

January 31, 2022



Ms. Becky Blauser
Round Rock Christian Academy
800 Westwood Drive
Round Rock, Texas 78681

RE: Civil Engineering Proposal
Round Rock Christian Academy - Addition
800 Westwood Drive
Round Rock, Texas 78681
HEA Proposal Contract#21-025

Dear Ms. Blauser:

We are pleased to present this proposal for civil engineering services for the above referenced project. This project includes Hagood Engineering Associates, Inc. (Engineer) assisting Round Rock Christian Academy (the "Client") with civil engineering services of a new Gym addition to the Campus (the "Project"). The Project will include approximately 20,000 sf of buildings with associated parking, drive entry, and utilities. The Project will be located on 10 acres of land. The following is the scope of services HEA is proposing to provide for the Project.

Preliminary Engineering Phase

A. Wastewater Capacity Analysis

1. Perform wastewater capacity analysis to determine wastewater flows from CBC and RRCA based upon activity and use periods. Flows will be combined as necessary to determine if existing public main in Chisholm Trail has adequate capacity.

B. City of Round Rock Preliminary Site Plan Submittal

1. Preparation of preliminary site layout for Client and Architect review.
2. Coordinate updated design survey
3. Request title report for property easements, restrictions, and other encumbrances.
4. Attend City of Round Rock Predevelopment Conference.
5. Preparation of City of Round Rock Preliminary Site Plan submittal.
6. Coordination with client submittal application requirements and submit required documents to the City of Round Rock Development Services Department.

Preliminary Engineering Phase Fee

\$5,500.00

Construction Documents Phase

1. Meetings with Client, City of Round Rock, and Owner as needed.
2. Preparation of construction documents and specifications. Plans to consist of the following:
 - a. Regulatory cover sheet
 - b. Regulatory construction notes
 - c. Erosion/Sedimentation Control Plan
 - d. Site Plan (regulatory and paving and striping)

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| Construction Documents Phase Fee | \$18,000.00 |
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Regulatory Agency Processing – City of Round Rock	\$6,500.00
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| Bidding Phase Fees | \$1,500.00 |
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1. Attend Pre-Construction Conference.
2. Review pay applications and product submittals.
3. Review and respond to up to five (5) requests for information (RFI's)
4. Complete up to six (6) on-site inspections.
5. Final Walk Thru with Client and City.
6. Closeout with regulatory agencies.
7. Provide Engineers Concurrence Letter

Construction Observation Phase Fee	<u>\$6,000.00</u>
Civil Engineering Site Development Lump Sum Fees:	\$40,500.00

ITEMS FURNISHED BY CLIENT:

1. Title (certified ALTA survey), topographic, tree, improvement and boundary survey including all properties, improvements, existing utilities etc. within 100 feet of subject property boundaries in digital format. Survey to be in AutoCAD file format. This Survey to be sealed and certified by Texas RPLS. Paper copy to accompany electronic file.
2. Current Title Report including all supporting documents
3. Geotechnical investigation with foundation & paving recommendations.
4. Schedule for production of construction documents.
5. Any special forms for correspondence, field reports, etc.
6. Electronic Cad files of survey and as built site plan of entire property.
7. Asbuilt Plans.
8. Agency Submittal and Application Fees.
9. Fire Flow Testing.
10. Geologic Assessment if needed for TCEQ.

Partial List of ITEMS SPECIFICALLY EXCLUDED

1. Design of architectural site details such as fencing, flagpoles, handrails, planters, surfacing features, dumpster enclosures, etc. (Engineer to coordinate with Landscape Architect for inclusion in to site development plans.)
2. Any plans relating to the architectural, landscape architecture, structural, mechanical, plumbing, or building electrical design.
3. Annexation or zoning.
4. Off-site improvements or roads.
5. Any site electric, communications or data.
6. Floodplain studies.
7. Traffic Impact Analysis.
8. Value Engineering Review and/or Revisions.
9. Title, Design or Asbuilt Surveys.
10. Miscellaneous Easement Document Preparation or negotiations. Approx \$1,000 per Easement Document.
11. Miscellaneous Field Note and Sketch descriptions.
12. Construction Staking.
13. Environmental Site Assessment.
14. Phasing for site plan for multiple construction starts.
15. As-built plans for Owner use or regulatory requirement.
16. Printing of plans for agency review, bidding, and construction. This printing shall be a reimbursable expense at \$2.00 per sheet of Bond and \$10.00 per sheet of Mylar.
17. Deliveries and over-night mail services.
18. Regulatory Agency fees.
19. Submittal for Building Permits.
20. Preparation of the TCEQ—NPDES Storm Water Pollution Prevention Plan (SWPPP).
21. Submittal to the Texas Department of Licensing and Regulation (TDLR) for handicap accessibility review. Civil plans to be submitted with Building plans.
22. Geologic Assessment Report required for TCEQ WPAP.
22. Permit renewal preparation and submittal of previously issued permitted plan.

24. Rebid of Project.
25. Changes to plans due to rebidding process or value engineering.
26. Revisions due to Owner changes in scope, Agency comments after Site Development Permit has been issued, or Contractors construction not conforming to approved and permitted plans.
27. Re-inspections due to deficient work. Inspections due to out of sequence construction scheduling or contractor's means and methods.
28. Opinions of probable construction costs.
29. Water wells or Septic systems.
30. Negotiations with HOA or attendance at HOA meetings.
31. Addressing TDLR ADA post construction comments after completion of construction.
32. Street cut permits.
33. Attendance at public meetings.
34. Subsurface Utility Investigation to determine locations (horizontal and vertical) of storm sewer, water, wastewater, gas, electric, telephone, fiber optic, data, and communications.

We are able to start our services upon written acceptance of this proposal/contract. We will bill you monthly for services performed. In order to insure the orderly and continuous progress of the project, the Engineer shall be compensated for his services and expenses within 30 days of receipt of payment from the owner to Client. For accounts past thirty (30) days the Engineer may charge interest at the rate of one and one-half percent (1.5%) per month from the due date. The Client shall reimburse the Engineer for all expense related to collections of compensation due the Engineer. These expenses consist of but not to be limited to, Attorney's fees, court cost, lost time, etc. Additional services outside the scope of services above will be billed on an hourly basis at the following rates:

Principal Engineer	\$175.00	CAD Technician	\$80.00
Professional Engineer	\$125.00	Project Assistant	\$75.00
EIT/Project Manager	\$115.00	Clerical	\$65.00
Project Field Rep.	\$100.00		

For additional services of subconsultants a multiplier of 1.20 shall be added to the amount billed to the Client. For reimbursable expenses a multiplier of 1.20 shall be added to the expense incurred by the Engineer.

The total aggregate liability of Engineer to Owner or anyone claiming by or through them for any and all claims whatsoever, including but not limited to negligence, errors, omissions, breach of contract arising out of this Agreement shall not exceed the amount of fees paid to Engineer by Owner/Client under this Agreement.

It is recognized and agreed that the design services provided for in this Agreement will not and cannot be completed until all such services, including construction phase services, have been performed in full by the Engineer. The Client acknowledges that the inability of the Engineer to complete those services will significantly increase the risk of loss resulting, among other causes, from misinterpretation of the intent of the design, unauthorized modifications thereto, and failure to detect errors and omissions in the plans and specification before they become costly mistakes built into the project. Therefore, in the event that this Agreement is prematurely terminated or that the Engineer is otherwise precluded from completing the services set forth herein, the Client agrees to hold harmless, indemnify, and defend the Engineer from and against any action or loss arising from not being allowed to complete the Basic Services.

This proposal is valid for 60 days.

Thank you for the opportunity to submit this proposal for Civil Engineering Services. We look forward to working with you again.

Sincerely,
Hagood Engineering Associates

ACCEPTED:



Debbie Bauerkemper
Business Director

DB/ta

DATE