City review
  - b. List of governing Specifications
  - c. General notes
  - d. Plans estimate
  - e. Contract time determination summary (Construction Schedule)
  - f. ENGINEER's internal QA and QC marked-up set.
  - g. Other supporting documents.
- D. Final submittal (100%).**
  - a. Two printed sets and one electronic set of 11" x 17" plan sheets (.PDF format)
  - b. Revised supporting documents from 90% review comments.
  - c. Master design reference files in Microstation format

## **BID PHASE SERVICES (Hourly)**

- A. Prepare Bid Manual –** The ENGINEER shall prepare the project bid manual including latest City front end documents, bid tabulation form (electronic and pdf), contract documents and specifications.
- B. Attend Pre-bid Meeting and Furnish Documents –** The ENGINEER shall be present at the

pre-bid meeting and describe the project improvements and bid documents to prospective bidders.

- C. Prepare and Distribute Addendum** – The ENGINEER shall produce no more than one (1) addendum, as needed, for question response or correction to the bid documents, and distribution to bidders.

- D. Prepare Bid Tab dation** – The ENGINEER shall analyze contractor bids and prepare bid tabulation, .

### **CONSTRUCTION PHASE SERVICES (Hourly)**

- A. Pre-Construction Meeting** – The ENGINEER will attend one pre-construction meeting with the Contractor, the City's project manager, and related City staff; at an agreed upon date and time.

It would be appropriate at this time to include public and private utility companies, City Planning & Engineering and Public Works representatives, and other parties responsible for oversight and/or approvals that may be directly involved in this project.

This meeting will be to discuss any project related items, including but not limited to questions related to the construction documents, the construction schedule, scheduled construction status meetings, pay requests, and communication methods (e-mail, phone, fax, etc.) available to both the Contractor, the ENGINEER, and the CITY. The ENGINEER will document meeting notes and submit to the City for inclusion into the meeting minutes.

- B. Review of Contractor Submittals** – The ENGINEER will review construction submittals and shop drawings relative to the project specifications and details provided by the Contractor. The Contractor is responsible for providing shop drawings that have complete project information, are clearly depicted, and are ready for the ENGINEER'S review.

The Contractor may submit Shop Drawings and/or Construction Submittals noting minor changes to the Construction Drawings, Specifications, or other information provided by the ENGINEER; and within the area of expertise of the ENGINEER; then modifications and/or approvals may be provided by the ENGINEER. A maximum of twenty (20) Construction Submittal reviews are anticipated.

- C. Construction Site Visits** – The ENGINEER will perform periodic site visits and observations during project construction. Based on the construction schedule timeline developed by the ENGINEER, no more than eight (8) visits are anticipated.

It is at the ENGINEER'S discretion whether to notify the Contractor of a planned or anticipated visit. The ENGINEER may notify the Contractor prior to a site visit to meet the Contractor in the field and discuss ongoing construction operations.

The ENGINEER may request photographs and/or video be taken of specific items in the field by the Contractor. The ENGINEER may also take photographs and/or video to document construction progression, site conditions, or safety issues.

- D. Requests for Information** – The ENGINEER will respond to written Requests for Information (RFI's) during construction. The ENGINEER will accept written Requests for Information provided by the Contractor. The Contractor is responsible for providing complete and clearly written documents, ready for the ENGINEER'S review.

The Contractor may submit RFI's to ask for clarification of the Construction Drawings,



Specifications, or other information provided by the ENGINEER for:

Bidding Purposes: and within the area of expertise of the ENGINEER. A maximum of ten (10) RFI reviews are anticipated.

If the Contractor requests RFI's for items outside of the ENGINEER'S area of expertise; they may not be approved by the ENGINEER. The Contractor may then choose to have a Registered Engineer in the State of Texas, with that specific expertise, provide Sealed Shop Drawings for review, rather than an RFI

- E. Final Walk-Through / Punch List** – The ENGINEER will accompany the City Representative and the Contractor on a final walk-through when the Contractor notifies the CITY that the project is substantially complete and ready for final inspection.

The ENGINEER may photograph and/or video the completed work, make verbal comments to the City Representative and to the Contractor during final walk-through; develop a written punch list of items yet to be completed, to be adjusted, removed and / or replaced; document incomplete or missing items; and note those items that are complete and accepted.

The ENGINEER, Contractor, and City will meet at a designated place and time to discuss the Final Walk-Through findings and Punch List. It shall be the Contractor's responsibility to complete the Punch List to the satisfaction of the City prior to acceptance of the project as being constructed in accordance with the construction documents.

Following project acceptance, the Final Acceptance Letter will be completed, and the contractor field notes will be included in as-built drawings as a part of the As-Built Plan deliverables.

- F. As-Built Plans** – The ENGINEER will prepare and submit final as-built plans that reflect field changes for RFI's and change order design modifications and Contractor field mark-ups for the project. One 11" x 17" as-built set along with an electronic copy of the drawings shall be submitted to the City for their records. Additionally, GIS data files will be developed from the project CADD files and submitted to the CITY for review.
- G. Project Management** – The ENGINEER will prepare monthly invoices and progress reports and implement a QA/QC program throughout the project for all construction record deliverables.

## **DELIVERABLES**

### **A. Final Design & Bidding**

- Conformed Construction Plans, Cost Estimate meeting City and TxDOT Standards and Specifications
- Project Bid Manual
- Addendums
- Bid Tabulation

### **B. Pre-Construction and During Construction:**

- Pre-Construction Meeting related documents such as:
  - Agenda
  - Meeting Minutes
- Construction Submittals and Log
- Construction RFI's and Log
- Construction Site Visit Minutes

- Construction Punch List
- Construction Final Acceptance Letter
- As-Built Plans & GIS files

## **EXCLUSIONS**

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Additional construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

## EXHIBIT B-1

### ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

#### For Roadway Improvements on Old Fitzhugh Road

#### Dripping Springs, Texas

The following additional services are required for the Old Fitzhugh Road project:

- Addition of sidewalk along the west side of RM 12 between Old Fitzhugh Road and Roger Hanks Parkway.
- Provide additional drainage services as described below.
- Provide continuous illumination as an add alternative.
- Provide design of Old Fitzhugh Road Historic District Gateway at the southwest corner of the RM 12 intersection.

The additional services for this work are further described below. Services in Exhibit B of the approved contract will remain in place.

#### **PROJECT MANAGEMENT**

Project Management services needed to complete the design phase are anticipated to span a period of 24 months. (Originally August 2023 bid, now August 2025 bid.)

#### **ROADWAY DESIGN**

***This includes work in the 90% and 100% Design Phase.***

Additional design is required to extend the sidewalk between Old Fitzhugh Road and the south side of Roger Hanks Parkway on the west side of RM 12 within TxDOT Right of Way. The design work will follow TxDOT design standards and specifications. The required tasks will remain consistent with the approved scope of services.

#### **DRAINAGE DESIGN**

***This includes work in the 30%, 60%, and 90% Design Phase.***

##### **30% Design Phase - Water Quality Design**

Based on the Concept Design, water quality design was to be achieved through rain gardens (shallow infiltration basins) along Old Fitzhugh Road. During the 30% design process, Doucet evaluated the feasibility of rain gardens and worked with HDR and MAS in developing typical rain gardens with planting and materials selection. It was determined that there was not sufficient space within the existing right-of-way to fit rain gardens along the roadway without

acquisition of additional right-of-way for water quality purposes. Doucet developed an alternative means to achieving the City's water quality regulations. Doucet began to review stormwater conveyance options at the rear of selected lots abutting a small tributary of Onion Creek. Two extended detention basins were proposed with nominal capacity to treat runoff from additional impervious cover from the roadway project and preliminary locations were identified.

#### 60% Design Phase - Water Quality Design

At the 60% design phase, Doucet began to evaluate water quality facility options. At this point, the drainage aspects of the project were still in a schematic option phase for consideration without going straight into design of an approved schematic plan. Recognizing that additional drainage easement areas would be necessary to accommodate rear of lot water quality and possible detention ponds, Doucet was asked to evaluate several options for meeting the water quality requirements for the project as well as future development for the lots of interest. Doucet developed alternative water quality and detention ponds, designing the shape, volume, and discharge concepts for the fully developed lots. Exhibits were prepared to share with the City. Several iterations were performed to reduce the footprint and work with the topography, trees, and developable area of each lot to minimize impact. Towards the end of the 60% design phase, Doucet was asked to proceed forward with designs at the rear of lot only for proposed roadway improvements.

#### 90% Design Phase - Water Quality Design

As revealed in the 60% design, stormwater flows from contributing drainage areas from the east need to be captured and conveyed for the roadway design to meet emergency vehicle access design criteria and to make the roadway safer during more intense rains. This requires the addition of drainage inlets on the east side of the road with piped laterals to connect with the main storm drain system on along the west side of the road. An existing wastewater main in the center of the existing road may create conflicts with the proposed storm drain laterals and additional engineering is required to address this.

**SIGNING AND PAVEMENT MARKING** – No additional services are required.

**TRAFFIC CALMING** – No additional services are required.

#### **TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION**

***This includes work in the 90% and 100% Design Phase.***

The ENGINEER shall prepare one additional phases of Traffic Control Plans (TCP) for the extension of the sidewalk on the west side of RM 12. A detailed TCP shall be developed in accordance with the latest edition of the TMUTCD including:

- A. Traffic Control Narrative:** Provide a written narrative of the construction sequencing and work activities per phase and determine the existing and proposed traffic control

devices (regulatory signs, warning signs, work zone pavement markings, barricades, flaggers, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.

- B. Traffic Control Phasing Layouts:** Prepare Traffic Control Phasing Layouts (1 Additional Phase assumed) including typical sections that identify the travel lanes and work zones. The ENGINEER shall show proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flaggers, signals, etc.).

## **ILLUMINATION**

HDR will provide supplemental engineering services for the illumination design and the irrigation systems electrical design along the roadway improvements of Old Fitzhugh. The supplemental services are required for continuous pedestrian-level illumination and provision of electric services for irrigation systems. ***This includes work in the 60%, 90%, and 100% Design Phase.***

### **E. Project Task List**

The following tasks included in the approved scope were initially proposed for pedestrian level illumination at activity nodes and intersections. Additional scope is required to complete the following tasks for continuous pedestrian level illumination and irrigation electrical service provisions. Details are provided in the approved scope of services.

- a. Data Collection
- b. Survey
- c. Continuous Illumination & Irrigation Systems Electrical Design
  - i. Utility power company coordination
  - ii. ANSI/IES RP-8-21 Roadway & Landscape Illumination Compliance
  - iii. Landscape Illumination assembly selections and options
  - iv. Photometric analysis (Project Limits)
  - v. Overcurrent protection of electric services and branch circuits
  - vi. Voltage drop analysis for electrical services and branch circuits
  - vii. Electrical service load analysis and schematics
  - viii. NEC, City, and TxDOT compliance
  - ix. Landscape Illumination & Irrigation Systems Electrical Removal Plans
  - x. Landscape Illumination & Irrigation Systems Electrical Summary & Plans
  - xi. Landscape Illumination & Irrigation System Electrical mounting details (if applicable)
- d. Electrical for Continuous Pedestrian Illumination System & Irrigation Systems
  - i. Utility Power Coordination

- ii. ANSI/IES RP-8-21 Roadway & Landscape Illumination Compliance
- iii. Photometric Analysis
- iv. Overcurrent Protection
- v. Voltage Drop
- vi. Electrical Service Load Analysis and Schematics
- vii. NEC, City and TxDOT Compliance
- viii. Landscape Illumination & Irrigation Systems Electrical Removal Plans
- ix. Landscape Illumination & Irrigation Systems Electrical Summary & Plans
- x. Landscape Illumination & Irrigation Systems Electrical Details & Specifications

The following new tasks included are required to complete the following tasks for continuous pedestrian level illumination and irrigation electrical service provisions.

- a. Landscape Illumination Assembly Selections and Options
  - i. Coordinate the landscape illumination design options with the City (and other Engineers as required) for overall final landscape illumination assembly selections and layout.

#### **Design Fee Qualifications**

- a. All illumination drawing files will be produced in 2D utilizing Microstation.
- b. Visual 2020 Lighting Software will be utilized for the photometric analysis.
- c. Utility Power Company to provide power source voltage availability for existing / new landscape illumination and irrigation systems electrical services and existing overhead and/or underground power source infrastructure.

#### **Exclusions – The Scope of Services DOES NOT include the following:**

- a. Revising or adding new electrical loads to any existing illumination electrical services within project limits.
- b. Removal of existing utility company pole mounted illumination heads and arms controlled and owned by the utility power company.
- c. Final Coordination Study & Arc Flash Analysis.

**STORM WATER POLLUTION PREVENTION PLANS (SW3P)** – No additional services are required.

**UTILITY COORDINATION** – No additional services are required.

**ENVIRONMENTAL** – No additional services are required.

**PUBLIC OUTREACH** – No additional services are required.

#### **RIGHT OF WAY SURVEYING**

***This includes work in the 30%, 60%, and 90% Design Phase.***

Old Fitzhugh Road PS&E

Page 4 of 6

Exhibit B

Additional survey work was requested to survey the two rear lot locations where water quality and possible detention were being investigated. There was also additional survey information requested along Old Fitzhugh Road corridor for driveway and elevation grade tie-ins, along with title abstracts review and researching parcels. The survey also picked up the Crumley Tract for an impervious cover evaluation.

Given the proposed drainage design to be inclusive of offsite flows from the east while maintaining emergency vehicle transportation design criteria, conflict avoidance with the existing wastewater line in Old Fitzhugh is important. The original survey did not pick up one of the manholes (MH#5) in the system as it was buried underground. There was also some discrepancy between the survey of MH#4 and that of record as-built drawings provided. Doucet proposed to have a survey crew go back out into the field and survey MH#5 horizontal and vertical information and verify flowlines of MH#4.

## **URBAN DESIGN AND LANDSCAPE ARCHITECTURE**

***This includes work in the 90% and 100% Design Phase.***

The following landscape-related, additional services are required for the Old Fitzhugh Road project for MAS, the Project Landscape Architect:

- Assist in designing the extension of the shared-use path (SUP) along the west side of RM 12 between Old Fitzhugh Road and the south side of Roger Hanks Parkway, including a possible trailhead or “Node #6” at this junction, if City deems appropriate.
- Provide additional landscape and irrigation design services needed for the new extension of the SUP.
- Assist with determining locations of illumination poles to be included in the “continuous illumination” add-alternate.
- Provide landscape, hardscape, furnishings and irrigation design for the newly-scoped Old Fitzhugh Road Historic District Gateway at the southwest side of the intersection of Old Fitzhugh Road and RM 12.
- Lead meetings with stakeholders (City’s historic group and native plant/landscape) to develop design of the Old Fitzhugh Road Historic District Gateway to gain design approval or “go-ahead” from City.
- Assist with finalizing locations and specifying illumination poles and fixtures for the gateway the Old Fitzhugh Road Historic District Gateway.

### **A. Landscape Sheets**

The required, 11” X 17” format plan sheets will be prepared using HDR’s roadway (civil) drawings as a base and will show other existing and planned utilities in a half-tone. Landscaping and hardscaping sheet will include those in the original scope of services with the following additional sheets:

- Landscape Planting Plans, describing the location and type of all landscape elements including street trees, existing trees, planting beds, etc. These plans will include the Old Fitzhugh Road Historic District Gateway.

- Enlarged Plans of the gateway landscape / hardscape;
- Perspective View Renderings, up to three, conceptual renderings to illustrate the treatment of the streetscape as well as the “gateway” view to the existing Dripping Springs sign near the RM 12 intersection. (Note: The Old Fitzhugh Road Historic District Gateway will be designed in collaboration with the Native Plant Society of Central Texas, with the assumption that this group will assist with the initial and ongoing maintenance of this specialty garden. It is assumed that a MAS principal will lead a workshop with the CODS and its historic group, the Native Plant Society and others to further develop the concept depicted in the 60% Landscape Plans.)

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN** – No additional services are required.

**ACCESSIBILITY REVIEW** – No additional services are required.

**PS&E PREPARATION** – No additional services are required.

**BID PHASE SERVICES (Hourly)**

- Provide increased Bid Phase services appropriate to this revised Scope for the Old Fitzhugh Road Historic District Gateway.

**CONSTRUCTION PHASE SERVICES (Hourly)**

- Provide increased Construction Phase services appropriate to this revised Scope for the Old Fitzhugh Road Historic District Gateway.

**EXCLUSIONS**

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Additional construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project



# Exhibit C

Document No. HDR02202024

Item 2.

OLD FITZHUGH ROAD PSE

## Old Fitzhugh Road PS&E

Summary		HDR	Doucet	MAS	HVJ	TOTAL
<b>A</b>	<b>Project Management</b>					
	Hours	168	56	45	0	269
	Fee	\$35,860	\$9,888	\$7,500	\$0	\$53,248
<b>B</b>	<b>Roadway Design</b>					
	Hours	531	0	0	0	531
	Fee	\$70,855	\$0	\$0	\$0	\$70,855
<b>C</b>	<b>Drainage Design</b>					
	Hours	0	609	0	0	609
	Fee	\$0	\$104,890	\$0	\$0	\$104,890
<b>D</b>	<b>Signing and Pavement Marking</b>					
	Hours	201	0	0	0	201
	Fee	\$27,850	\$0	\$0	\$0	\$27,850
<b>E</b>	<b>Traffic Calming</b>					
	Hours	28	0	0	0	28
	Fee	\$4,280	\$0	\$0	\$0	\$4,280
<b>F</b>	<b>Traffic Control Plans</b>					
	Hours	190	0	0	0	190
	Fee	\$25,550	\$0	\$0	\$0	\$25,550
<b>G</b>	<b>Illumination</b>					
	Hours	447	0	0	0	447
	Fee	\$77,580	\$0	\$0	\$0	\$77,580
<b>H</b>	<b>Erosion Control and SW3P Narrative</b>					
	Hours	92	6	0	0	98
	Fee	\$11,580	\$1,483	\$0	\$0	\$13,063
<b>I</b>	<b>Utility Coordination</b>					
	Hours	364	0	0	0	364
	Fee	\$61,660	\$0	\$0	\$0	\$61,660
<b>J</b>	<b>Environmental</b>					
	Hours	366	0	0	0	366
	Fee	\$45,140	\$0	\$0	\$0	\$45,140
<b>K</b>	<b>Public Outreach</b>					
	Hours	252	54	40	0	346
	Fee	\$30,420	\$10,249	\$4,480	\$0	\$45,149
<b>L</b>	<b>Right-of-Way Surveying</b>					
	Hours	0	127	0	0	127
	Fee	\$0	\$19,776	\$0	\$0	\$19,776
<b>M</b>	<b>Landscape, Streetscape Design, and Urban Design</b>					
	Hours	0	0	600	0	600
	Fee	\$0	\$0	\$65,200	\$0	\$65,200
<b>N</b>	<b>Geotechnical Engineering and Pavement Design</b>					
	Hours	36	6	0	74	116
	Fee	\$8,640	\$1,174	\$0	\$15,612	\$25,426
<b>O</b>	<b>PS&amp;E Preparation</b>					
	Hours	105	0	0	0	105
	Fee	\$20,100	\$0	\$0	\$0	\$20,100
<b>P</b>	<b>Bid Phase Services</b>					
	Hours	52	10	8	0	70
	Fee	\$8,790	\$2,009	\$1,000	\$0	\$11,799
<b>Q</b>	<b>Construction Phase Services</b>					
	Hours	116	49	24	0	189
	Fee	\$19,930	\$8,642	\$3,000	\$0	\$31,572
<b>R</b>	<b>Expenses</b>					
	Fee	\$5,175	\$1,000	\$1,000	\$0	\$7,175
<b>TOTAL HOURS</b>		<b>2,780</b>	<b>858</b>	<b>685</b>	<b>74</b>	<b>4397</b>
<b>TOTAL FEE</b>		<b>\$453,410</b>	<b>\$159,110</b>	<b>\$82,180</b>	<b>\$15,612</b>	<b>\$710,312</b>

Old Fitzhugh Road PS&E		HDR	Doucet	MAS	HVJ	TOTAL
Summary by Phase						
<b>30 Percent Design Plans</b>						
A	Project Management	67.2 \$14,344	22.4 \$3,955	13.5 \$3,000	0 \$0	80.7 \$15,974
B	Roadway Design	100 \$13,810	0 \$0	0 \$0	0 \$0	100 \$13,810
C	Drainage Design	0 \$0	173 \$31,080	0 \$0	0 \$0	173 \$31,080
D	Signing and Pavement Marking	45 \$5,175	0 \$0	0 \$0	0 \$0	45 \$5,175
E	Traffic Calming					
F	Traffic Control Plans					
G	Illumination	102 \$18,030	0 \$0	0 \$0	0 \$0	102 \$18,030
H	Erosion Control and SW3P Narrative					
I	Utility Coordination	73 \$12,332	0 \$0	0 \$0	0 \$0	73 \$12,332
J	Environmental	78 \$10,280	0 \$0	0 \$0	0 \$0	78 \$10,280
K	Public Outreach					
L	Right-of-Way Surveying	0 \$0	127 \$19,776	0 \$0	0 \$0	127 \$19,776
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	160 \$18,400	0 \$0	160 \$18,400
N	Geotechnical Engineering and Pavement Design					
O	PS&E Preparation	27 \$5,460	0 \$0	0 \$0	0 \$0	27 \$5,460
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$500	\$300	\$300	\$0	\$2,153
Total Hours		492	322	174	0	988
Total Fee		\$79,931	\$55,111	\$21,700	\$0	\$156,742

60 Percent Design Plans						
A	Project Management	50.4 10758	16.8 2966.4	13.5 2250	0 0	80.7 15974.4
B	Roadway Design	234 \$30,910	0 \$0	0 \$0	0 \$0	234 \$30,910
C	Drainage Design	0 \$0	151 \$26,157	0 \$0	0 \$0	151 \$26,157
D	Signing and Pavement Marking	69 \$9,940	0 \$0	0 \$0	0 \$0	69 \$9,940
E	Traffic Calming	28 \$4,280	0 \$0	0 \$0	0 \$0	28 \$4,280
F	Traffic Control Plans	114 \$15,650	0 \$0	0 \$0	0 \$0	114 \$15,650
G	Illumination	178 \$30,370	0 \$0	0 \$0	0 \$0	178 \$30,370
H	Erosion Control and SW3P Narrative	92 \$11,580	6 \$1,483	0 \$0	0 \$0	98 \$13,063
I	Utility Coordination	291 \$49,328	0 \$0	0 \$0	0 \$0	291 \$49,328
J	Environmental	288 \$34,860	0 \$0	0 \$0	0 \$0	288 \$34,860
K	Public Outreach	252 \$30,420	54 \$10,249	40 \$4,480	0 \$0	346 \$45,149
L	Right-of-Way Surveying					
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	180 \$20,400	0 \$0	180 \$20,400
N	Geotechnical Engineering and Pavement Design	36 \$8,640	6 \$1,174	0 \$0	74 \$15,612	116 \$25,426
O	PS&E Preparation	26 \$5,220	0 \$0	0 \$0	0 \$0	26 \$5,220
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$1,000	\$300	\$300	\$0	\$2,153
Total Hours		1,659	234	234	74	2,200
Total Fee		\$242,956	\$42,329	\$27,430	\$15,612	\$328,327

	<b><u>90 Percent Design Plans</u></b>					
A	Project Management	33.6 7172	11.2 1977.6	9 1500	0 0	80.7 15974.4
B	Roadway Design	148 \$19,570	0 \$0	0 \$0	0 \$0	148 \$19,570
C	Drainage Design	0 \$0	141 \$23,716	0 \$0	0 \$0	141 \$23,716
D	Signing and Pavement Marking	69 \$9,940	0 \$0	0 \$0	0 \$0	69 \$9,940
E	Traffic Calming					
F	Traffic Control Plans	62 \$8,130	0 \$0	0 \$0	0 \$0	62 \$8,130
G	Illumination	106 \$18,610	0 \$0	0 \$0	0 \$0	106 \$18,610
H	Erosion Control and SW3P Narrative					
I	Utility Coordination					
J	Environmental					
K	Public Outreach					
L	Right-of-Way Surveying					
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	160 \$16,400	0 \$0	160 \$16,400
N	Geotechnical Engineering and Pavement Design					
O	PS&E Preparation	25 \$4,960	0 \$0	0 \$0	0 \$0	25 \$4,960
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$2,675	\$300	\$300	\$0	\$2,153
	<b>Total Hours</b>	<b>444</b>	<b>152</b>	<b>169</b>	<b>0</b>	<b>765</b>
	<b>Total Fee</b>	<b>\$71,057</b>	<b>\$25,993</b>	<b>\$18,200</b>	<b>\$0</b>	<b>\$115,250</b>

	<u>100 Percent Design Plans</u>					
A	Project Management	17 \$3,586	6 \$989	5 \$750	0 \$0	27 \$5,325
B	Roadway Design	49 \$6,565	0 \$0	0 \$0	0 \$0	49 \$6,565
C	Drainage Design	0 \$0	144 \$23,937	0 \$0	0 \$0	144 \$23,937
D	Signing and Pavement Marking	18 \$2,795	0 \$0	0 \$0	0 \$0	18 \$2,795
E	Traffic Calming					
F	Traffic Control Plans	14 \$1,770	0 \$0	0 \$0	0 \$0	14 \$1,770
G	Illumination	61 \$10,570	0 \$0	0 \$0	0 \$0	61 \$10,570
H	Erosion Control and SW3P Narrative					
I	Utility Coordination					
J	Environmental					
K	Public Outreach					
L	Right-of-Way Surveying					
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	100 \$10,000	0 \$0	100 \$10,000
N	Geotechnical Engineering and Pavement Design					
O	PS&E Preparation	27 \$4,460	0 \$0	0 \$0	0 \$0	27 \$4,460
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$500	\$100	\$100	\$0	\$718
	Total Hours	186	150	105	0	440
	Total Fee	\$30,246	\$25,026	\$10,850	\$0	\$66,122
	<u>Bid and Construction Phase</u>					
P	Bid Phase Services	52 \$8,790	10 \$2,009	8 \$1,000	0 \$0	70 \$11,799
Q	Construction Phase Services	116 \$19,930	49 \$8,642	24 \$3,000	0 \$0	189 \$31,572
R	Expenses	\$500	\$0	\$0	\$0	\$500
	Total Hours	168	59	32	0	259
	Total Fee	\$29,220	\$10,650	\$4,000	\$0	\$43,870
	Grand Total Hours	2,948	917	713	74	4,652
	Grand Total Fee	\$453,410	\$159,110	\$82,180	\$15,612	\$710,312

## Old Fitzhugh Road PS&amp;E

Detailed Summary		HDR	Doucet	MAS	HVJ	TOTAL
<b>A</b>	<b>Project Management</b>					
	Hours	168	56	45	0	269
	Fee	\$35,860	\$9,888	\$7,500	\$0	\$53,248
<b>B</b>	<b>Roadway Design</b>					
	30% Hours	100	0	0	0	100
	30% Fee	\$13,810	\$0	\$0	\$0	\$13,810
	60% Hours	234	0	0	0	234
	60% Fee	\$30,910	\$0	\$0	\$0	\$30,910
	90% Hours	148	0	0	0	148
	90% Fee	\$19,570	\$0	\$0	\$0	\$19,570
	100% Hours	49	0	0	0	49
	100% Fee	\$6,565	\$0	\$0	\$0	\$6,565
	<b>Total Hours</b>	<b>531</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>531</b>
	<b>Total Fee</b>	<b>\$70,855</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,855</b>
<b>C</b>	<b>Drainage Design</b>					
	30% Hours	0	173	0	0	173
	30% Fee	\$0	\$31,080	\$0	\$0	\$31,080
	60% Hours	0	151	0	0	151
	60% Fee	\$0	\$26,157	\$0	\$0	\$26,157
	90% Hours	0	141	0	0	141
	90% Fee	\$0	\$23,716	\$0	\$0	\$23,716
	100% Hours	0	144	0	0	144
	100% Fee	\$0	\$23,937	\$0	\$0	\$23,937
	<b>Total Hours</b>	<b>0</b>	<b>609</b>	<b>0</b>	<b>0</b>	<b>609</b>
	<b>Total Fee</b>	<b>\$0</b>	<b>\$104,890</b>	<b>\$0</b>	<b>\$0</b>	<b>\$104,890</b>
<b>D</b>	<b>Signing and Pavement Marking</b>					
	30% Hours	45	0	0	0	45
	30% Fee	\$5,175	\$0	\$0	\$0	\$5,175
	60% Hours	69	0	0	0	69
	60% Fee	\$9,940	\$0	\$0	\$0	\$9,940
	90% Hours	69	0	0	0	69
	90% Fee	\$9,940	\$0	\$0	\$0	\$9,940
	100% Hours	18	0	0	0	18
	100% Fee	\$2,795	\$0	\$0	\$0	\$2,795
	<b>Total Hours</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>201</b>
	<b>Total Fee</b>	<b>\$27,850</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,850</b>
<b>E</b>	<b>Traffic Calming</b>					
	Hours	28	0	0	0	28
	Fee	\$4,280	\$0	\$0	\$0	\$4,280
<b>F</b>	<b>Traffic Control Plans</b>					
	60% Hours	114	0	0	0	114
	60% Fee	\$15,650	\$0	\$0	\$0	\$15,650
	90% Hours	62	0	0	0	62
	90% Fee	\$8,130	\$0	\$0	\$0	\$8,130
	100% Hours	14	0	0	0	14
	100% Fee	\$1,770	\$0	\$0	\$0	\$1,770
	<b>Total Hours</b>	<b>190</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>190</b>
	<b>Total Fee</b>	<b>\$25,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,550</b>

<b>G</b>	<b>Illumination</b>	30% Hours	102	0	0	0	102
		30% Fee	\$18,030	\$0	\$0	\$0	\$18,030
		60% Hours	178	0	0	0	178
		60% Fee	\$30,370	\$0	\$0	\$0	\$30,370
		90% Hours	106	0	0	0	106
		90% Fee	\$18,610	\$0	\$0	\$0	\$18,610
		100% Hours	61	0	0	0	61
<b>H</b>	<b>Erosion Control and SW3P Narrative</b>	100% Fee	\$10,570	\$0	\$0	\$0	\$10,570
		<b>Total Hours</b>	<b>447</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447</b>
		<b>Total Fee</b>	<b>\$77,580</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$77,580</b>
<b>I</b>	<b>Utility Coordination</b>	<b>Hours</b>	<b>92</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>98</b>
		<b>Fee</b>	<b>\$11,580</b>	<b>\$1,483</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,063</b>
<b>J</b>	<b>Environmental</b>	<b>Hours</b>	<b>364</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>364</b>
		<b>Fee</b>	<b>\$61,660</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,660</b>
<b>K</b>	<b>Public Outreach</b>	30% Hours	78	0	0	0	78
		30% Fee	\$10,280	\$0	\$0	\$0	\$10,280
		60% Hours	288	0	0	0	288
		60% Fee	\$34,860	\$0	\$0	\$0	\$34,860
		<b>Hours</b>	<b>366</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>366</b>
		<b>Fee</b>	<b>\$45,140</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,140</b>
		<b>Hours</b>	<b>252</b>	<b>54</b>	<b>40</b>	<b>0</b>	<b>346</b>
<b>L</b>	<b>Right-of-Way Surveying</b>	<b>Fee</b>	<b>\$30,420</b>	<b>\$10,249</b>	<b>\$4,480</b>	<b>\$0</b>	<b>\$45,149</b>
		<b>Hours</b>	<b>0</b>	<b>127</b>	<b>0</b>	<b>0</b>	<b>127</b>
<b>M</b>	<b>Landscape, Streetscape Design, and Urban Design</b>	<b>Fee</b>	<b>\$0</b>	<b>\$19,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,776</b>
		30% Hours	0	0	160	0	160
		30% Fee	\$0	\$0	\$18,400	\$0	\$18,400
		60% Hours	0	0	180	0	180
		60% Fee	\$0	\$0	\$20,400	\$0	\$20,400
		90% Hours	0	0	160	0	160
		90% Fee	\$0	\$0	\$16,400	\$0	\$16,400
<b>N</b>	<b>Geotechnical Engineering and Pavement Design</b>	100% Hours	0	0	100	0	100
		100% Fee	\$0	\$0	\$10,000	\$0	\$10,000
		<b>Total Hours</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>0</b>	<b>600</b>
		<b>Total Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,200</b>	<b>\$0</b>	<b>\$65,200</b>
<b>O</b>	<b>PS&amp;E Preparation</b>	<b>Hours</b>	<b>36</b>	<b>6</b>	<b>0</b>	<b>74</b>	<b>116</b>
		<b>Fee</b>	<b>\$8,640</b>	<b>\$1,174</b>	<b>\$0</b>	<b>\$15,612</b>	<b>\$25,426</b>
<b>P</b>	<b>Bid Phase Services</b>	30% Hours	27	0	0	0	27
		30% Fee	\$5,460	\$0	\$0	\$0	\$5,460
		60% Hours	26	0	0	0	26
		60% Fee	\$5,220	\$0	\$0	\$0	\$5,220
		90% Hours	25	0	0	0	25
		90% Fee	\$4,960	\$0	\$0	\$0	\$4,960
		100% Hours	27	0	0	0	27
<b>Q</b>	<b>Construction Phase Services</b>	100% Fee	\$4,460	\$0	\$0	\$0	\$4,460
		<b>Total Hours</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105</b>
<b>P</b>	<b>Bid Phase Services</b>	<b>Total Fee</b>	<b>\$20,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,100</b>
		<b>Total Hours</b>	<b>52</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>70</b>
<b>Q</b>	<b>Construction Phase Services</b>	<b>Total Fee</b>	<b>\$8,790</b>	<b>\$2,009</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$11,799</b>

R	Expenses	Total Hours	116	49	24	0	189
		Total Fee	\$19,930	\$8,642	\$3,000	\$0	\$31,572
		Fee	\$5,175	\$1,000	\$1,000	\$0	\$7,175
		TOTAL HOURS	2,948	917	717	74	4,656
		TOTAL FEE	\$453,410	\$159,110	\$82,180	\$15,612	\$710,312



HDR Engineering, Inc.		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Se. Utility Engr	Sr. Utility Coordinat or	Utility Coordinat or	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CADD Tech	CADD Tech	Arch/Histo rian	Admin Asst	TOTAL
2022 TIRZ RATES - DRAFT w 2023 Escalation		\$310	\$260	\$250	\$250	\$240	\$175	\$125	\$250	\$220	\$160	\$300	\$150	\$120	\$200	\$150	\$115	\$130	\$125	\$105	\$130	\$150	\$115	\$95	\$95	
A	Project Management																									
	A. Coordination with City		30				30																			60
	B. Invoicing and Schedule Updates		16																						8	24
	C. Subconsultant Coordination, Deliverables Review and Invoices		30				30																		8	68
	D. Quality Assurance / Quality Control		8	8																						16
	Task Subtotal Hours	0	84	8	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	168
Task Subtotal Fee		\$0	\$21,840	\$2,000	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520	\$35,860
B	Roadway Design																									
	30% Plans																									
	A. Title Sheet and Index of Sheets																						4			4
	B. Typical Sections						2																4			6
	C. Project Layout						2	2															4			8
	D. Horizontal Alignment Data Sheets:						2																8			10
	E. Roadway Plan & Profile						4	24															20			48
	F. Intersection Layouts - Cross Streets																									0
	G. Driveway Plan & Profiles																									0
	H. Removal Layouts																									0
	I. Pedestrian and Bicycle Facilities						2	5																		7
	J. Roadway Cross Sections																									0
	K. Miscellaneous Detail Sheets																									0
	L. Quantity Summary Sheets																									0
	M. Standards Selection																									0
	N. 30% PSE Submittal QC and Prepare			4		4	4																5			17
	Task Subtotal Hours	0	0	4	0	4	16	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0	0	100
	30% Subtotal Fee	\$0	\$0	\$1,000	\$0	\$960	\$2,800	\$3,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175	\$0	\$0	\$13,810
	60% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B. Typical Sections						2																8			10
	C. Project Layout							2															2			4
	D. Horizontal Alignment Data Sheets:																						4			4
	E. Roadway Plan & Profile					4	4	16															30			54
	F. Intersection Layouts - Cross Streets						2	8															6			16
	G. Driveway Plan & Profiles						2	8															4			14
	H. Removal Layouts						2	8															12			22
	I. Pedestrian and Bicycle Facilities						2	8															10			20
	J. Roadway Cross Sections																						40			40
	K. Miscellaneous Detail Sheets						2	4																		6
	L. Quantity Summary Sheets						2	4															10			16
	M. Standards Selection							2																		2
	N. 60% PSE Submittal QC and Prepare			8		4	4																10			26
	Task Subtotal Hours	0	0	8	0	8	22	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	0	0	234
	60% Subtotal Fee	\$0	\$0	\$2,000	\$0	\$1,920	\$3,850	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,640	\$0	\$0	\$30,910
	90% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B. Typical Sections																						2			2
	C. Project Layout																						2			2
	D. Horizontal Alignment Data Sheets:																						2			2
	E. Roadway Plan & Profile					2	2	8															20			32
	F. Intersection Layouts - Cross Streets						2	4															4			10
	G. Driveway Plan & Profiles						2	2															4			8
	H. Removal Layouts							4															10			14
	I. Pedestrian and Bicycle Facilities						2	4															8			14
	J. Roadway Cross Sections																						20			20
	K. Miscellaneous Detail Sheets						2	4																		6
	L. Quantity Summary Sheets						2	4															10			16
	M. Standards Selection						2																			2
	N. 90% Final PSE Submittal QC and Prepare			4		4	2																10			20
	Task Subtotal Hours	0	0	4	0	6	16	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	0	148
	90% Subtotal Fee	\$0	\$0	\$1,000	\$0	\$1,440	\$2,800	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,580	\$0	\$0	\$19,570

C	100% Plans																
	A. Title Sheet and Index of Sheets																0
	B. Typical Sections																0
	C. Project Layout																0
	D. Horizontal Alignment Data Sheets:																0
	E. Roadway Plan & Profile															2	6
	F. Intersection Layouts - Cross Streets															4	4
	G. Driveway Plan & Profiles															2	4
	H. Removal Layouts																0
	I. Pedestrian and Bicycle Facilities															4	4
	J. Roadway Cross Sections															4	4
	K. Miscellaneous Detail Sheets															4	4
	L. Quantity Summary Sheets															4	8
	M. Standards Selection															4	4
	N. Final PSE Submittal QC and Prepare															5	9
	Task Subtotal Hours	0	0	4	0	2	0	0	0	0	0	0	0	0	0	29	49
	Task Subtotal Fee	\$0	\$0	\$1,000	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,335	\$6,565
D	60% Plans																
	30% - Signing and Pavement Marking																40
	30% - Quantity Summary															5	5
	Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45
	Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175	\$5,175
	60% Plans																
	60% - Signing and Pavement Marking																59
	60% - Quantity Summary															5	10
	Task Subtotal Hours	0	2	2	0	3	0	0	0	0	0	0	0	0	0	45	69
	Task Subtotal Fee	\$0	\$1,040	\$750	\$0	\$2,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175	\$9,940
	90% Plans																
	90% - Signing and Pavement Marking																59
	90% - Quantity Summary															5	10
	Task Subtotal Hours	0	2	2	0	3	0	0	0	0	0	0	0	0	0	45	69
	Task Subtotal Fee	\$0	\$1,040	\$750	\$0	\$2,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175	\$9,940
	100% Plans																
	100% Final																18
	Task Subtotal Hours	0	2	1	0	5	0	0	0	0	0	0	0	0	0	10	18
	Task Subtotal Fee	\$0	\$520	\$250	\$0	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$2,795
E	Traffic Calming																
	A. Evaluation of options and coordination w/ City																201
	B. Develop final plan sheet details															145	\$27,850
	Task Subtotal Hours	0	10	7	0	39	0	0	0	0	0	0	0	0	0	0	0
	Task Subtotal Fee	\$0	\$2,600	\$1,750	\$0	\$6,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,675	\$27,850
F	Traffic Control Plans																
	60% Plans																
	A. Overall Phasing Plan															4	14
	B. Traffic Control Narrative															4	16
	C. Traffic Control Phasing Layouts															8	82
	D. Standard Selection															2	2
	Task Subtotal Hours	0	4	0	0	24	0	0	0	0	0	0	0	0	0	34	114
	Task Subtotal Fee	\$0	\$1,040	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,910	\$15,650
	60% Subtotal Fee																
	Task Subtotal Hours	0	4	0	0	8	0	0	0	0	0	0	0	0	0	16	28
	Task Subtotal Fee	\$0	\$1,040	\$0	\$0	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,840	\$4,280
	60% Subtotal Fee																
	Task Subtotal Hours	0	4	0	0	8	0	0	0	0	0	0	0	0	0	16	28
	Task Subtotal Fee	\$0	\$1,040	\$0	\$0	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,840	\$4,280
	60% Subtotal Fee																

[illegible]

[illegible]



Doucet & Associates																	
		Principal	Sr. PM	Senior Project Engineer	Project Engineer II	Engineer Associate II	Senior Civil Technician	Civil Technician	Survey Project Manager (RPLS)	Senior Survey Technician	GIS Specialist	Two-Person Field Crew	Three-Person Field Crew	Party Chief-Time Basis	Administrative Assistant	LIDAR Scanner	TOTAL
2022 TIRZ RATES - DRAFT w 2023 Escalation		\$273	\$247	\$201	\$170	\$139	\$155	\$134	\$227	\$139	\$139	\$165	\$216	\$118	\$108	\$108	
A Project Management																	
A. Coordination with City																	
B. Invoicing and Schedule Updates																	
C. Subconsultant Coordination, Deliverables Review and Invoices																	
D. Quality Assurance / Quality Control																	
Task Subtotal Hours		0	24	0	8	0	0	0	0	0	0	0	0	0	24	0	56
Task Subtotal Fee		\$0	\$5,933	\$0	\$1,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,596	\$0	\$9,888
B Roadway Design																	
Task Subtotal Hours		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Task Subtotal Fee		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C Drainage Design																	
30% Plans																	
Data Collection and field work																	
Hydrologic and Hydraulic design																	
Storm Drain analyses and design, including outfall																	
Storm Drain Hydrologic and Hydraulic Tables																	
Storm Water Detention Analysis and Design																	
Water Quality and Rain garden/bioretenion design																	
Plan Sheets for Drainage Design		2	4	1	20		20	20									67
Stormwater Report			2	2	8			20									12
Task Subtotal Hours		2	28	11	92	0	20	20	0	0	0	0	0	0	0	0	173
30% Subtotal Fee		\$546	\$6,922	\$2,209	\$15,635	\$0	\$3,090	\$2,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,080
60% Plans																	
Hydrologic and Hydraulic design																	
Storm Drain analyses and design, including outfall																	
Storm Drain Hydrologic and Hydraulic Tables																	
Storm Water Detention Analysis and Design																	
Water Quality and Rain garden/bioretenion design																	
Plan Sheets for Drainage Design		2	8	2	24		20	40									96
Stormwater Report			1	2	4												7
Task Subtotal Hours		2	22	11	56	0	20	40	0	0	0	0	0	0	0	0	151
60% Subtotal Fee		\$546	\$5,438	\$2,209	\$9,517	\$0	\$3,090	\$5,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,157
90% Plans																	
Hydrologic and Hydraulic design																	
Storm Drain analyses and design, including outfall																	
Storm Drain Hydrologic and Hydraulic Tables																	
Storm Water Detention Analysis and Design																	
Water Quality and Rain garden/bioretenion design																	
Plan Sheets for Drainage Design		2	4	1	12		20	40									77
Stormwater Report			1	1	4												8
Task Subtotal Hours		2	14	7	58	0	20	40	0	0	0	0	0	0	0	0	141
90% Subtotal Fee		\$546	\$3,461	\$1,406	\$9,857	\$0	\$3,090	\$5,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,716
100% Plans, Permitting, Bid Support, Specifications																	
Hydrologic and Hydraulic design																	
Storm Drain analyses and design, including outfall																	
Storm Drain Hydrologic and Hydraulic Tables																	
Storm Water Detention Analysis and Design																	
Water Quality and Rain garden/bioretenion design																	
Plan Sheets for Drainage Design		1	2	1	8		16	24									52
Stormwater Report			1	1	4												6
City of Dripping Springs Permitting/Coordination			8	7	16		16	16									56
Task Subtotal Hours		1	14	7	50	0	32	40	0	0	0	0	0	0	0	0	144
100% Subtotal Fee		\$273	\$3,461	\$1,406	\$8,498	\$0	\$4,944	\$5,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,937
Task Subtotal Hours		7	78	36	256	0	92	140	0	0	0	0	0	0	0	0	609
Task Subtotal Fee		\$1,911	\$19,282	\$7,231	\$43,507	\$0	\$14,214	\$18,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,890







## MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
2022 TIRZ RATES - DRAFT		\$200	\$100	\$80	
<b>A</b>	<b>Project Management</b>				
	A. Coordination with City	30	15		45
	B. Invoicing and Schedule Updates				0
	C. Subconsultant Coordination, Deliverables Review and Invoices				0
	D. Quality Assurance / Quality Control				0
	<b>Task Subtotal Hours</b>	<b>30</b>	<b>15</b>	<b>0</b>	<b>45</b>
	<b>Task Subtotal Fee</b>	<b>\$6,000</b>	<b>\$1,500</b>	<b>\$0</b>	<b>\$7,500</b>
<b>B</b>	<b>Roadway Design</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>C</b>	<b>Drainage Design</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>D</b>	<b>Signing and Pavement Marking</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>E</b>	<b>Traffic Calming</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>F</b>	<b>Traffic Control Plans</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>G</b>	<b>Illumination</b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>J</b>	<b><u>Environmental</u></b>				
	<b>Task Subtotal Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Task Subtotal Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>K</b>	<b><u>Public Outreach</u></b>				
	Develop materials, messaging and exhibits for property owner meetings (up to 6)	8	16	16	40
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).				0
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)				0
	<b>Task Subtotal Hours</b>	<b>8</b>	<b>16</b>	<b>16</b>	<b>40</b>
	<b>Task Subtotal Fee</b>	<b>\$1,600</b>	<b>\$1,600</b>	<b>\$1,280</b>	<b>\$4,480</b>

<b>L    <u>Right-of-Way Surveying</u></b>				
	Task Subtotal Hours	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0
<b>M    <u>Landscape, Streetscape Design, and Urban Design</u></b>				
<u>30% Plans</u>		40	40	80
	Task Subtotal Hours	40	40	80
	30% Subtotal Fee	\$8,000	\$4,000	\$6,400
				\$18,400
<u>60% Plans</u>		40	60	80
	Task Subtotal Hours	40	60	80
	60% Subtotal Fee	\$8,000	\$6,000	\$6,400
				\$20,400
<u>90% Plans</u>		20	60	80
	Task Subtotal Hours	20	60	80
	90% Subtotal Fee	\$4,000	\$6,000	\$6,400
				\$16,400
<u>100% Plans</u>		10	40	50
	Task Subtotal Hours	10	40	50
	100% Subtotal Fee	\$2,000	\$4,000	\$4,000
				\$10,000
	Task Subtotal Hours	110	200	290
	Task Subtotal Fee	\$22,000	\$20,000	\$23,200
				\$65,200
<b>N    <u>Geotechnical Engineering and Pavement Design</u></b>				
	Task Subtotal Hours	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0
<b>O    <u>PS&amp;E Preparation</u></b>				
	Task Subtotal Hours	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0
<b>P    <u>Bid Phase Services</u></b>				
Prepare Bid Manual		1	3	4
Prepare for and attend Pre Bid Meeting				0
Prepare and Distribute Addendum		1	3	4
Prepare Bid Tab and Letter of Recommendation				0
	Task Subtotal Hours	2	6	8
	Task Subtotal Fee	\$400	\$600	\$0
				\$1,000
<b>Q    <u>Construction Phase Services</u></b>				
Pre-Construction Meeting		1	3	4
Review of Contractor Submittals		1	3	4
Construction Site Visits		1	3	4
Requests for Information		1	3	4
Final Walk-Through / Punch List		1	3	4
As-Built Plans		1	3	4
Project Management				0
	Task Subtotal Hours	6	18	24
	Task Subtotal Fee	\$1,200	\$1,800	\$0
				\$3,000
<b>R    <u>Expenses</u></b>				
Printing				
Mileage				
	Task Subtotal Fee			\$1,000
				\$1,000
	TOTAL HOURS	156	255	306
	TOTAL FEE	\$31,200	\$25,500	\$24,480
				\$82,180

## HVJ Associates

Ms. Ms. Leslie, Pollack, P.E., PTOE  
AG21 10392  
November 24, 2021 (Revised December 21 and December 22, 2021)

Geotechnical Investigation					
Old Fitzhugh Road (Revised December 22, 2021)					
HDR					
HVJ Proposal No. AG 19 10392					
TABLE 1					
GEOTECHNICAL INVESTIGATION BREAKDOWN					
<b>Field Investigation</b>					
1.1 Rig Mobilization (maximum of one per project assignment)	1	@	\$600.00	Per ea	\$600.00
1.3.1 Soil Drilling 0' to 25' depth (includes back-filling)	70	@	\$25.00	Per ft	\$1,750.00
1.3.5 Shelby Tube (Thin Wall/3") (ASTM D 1587)	35	@	\$30.90	Per ea	\$1,081.50
Backfilling- Bentonite	70	@	\$8.00	Per ea	\$560.00
1.8 Support Truck	3	@	\$150.00	Per day	\$450.00
				<b>Sub Total</b>	<b>\$4,441.50</b>
<b>Laboratory Testing - Standard</b>					
2.1 Moisture Content	10	@	\$25.00	Per ea	\$250.00
2.3 Atterberg Limits (Liquid and Plastic Limits) (ASTM D4318), each	10	@	\$85.00	Per ea	\$850.00
2.5 Percent Passing No. 200 Sieve (ASTM D 422; Tex-110-E)	10	@	\$60.00	Per ea	\$600.00
2.10 Moisture Density Relationship	1	@	\$280.00	Per ea	\$280.00
2.40 CBR of Laboratory-Compacted Soils (ASTM D 1883)(includes 3 points)	1	@	\$500.00	Per ea	\$500.00
3.1.2 Soluble Sulfate (Tex-145-E)	3	@	\$65.00	Per ea	\$195.00
				<b>Sub Total</b>	<b>\$2,675.00</b>
<b>Infiltration Testing</b>					
Staff Engineer	16	@	\$105.00	/hr	\$1,680.00
Engineering Technician	10	@	\$75.00	/hr	\$750.00
Equipment Rental	1	@	\$200.00	per day	\$200.00
				<b>Sub Total</b>	<b>\$2,630.00</b>
<b>Geotechnical Field Work and Investigation Report</b>					
Principal - Muhammad Mustafa	1	@	\$275.00	/hr	\$275.00
Geotechnical Engineering Manager - Jason Schwarz	4	@	\$235.00	/hr	\$940.00
Project Engineer	9	@	\$150.00	/hr	\$1,350.00
Staff Engineer	28	@	\$105.00	/hr	\$2,940.00
Engineering Technician	6	@	\$60.00	/hr	\$360.00
				<b>Sub-Total</b>	<b>\$5,865.00</b>
				<b>Grand Total</b>	<b>\$15,611.50</b>

# Exhibit C-1

Document No. HDR02202024

Item 2.

OLD FITZHUGH ROAD PSE

## Old Fitzhugh Road PS&E - Additional Services 1

Summary			HDR	Doucet	MAS	HVJ	TOTAL
A	Project Management	Hours	44	34	20	0	98
		Fee	\$9,400	\$6,829	\$3,480	\$0	\$19,709
B	Roadway Design	Hours	84	0	0	0	84
		Fee	\$11,280	\$0	\$0	\$0	\$11,280
C	Drainage Design	Hours	0	262	0	0	262
		Fee	\$0	\$42,858	\$0	\$0	\$42,858
D	Signing and Pavement Marking	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
E	Traffic Calming	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
F	Traffic Control Plans	Hours	26	0	0	0	26
		Fee	\$3,130	\$0	\$0	\$0	\$3,130
G	Illumination	Hours	454	0	0	0	454
		Fee	\$76,480	\$0	\$0	\$0	\$76,480
H	Erosion Control and SW3P Narrative	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
I	Utility Coordination	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
J	Environmental	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
K	Public Outreach	Hours	0	8	0	0	8
		Fee	\$0	\$865	\$0	\$0	\$865
L	Right-of-Way Surveying	Hours	0	74	0	0	74
		Fee	\$0	\$12,515	\$0	\$0	\$12,515
M	Landscape, Streetscape Design, and Urban Design	Hours	0	0	42	0	42
		Fee	\$0	\$0	\$5,160	\$0	\$5,160
N	Geotechnical Engineering and Pavement Design	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
O	PS&E Preparation	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
P	Bid Phase Services	Hours	0	0	32	0	32
		Fee	\$0	\$0	\$3,960	\$0	\$3,960
Q	Construction Phase Services	Hours	0	0	45	0	45
		Fee	\$0	\$0	\$7,390	\$0	\$7,390
R	Expenses	Hours	0	0	0	0	0
		Fee	\$0	\$0	\$4,800	\$0	\$4,800
TOTAL HOURS			608	378	62	0	1048
TOTAL FEE			\$100,290	\$63,067	\$24,790	\$0	\$188,147

Old Fitzhugh Road PS&E - Additional Services 1

Summary by Phase		HDR	Doucet	MAS	HVJ	TOTAL
<b>30 Percent Design Plans</b>						
A	Project Management	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
B	Roadway Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
C	Drainage Design	0 \$0	56 \$9,322	0 \$0	0 \$0	56 \$9,322
D	Signing and Pavement Marking	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
E	Traffic Calming					
F	Traffic Control Plans					
G	Illumination	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
H	Erosion Control and SW3P Narrative					
I	Utility Coordination	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
J	Environmental	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
K	Public Outreach					
L	Right-of-Way Surveying	0 \$0	74 \$12,515	0 \$0	0 \$0	74 \$12,515
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
N	Geotechnical Engineering and Pavement Design					
O	PS&E Preparation	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$0	\$0	\$0	\$0	\$0
Total Hours		0	130	0	0	130
Total Fee		\$0	\$21,836	\$0	\$0	\$21,836

60 Percent Design Plans						
A	Project Management	0 \$0	17 \$3,414	0 \$0	0 \$0	29.4 \$5,913
B	Roadway Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
C	Drainage Design	0 \$0	124 \$20,765	0 \$0	0 \$0	124 \$20,765
D	Signing and Pavement Marking	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
E	Traffic Calming	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
F	Traffic Control Plans	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
G	Illumination	211 \$34,810	0 \$0	0 \$0	0 \$0	211 \$34,810
H	Erosion Control and SW3P Narrative	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
I	Utility Coordination	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
J	Environmental	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
K	Public Outreach	0 \$0	8 \$865	0 \$0	0 \$0	8 \$865
L	Right-of-Way Surveying					
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
N	Geotechnical Engineering and Pavement Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
O	PS&E Preparation	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$0	\$0	\$0	\$0	\$0
Total Hours		211	149	0	0	360
Total Fee		\$34,810	\$25,044	\$0	\$0	\$59,854

<b>90 Percent Design Plans</b>						
<b>A</b>	<b>Project Management</b>	26.4 \$5,640	17 \$3,414	12 \$2,088	0 \$0	29.4 \$5,913
<b>B</b>	<b>Roadway Design</b>	64 \$8,650	0 \$0	0 \$0	0 \$0	64 \$8,650
<b>C</b>	<b>Drainage Design</b>	0 \$0	82 \$12,772	0 \$0	0 \$0	82 \$12,772
<b>D</b>	<b>Signing and Pavement Marking</b>	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
<b>E</b>	<b>Traffic Calming</b>					
<b>F</b>	<b>Traffic Control Plans</b>	17 \$2,045	0 \$0	0 \$0	0 \$0	17 \$2,045
<b>G</b>	<b>Illumination</b>	164 \$28,250	0 \$0	0 \$0	0 \$0	164 \$28,250
<b>H</b>	<b>Erosion Control and SW3P Narrative</b>					
<b>I</b>	<b>Utility Coordination</b>					
<b>J</b>	<b>Environmental</b>					
<b>K</b>	<b>Public Outreach</b>					
<b>L</b>	<b>Right-of-Way Surveying</b>					
<b>M</b>	<b>Landscape, Streetscape Design, and Urban Design</b>	0 \$0	0 \$0	42 \$5,160	0 \$0	42 \$5,160
<b>N</b>	<b>Geotechnical Engineering and Pavement Design</b>					
<b>O</b>	<b>PS&amp;E Preparation</b>	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
<b>P</b>	<b>Bid Phase Services</b>					
<b>Q</b>	<b>Construction Phase Services</b>					
<b>R</b>	<b>Expenses</b>	\$0	\$0	\$4,800	\$0	\$4,800
<b>Total Hours</b>		<b>271</b>	<b>99</b>	<b>54</b>	<b>0</b>	<b>424</b>
<b>Total Fee</b>		<b>\$44,585</b>	<b>\$16,186</b>	<b>\$12,048</b>	<b>\$0</b>	<b>\$72,819</b>

<b>100 Percent Design Plans</b>						
A	Project Management	18 \$3,760	0 \$0	8 \$1,392	0 \$0	10 \$1,971
B	Roadway Design	20 \$2,630	0 \$0	0 \$0	0 \$0	20 \$2,630
C	Drainage Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
D	Signing and Pavement Marking	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
E	Traffic Calming					
F	Traffic Control Plans	9 \$1,085	0 \$0	0 \$0	0 \$0	9 \$1,085
G	Illumination	79 \$13,420	0 \$0	0 \$0	0 \$0	79 \$13,420
H	Erosion Control and SW3P Narrative					
I	Utility Coordination					
J	Environmental					
K	Public Outreach					
L	Right-of-Way Surveying					
M	Landscape, Streetscape Design, and Urban Design	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
N	Geotechnical Engineering and Pavement Design					
O	PS&E Preparation	0 \$0	0 \$0	0 \$0	0 \$0	0 \$0
P	Bid Phase Services					
Q	Construction Phase Services					
R	Expenses	\$0	\$0	\$0	\$0	\$0
	Total Hours	126	0	8	0	134
	Total Fee	\$20,895	\$0	\$1,392	\$0	\$22,287
<b>Bid and Construction Phase</b>						
P	Bid Phase Services	0 \$0	0 \$0	32 \$3,960	0 \$0	32 \$3,960
Q	Construction Phase Services	0 \$0	0 \$0	45 \$7,390	0 \$0	45 \$7,390
R	Expenses	\$0	\$0	\$0	\$0	\$0
	Total Hours	0	0	77	0	77
	Total Fee	\$0	\$0	\$11,350	\$0	\$11,350
	Grand Total Hours	608	378	139	0	1,125
	Grand Total Fee	\$100,290	\$63,067	\$24,790	\$0	\$188,147



Old Fitzhugh Road PS&E - Additional Services 1

Detailed Summary		HDR	Doucet	MAS	HVJ	TOTAL
<b>A</b>	<b>Project Management</b>					
	Hours	44	34	20	0	98
	Fee	\$9,400	\$6,829	\$3,480	\$0	\$19,709
<b>B</b>	<b>Roadway Design</b>					
	90% Hours	64	0	0	0	64
	90% Fee	\$8,650	\$0	\$0	\$0	\$8,650
	100% Hours	20	0	0	0	20
	100% Fee	\$2,630	\$0	\$0	\$0	\$2,630
	<b>Total Hours</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>84</b>
	<b>Total Fee</b>	<b>\$11,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,280</b>
<b>C</b>	<b>Drainage Design</b>					
	30% Hours	0	56	0	0	56
	30% Fee	\$0	\$9,322	\$0	\$0	\$9,322
	60% Hours	0	124	0	0	124
	60% Fee	\$0	\$20,765	\$0	\$0	\$20,765
	90% Hours	0	82	0	0	82
	90% Fee	\$0	\$12,772	\$0	\$0	\$12,772
	100% Hours	0	0	0	0	0
	100% Fee	\$0	\$0	\$0	\$0	\$0
	<b>Total Hours</b>	<b>0</b>	<b>262</b>	<b>0</b>	<b>0</b>	<b>262</b>
	<b>Total Fee</b>	<b>\$0</b>	<b>\$42,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$42,858</b>
<b>D</b>	<b>Signing and Pavement Marking</b>					
	Total Hours	0	0	0	0	0
	Total Fee	\$0	\$0	\$0	\$0	\$0
<b>E</b>	<b>Traffic Calming</b>					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
<b>F</b>	<b>Traffic Control Plans</b>					
	90% Hours	17	0	0	0	17
	90% Fee	\$2,045	\$0	\$0	\$0	\$2,045
	100% Hours	9	0	0	0	9
	100% Fee	\$1,085	\$0	\$0	\$0	\$1,085
	Hours	26	0	0	0	26
	Fee	\$3,130	\$0	\$0	\$0	\$3,130
<b>G</b>	<b>Illumination</b>					
	60% Hours	211	0	0	0	211
	60% Fee	\$34,810	\$0	\$0	\$0	\$34,810
	90% Hours	164	0	0	0	164
	90% Fee	\$28,250	\$0	\$0	\$0	\$28,250
	100% Hours	79	0	0	0	79
	100% Fee	\$13,420	\$0	\$0	\$0	\$13,420
	<b>Total Hours</b>	<b>454</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>454</b>
	<b>Total Fee</b>	<b>\$76,480</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$76,480</b>
<b>H</b>	<b>Erosion Control and SW3P Narrative</b>					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
<b>I</b>	<b>Utility Coordination</b>					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
<b>J</b>	<b>Environmental</b>					
	Hours	0	0	0	0	0
	Fee	\$0	\$0	\$0	\$0	\$0
<b>K</b>	<b>Public Outreach</b>					
	Hours	0	8	0	0	8
	Fee	\$0	\$865	\$0	\$0	\$865

L	Right-of-Way Surveying	Hours	0	74	0	0	74
		Fee	\$0	\$12,515	\$0	\$0	\$12,515
M	Landscape, Streetscape Design, and Urban Design						
		90% Hours	0	0	42	0	42
		90% Fee	\$0	\$0	\$5,160	\$0	\$5,160
		100% Hours	0	0	0	0	0
		100% Fee	\$0	\$0	\$0	\$0	\$0
		Total Hours	0	0	42	0	42
		Total Fee	\$0	\$0	\$5,160	\$0	\$5,160
N	Geotechnical Engineering and Pavement Design						
		Hours	0	0	0	0	0
		Fee	\$0	\$0	\$0	\$0	\$0
O	PS&E Preparation						
		Total Hours	0	0	0	0	0
		Total Fee	\$0	\$0	\$0	\$0	\$0
P	Bid Phase Services						
		Total Hours	0	0	32	0	32
		Total Fee	\$0	\$0	\$3,960	\$0	\$3,960
Q	Construction Phase Services						
		Total Hours	0	0	45	0	45
		Total Fee	\$0	\$0	\$7,390	\$0	\$7,390
R	Expenses						
		Fee	\$0	\$0	\$4,800	\$0	\$4,800
		TOTAL HOURS	608	378	139	0	1,125
		TOTAL FEE	\$100,290	\$63,067	\$24,790	\$0	\$188,147

HDR Engineering, Inc.

HDR Engineering, Inc.		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Se. Utility Engr	Sr. Utility Coordinat or	Utility Coordinat or	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CAD Tech	CADD Tech	Arch/Histo rian	Admin Ast	TOTAL
2022 TIRZ RATES w 2023 Escalation		\$310	\$260	\$250	\$250	\$240	\$175	\$125	\$250	\$220	\$160	\$300	\$150	\$120	\$200	\$150	\$115	\$130	\$125	\$105	\$130	\$150	\$115	\$95	\$95	
Project Management			12																							
A. Coordination with City			8																						8	12
B. Invoicing and Schedule Updates			6																						4	12
C. Subconsultant Coordination, Deliverables Review and Invoices			26	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	44
D. Quality Assurance / Quality Control																										
Task Subtotal Hours		0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	44
Task Subtotal Fee		\$0	\$6,760	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140	\$9,400

B Roadway Design

90% Plans																										
A. Title Sheet and Index of Sheets																										0
B. Typical Sections																										0
C. Project Layout																										2
D. Horizontal Alignment Data Sheets:						2	8																			2
E. Roadway Plan & Profile							2	8																		10
F. Intersection Layouts - Cross Streets							2	4																		20
G. Driveway Plan & Profiles								4																		10
H. Removal Layouts								4																		8
I. Pedestrian and Bicycle Facilities							2	4																		14
J. Roadway Cross Sections																										0
K. Miscellaneous Detail Sheets																										0
L. Quantity Summary Sheets																										0
M. Standards Selection																										0
N. 90% Final PSE Submittal QC and Prepare																										0
Task Subtotal Hours		0	0	0	0	2	14	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	64
90% Subtotal Fee		\$0	\$0	\$0	\$0	\$480	\$2,450	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,220	\$0	\$0	\$8,650

100% Plans

A. Title Sheet and Index of Sheets																										0
B. Typical Sections																										0
C. Project Layout																										0
D. Horizontal Alignment Data Sheets:						2	0	8																		0
E. Roadway Plan & Profile						\$480	\$0	\$1,000																		20
F. Intersection Layouts - Cross Streets																										0
G. Driveway Plan & Profiles																										0
H. Removal Layouts																										0
I. Pedestrian and Bicycle Facilities																										0
J. Roadway Cross Sections																										0
K. Miscellaneous Detail Sheets																										0
L. Quantity Summary Sheets																										0
M. Standards Selection																										0
N. Final PSE Submittal QC and Prepare																										0
Task Subtotal Hours		0	0	0	0	2	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	20
100% Subtotal Fee		\$0	\$0	\$0	\$0	\$480	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$0	\$0	\$0	\$2,630

Task Subtotal Hours	0	0	0	0	4	14	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	0	0	84
Task Subtotal Fee	\$0	\$0	\$0	\$0	\$960	\$2,450	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,370	\$0	\$0	\$0	\$11,280

C Drainage Design

Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

D Signing and Pavement Marking

Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

E Traffic Calming

Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Task Subtotal Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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City of Dripping Springs  
Professional Services Agreement Amendment 2

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MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
2024 TIRZ RATES		\$240	\$130	\$90	
<b>A</b>	<b>Project Management</b>				
	A. Coordination with City	4	4		8
	B. Invoicing and Schedule Updates	4	8		12
	C. Subconsultant Coordination, Deliverables Review and Invoices				0
	D. Quality Assurance / Quality Control				0
	Task Subtotal Hours	8	12	0	20
	Task Subtotal Fee	\$1,920	\$1,560	\$0	\$3,480
<b>B</b>	<b>Roadway Design</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>C</b>	<b>Drainage Design</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>D</b>	<b>Signing and Pavement Marking</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>E</b>	<b>Traffic Calming</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>F</b>	<b>Traffic Control Plans</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>G</b>	<b>Illumination</b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>J</b>	<b><u>Environmental</u></b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>K</b>	<b><u>Public Outreach</u></b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>L</b>	<b><u>Right-of-Way Surveying</u></b>				
	Task Subtotal Hours	0	0	0	0
	Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>M</b>	<b><u>Landscape, Streetscape Design, and Urban Design</u></b>				
	<u>90% Plans</u>	6	12	24	42
	Task Subtotal Hours	6	12	24	42
	90% Subtotal Fee	\$1,440	\$1,560	\$2,160	\$5,160
	<u>100% Plans</u>	0	0	0	0
	Task Subtotal Hours	0	0	0	0
	100% Subtotal Fee	\$0	\$0	\$0	\$0
	Task Subtotal Hours	6	12	24	42
	Task Subtotal Fee	\$1,440	\$1,560	\$2,160	\$5,160



<b>N</b>	<b><u>Geotechnical Engineering and Pavement Design</u></b>	Task Subtotal Hours	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>O</b>	<b><u>PS&amp;E Preparation</u></b>	Task Subtotal Hours	0	0	0	0
		Task Subtotal Fee	\$0	\$0	\$0	\$0
<b>P</b>	<b><u>Bid Phase Services</u></b>					
		Prepare Bid Manual	2	8	16	26
		Prepare for and attend Pre Bid Meeting	2	4		6
		Prepare and Distribute Addendum				0
		Prepare Bid Tab and Letter of Recommendation				0
		Task Subtotal Hours	4	12	16	32
		Task Subtotal Fee	\$960	\$1,560	\$1,440	\$3,960
<b>Q</b>	<b><u>Construction Phase Services</u></b>					
		Pre-Construction Meeting				0
		Review of Contractor Submittals	2	6		8
		Construction Site Visits	8	13		21
		Requests for Information	2	6		8
		Final Walk-Through / Punch List	2	6		8
		As-Built Plans				0
		Project Management				0
		Task Subtotal Hours	14	31	0	45
		Task Subtotal Fee	\$3,360	\$4,030	\$0	\$7,390
<b>R</b>	<b><u>Expenses</u></b>					
		Printing				
		Mileage				
		Irrigation Consultant				\$4,800
		Task Subtotal Fee				\$4,800
		TOTAL HOURS	32	67	40	139
		TOTAL FEE	\$7,680	\$8,710	\$3,600	\$24,790

**EXHIBIT “D”****CITY OF DRIPPING SPRINGS CONTRACTOR INSURANCE REQUIREMENTS:**

Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

**Insurance Company Qualification:** All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.

**Certificate of Insurance:** Certificates of Insurance evidencing all of the required insurance coverages shall be submitted with the Firm’s submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall be provided to the City prior to the date the contract is extended.

**Type of Contract and Amount of Insurance:**

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.
- Professional Services Professional Liability Insurance with a minimum of \$1 Million Dollars per occurrence and \$1 Million Dollars aggregate.

## Exhibit E

Old Fitzhugh Road PSE

2022

2023

2024

2025

2026

2027

[illegible]

## Old Fitzhugh Road PSE

2023

2025

2027

RISK ITEMS  
KEY DATES

# CONFLICT OF INTEREST QUESTIONNAIRE

## For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

## OFFICE USE ONLY

Date Received

**RECEIVED**

By City of Dripping Springs at 1:07 pm, Mar 08, 2024

**1 Name of vendor who has a business relationship with local governmental entity.**

HDR Engineering, Inc. - No Conflict

**2** ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

**3 Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

**4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes☐ No

**5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

**6** ☐ **Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).**

**7**   
Signature of vendor doing business with the governmental entity

03/04/2024

Date

# CERTIFICATE OF INTERESTED PARTIES

FORM 12

Item 2.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2024-1130026

Date Filed:  
02/29/2024

Date Acknowledged:

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

HDR Engineering, Inc.  
Austin, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Dripping Springs

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

TIRZ Engineering Services 1&2  
Professional Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Meysenburg, Galen	Omaha, NE United States	X	
	LeCureux, David	Omaha, NE United States	X	
	Henderson, John	Omaha, NE United States	X	
	McLaughlin, Thomas	White Plains, NY United States	X	
	HDR, Inc.	Omaha, NE United States	X	
	Keen, Eric	Omaha, NE United States	X	

**5 Check only if there is NO Interested Party.**

☐

**6 UNSWORN DECLARATION**

My name is Mark D. Borenstein, and my date of birth is 09/06/72.

My address is 710 Hesters Crossing, Suite 150, Round Rock, TX, 78681, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 29th day of February, 2024.  
(month) (year)



Signature of authorized agent of contracting business entity  
(Declarant)

# CERTIFICATE OF INTERESTED PARTIES

FORM 12

Item 2.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2024-1130026

Date Filed:  
02/29/2024

Date Acknowledged:  
03/08/2024

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

HDR Engineering, Inc.  
Austin, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Dripping Springs

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

TIRZ Engineering Services 1&2  
Professional Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Meysenburg, Galen	Omaha, NE United States	X	
	LeCureux, David	Omaha, NE United States	X	
	Henderson, John	Omaha, NE United States	X	
	McLaughlin, Thomas	White Plains, NY United States	X	
	HDR, Inc.	Omaha, NE United States	X	
	Keen, Eric	Omaha, NE United States	X	

**5 Check only if there is NO Interested Party.**

☐

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

STATE OF TEXAS

COUNTY OF HAYS

**Easement Purchase Agreement  
Between Rambo Lodge #426 A F & A M  
And  
City of Dripping Springs**

This Easement Purchase Agreement, hereinafter “Agreement” is made in Dripping Springs, Texas, by and between Rambo Lodge #426 A F & A M, referred to in this Agreement as “Rambo Lodge” and the City of Dripping Springs, a political subdivision of the State of Texas referred to in this Agreement as the “City” (collectively “the Parties” or singularly “Party”).

WHEREAS, the location of the Rambo Lodge Property is located at a portion of 103 Old Fitzhugh Road, Dripping Springs, Texas in after referred to as the “Property”; and

WHEREAS, the City has approached Rambo Lodge with a request to purchase an easement on the Property to construct project related joint access and parking improvements; and

WHEREAS, as the City fully authorized by Chapter 272 of the Texas Government Code to make and enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and conditions contained in this Agreement, Rambo Lodge and the City, do hereby provide the following:

**ARTICLE I.**

**Recitals**

1. The foregoing recitals are incorporated into this Agreement by reference as if expressly set forth herein.

**ARTICLE II.**

**Real Estate**

1. **Subject Property.** Subject to the terms and conditions of this Agreement, the Property includes an easement and includes the grant of property to the City to establish an easement for joint access and parking improvements for the Stephenson Parking Lot Project. Attachment “A”.
2. **Compensation.**
  - (a) The City will fix remaining potholes and complete a mill and overlay with new pavement on the Rambo Lodge Parking Lot as shown in Attachment “B” concurrently with construction of Stephenson Parking Lot Improvements.

City of Dripping Springs

103 Old Fitzhugh Road



(b) Use of Stephenson Parking Lot for one (1) event each year at no cost. The event may last up to 48 hours. Time and dates to be set up with the Parks Department each year by separate written agreement. The written agreement shall include the agreement to clean and maintain the parking lot by the Rambo Lodge during and after their event.

### ARTICLE III.

#### Additional Obligations of the Parties.

1. **Removal of Personal Property.** Rambo Lodge shall be responsible for removing all machinery, equipment, goods, supplies, or other forms of personal property of any kind (hereinafter referred to as "Personal Property") that interfere with the easement within ten (10) days of written request by the City or its agent. Any Personal Property that remains not removed by its owner as stated shall be considered abandoned.
2. **Consent to Enter Property.** Rambo Lodge shall provide to the City, including the City's officials, employees, and agents (if third parties then subject to licensing, bonding, and insurance), to enter the easement property at times satisfactory to the property owner for surveying, inspection, construction, appraisal and maintenance of the easement and drainage improvements on the property.
3. **Closing.** Closing shall be by Easement Dedication and take place within sixty (60) days of execution of this agreement.
4. **Use of Rambo Lodge Parking Lot.** The City can use the Parking Lot when not under construction for the next ten (10) years for four (4) weekends a year for a total of up to eight (8) days per year under separate written agreement.

The dates will be set by the City by notifying the Rambo Lodge at least ninety (90) days in advance. The City will maintain the parking lot during use and ensure that no damage is caused by the City during use. If any damage is done during use by the City, the City will repair the damage.

### ARTICLE IV.

#### General Provisions

1. Notices given pursuant to the provisions of this Agreement, or necessary to carry out its provisions, shall be in writing, shall be deemed to have been given when physically received in hand by the Party to whom directed, and shall be directed personally to the following persons:

Notice to the City:

Notice to Rambo Lodge:

City of Dripping Springs

103 Old Fitzhugh Road

City of Dripping Springs  
 Attn: Michelle Fischer  
 City Administrator  
 P.O. Box 384  
 Dripping Springs, TX 78620

Rambo Lodge #426 A F & A M  
 Attn:  
 103 Old Fitzhugh Road  
 Dripping Springs, Texas 78620

1. The waiver by Rambo Lodge or the City of any breach of any provision of this Agreement will not constitute a continuing waiver of any subsequent breach of the same or a different provision of the Agreement.
2. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created under this Agreement are performable in Hays County, Texas.
3. Whenever the context requires, singular nouns and pronouns include the plural and plural nouns and pronouns include the singular. This Agreement shall benefit and bind the respective heirs, legal representatives, successors, and assignees of the Parties herein. No modifications or amendments of this Agreement shall be binding unless in writing and duly signed by the Parties or their authorized representatives. If any provision of this Agreement is found to be invalid or unenforceable, such invalidity will not affect the remainder of the Agreement and the remainder of the Agreement shall continue in full force and effect.
4. Both the City and Rambo Lodge agree to execute and deliver any instruments in writing necessary to carry out any agreement, term, or condition within this Agreement whenever needed.
5. By executing this Agreement, each Party represents that such Party has full capacity and authority to grant all rights and assume all obligations that have been granted and assumed under this Agreement, and that the governing body of the City has authorized this Agreement.
6. Either Party may at its own option and expense research title history of the properties made subject of this Agreement.
7. The City does not waive any governmental immunity. Any provision herein interpreted by a court of law to waive the City governmental immunity is void.
8. This Agreement may be executed and made effective through the signing by the Parties of multiple originals.
9. This Agreement shall be Effective upon the date of the last date of signing by both Parties.

**NOW, THEREFORE BE IT AGREED UPON BY THE PARTIES AS STATED ABOVE.**

City of Dripping Springs

103 Old Fitzhugh Road

CITY OF DRIPPING SPRINGS

RAMBO LODGE

\_\_\_\_\_  
Bill Foulds Jr., Mayor\_\_\_\_\_  
Date\_\_\_\_\_  
Date

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, a Notary Public in the State of Texas, on this day personally appeared **Bill Foulds, Jr., Mayor of the City OF DRIPPING SPRINGS**, known to me to be the person whose name is subscribed to the foregoing Easement Purchase Agreement, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

\_\_\_\_\_  
Bill Foulds, Jr.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HAYS

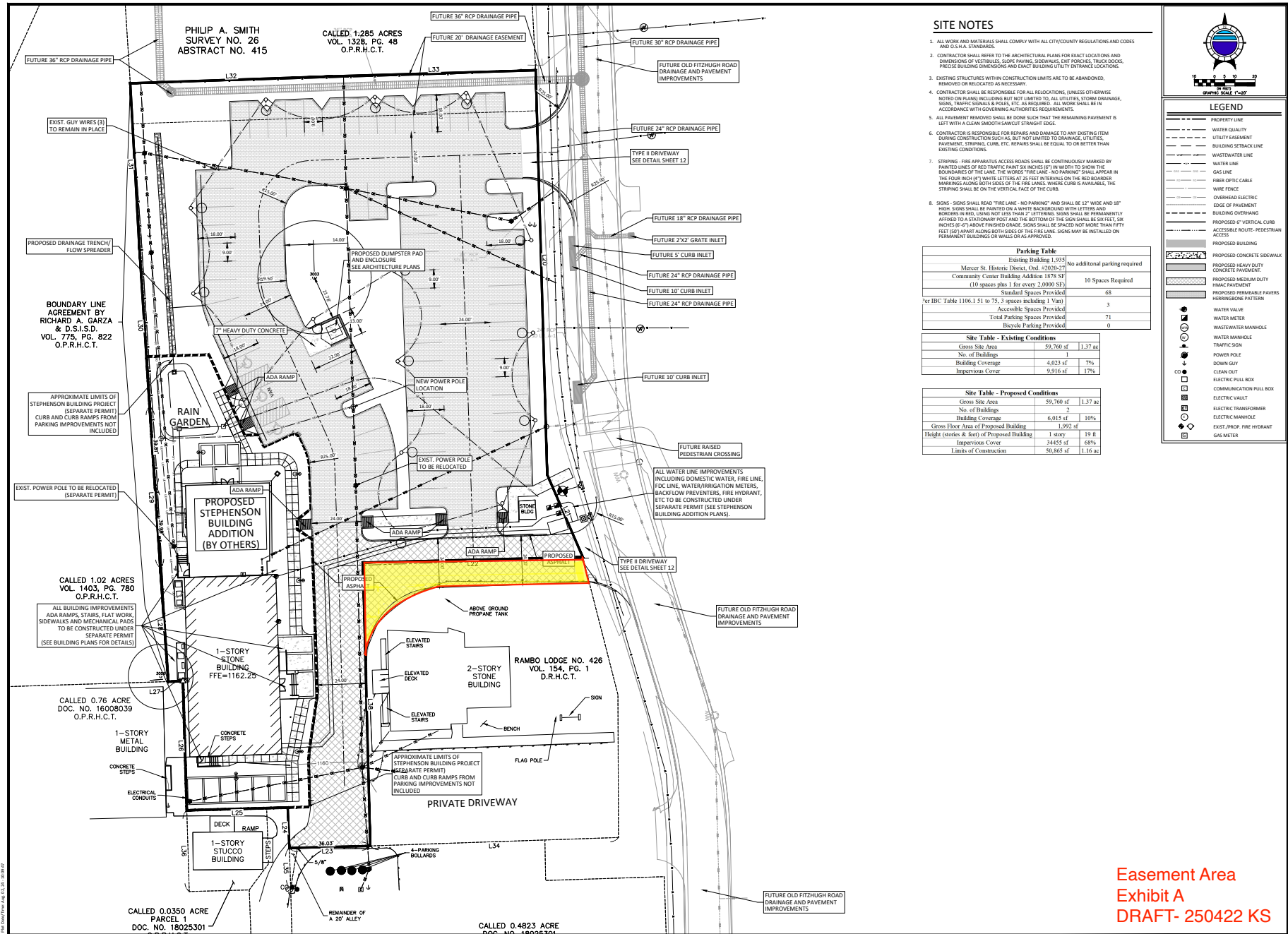
BEFORE ME, the undersigned authority, a Notary Public in the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing Easement Purchase Agreement, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

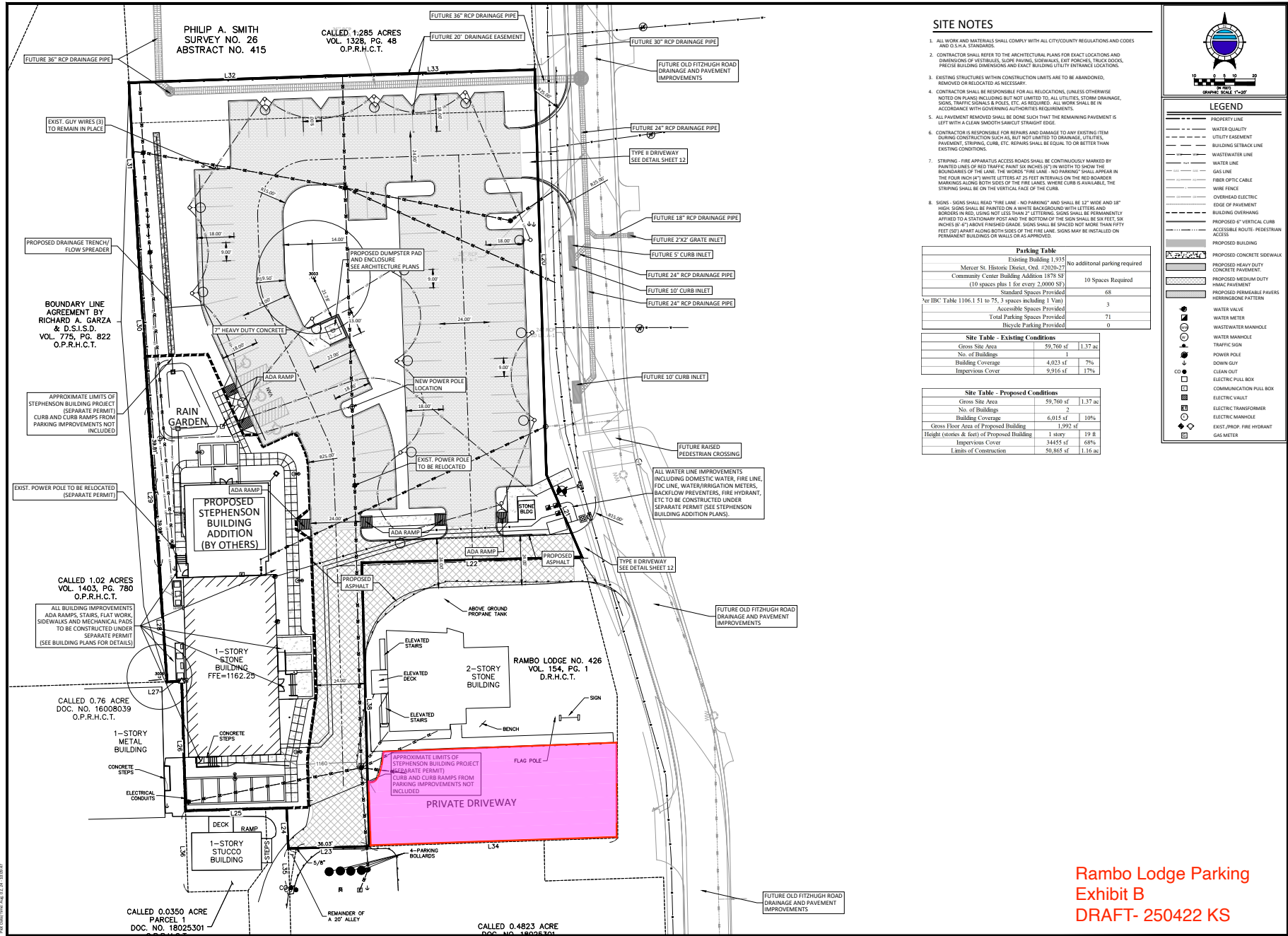
\_\_\_\_\_  
City of Dripping Springs

103 Old Fitzhugh Road

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the \_\_\_\_\_ day of \_\_\_\_\_,  
2025

\_\_\_\_\_  
Notary Public, State of Texas





**From:** [L.Alderson89](#)  
**To:** [keenan.e.smith.aia@gmail.com](mailto:keenan.e.smith.aia@gmail.com)  
**Cc:** [Michelle Fischer](#); [Laura Mueller](#); [keenan@citylightsdesign.com](mailto:keenan@citylightsdesign.com); [blake fase](#)  
**Subject:** Re: Rambo Lodge Easement-Draft Agreement  
**Date:** Friday, June 27, 2025 3:59:07 PM

---

Keenan,

As per our conversation today, Rambo Lodge approved the draft agreement at our stated meeting last night with the provision that the document be reviewed and approved by the Texas Grand Lodge's Civil Law Committee. When we receive any approval/comments from our governing body we will let you know.

Thanks,  
 Lynn Alderson  
 Secretary-Rambo Lodge #426  
 (512) 981-6090 Office

**From:** Keenan Smith <[keenan.e.smith.aia@gmail.com](mailto:keenan.e.smith.aia@gmail.com)>  
**Sent:** Wednesday, April 30, 2025 10:15 AM  
**To:** lalderson [staudtsurveying.com](mailto:lalderson@staudtsurveying.com) <[lalderson@staudtsurveying.com](mailto:lalderson@staudtsurveying.com)>  
**Cc:** Michelle Fischer <[mfischer@cityofdrippingsprings.com](mailto:mfischer@cityofdrippingsprings.com)>; Laura Mueller <[lmuellet@cityofdrippingsprings.com](mailto:lmuellet@cityofdrippingsprings.com)>; Keenan Smith <[keenan@citylightsdesign.com](mailto:keenan@citylightsdesign.com)>  
**Subject:** Rambo Lodge Easement- DRAFT Agreement

Hi Lynn, thanks for returning my call yesterday.

Attached is a DRAFT Agreement for the needed Rambo Lodge Easement, with a couple illustrative exhibits, as discussed.

City Council needs to approve this; the City Staff will present & discuss with them next Tuesday 5/6, in Executive Session.

Basically, it allows the City to construct & maintain the Stephenson Parking Lot project, including new driveway portions on Lodge property.

Besides these new improvements, and in return, the Lodge is ensured joint access rights (basically as existing), City agrees to repave the Lodge Parking area along with our project, and also gets to use the City's new Parking Lot for one yearly Lodge event (with reasonable coordination).

City has also added-in the long-term codified use of Lodge Parking for a series of

recurring City special events.

Let us know (Reply All) if this looks agreeable to you guys, or if any changes might be required. Laura can address any legal questions or issues, Michelle for any administrative points and processes, and I can handle project-related inquiries.

I think you mentioned the Lodge membership might best see this in their June meeting, when you would have a chance to present it to them. We're looking to send the project to bid early this summer.

Let us know if you need a few slides to help visually explain and illustrate the need, conditions etc.

Thanks for your thoughtful engagement, advocacy and collegiality during this process; we think this arrangement provides multiple mutual benefits for Downtown Dripping Springs, and is a "Win Win" for all!

Best,

-

**Keenan E. Smith, AIA**  
**Dripping Springs TIRZ Project Manager**  
Principal

**City Lights Design Alliance**  
P.O. 1166  
Dripping Springs, TX 78620  
(512) 659-5062 US mobile