



specifically allocated to fully discharge any and all liabilities County may incur under the Agreement.

Consultant does further understand and agree, said understanding and agreement also being of the absolute essence of the Agreement, that the total Maximum Compensation that Consultant may become entitled to and the total maximum sum that County may become liable to pay to Consultant under the Agreement shall not under any conditions, circumstances, or interpretations thereof exceed One Million Five Hundred Three Thousand Nine Hundred Eighteen and 82/100 Dollars (\$1,503,918.82).

3. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of the Agreement.
4. **Human Trafficking.** BY ACCEPTANCE OF THIS AGREEMENT, CONSULTANT ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.
5. **Modifications and Conflict.** Except as modified herein, the Agreement shall remain in full force and effect and has not been otherwise modified or amended. If there is a conflict among documents that make up the Agreement, this First Amendment shall prevail with regard to the conflict.

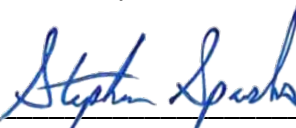
**{Execution Page Follows}**

**{Remainder of Page Intentionally Left Blank}**

**FORT BEND COUNTY, TEXAS**

**HR GREEN, INC.**

\_\_\_\_\_  
KP George, County Judge

  
\_\_\_\_\_  
Authorized Agent – Signature

\_\_\_\_\_  
Date

Stephen Sparks  
\_\_\_\_\_  
Authorized Agent- Printed Name

Vice President

**ATTEST:**

\_\_\_\_\_  
Title

\_\_\_\_\_  
Laura Richard, County Clerk

3/7/2024  
\_\_\_\_\_  
Date

**APPROVED:**



\_\_\_\_\_  
J. Stacy Slawinski, P.E., County Engineer

**AUDITOR'S CERTIFICATE**

I hereby certify that funds are available in the amount of \$\_\_\_\_\_ to accomplish and pay the obligation of Fort Bend County, Texas under this Agreement.

\_\_\_\_\_  
Robert E. Sturdivant,  
County Auditor

i:\agreements\2024 agreements\engineering\percheron, llc (22-eng-100843-a1)\amend 1 - pas (2020 mobility) lsl 2.11.24.docx

# **EXHIBIT A-1**

(Consultant's Proposal Follows Behind)



▶ 11011 Richmond Avenue | Suite 200  
Houston, TX 77042  
**Main** 713.965.9996 + **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

Mr. Gabriel Odreman, PE  
1160 Dairy Ashford, Suite 500  
Houston, TX 77079

December 4, 2023

RE: Proposal for Survey of Evergreen side streets in Magnolia Place in Fort Bend County.

Dear Mr. Odreman:

HR Green is pleased to submit this supplemental proposal for performing engineering services for the above referenced project. The proposal includes verification of control points set by Interland, limited topographic verification of existing survey performed by Interland, category 1A condition III land title survey, development of right-of-way and control sheets by MBCO, and coordination between HR Green, RPS, sub consultants, and adjacent projects. This proposal presents a general overview with preliminary construction cost estimate, scope of service, and proposed fee.

## GENERAL OVERVIEW

The project limits are located within Magnolia Place Area in Unincorporated Fresno, Texas in Fort Bend County. The project area consists of 9 side streets tying into Evergreen St. The existing roadway(s) consists of gravel roads and asphalt roads of varying widths, open ditch areas, and variable width ROW that needs to be properly delineated.

## PROPOSED FEE

The proposed fee for MBCO survey of the streets tying to Evergreen Street is \$261,547 (including HR Green fees).

## SCOPE OF SERVICES

### I. Preliminary Design Phase

- Project coordination with Fort Bend County and RPS and Surveyor (MBCO).
- Project Management and Coordination with Gradient and Cobb Fendley
- Coordinate with Surveyors to obtain Topographic Survey and ROW mapping on Evergreen side streets (MBCO)
- Perform QA/QC for PER phase

### II. Final Design Phase Services

#### 70% Submittal

- Prepare Survey Control Map sheets for Evergreen side streets (by MBCO).
- Prepare Right-of-Way Map sheets for Evergreen side streets (by MBCO)



**Phase 1: Preliminary Phase Services (Lump Sum Service)**

Coordination and work by HRG \$5,480.00

---

**Total Services by HRG \$5,480.00**

---

**Additional Services**

Topographic Survey by MBCO Surveying \$256,067.00

---

**Total Additional Services \$256,067.00**

---

**Total Engineering Cost \$261,547.00**

HR Green appreciates the opportunity to submit this proposal and we look forward to working with you and your staff on this important project. Please call should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads 'Jesus Olivas'.

Jesus Olivas, P.E.  
Project Manager  
HR GREEN, INC.



**TOTAL LEVEL OF EFFORT (LOE) FEE ESTIMATE**

FRESNO EVERGREEN PROJECT

FORT BEND COUNTY

		Construction Cost
<b>LUMP SUM SERVICES</b>		<b>\$7,000,000</b>
PHASE 1 PRELIMINARY PHASE BASIC SERVICES - HR GREEN COORDINATION	\$5,480.00	0.08%
<b>SUB TOTAL LUMP SUM SERVICES</b>		<b>\$5,480.00</b> 0.08%
<b>ADDITIONAL SERVICES</b>		
SURVEY - MBCO SURVEYING	\$256,067	3.66%
<b>TOTAL ADDITIONAL SERVICES</b>		<b>\$256,067.00</b> 3.66%
<b>PROJECT TOTAL</b>		<b>\$261,547.00</b> 3.74%



**PHASE 1: PRELIMINARY DESIGN PHASE LEVEL OF EFFORT (LOE) FEE ESTIMATE - MBCO SURVEY OF EVERGREEN STREETS  
FRESNO EVERGREEN PROJECT  
FORT BEND COUNTY**

**LUMP SUM  
SERVICE**

DURATION FOR PRELIMINARY DESIGN PHASE BASIC SERVICES = 90 DAYS										
	Principal / Managing Director	Senior Project Manager	Senior Engineer	Project Engineer	Staff Engineer	Senior CADD Technician	CADD Technician	Admin / Clerical		
HOURLY RATE INCLUDING MULTIPLIER ( 3 X )	\$ 270	\$ 245	\$ 165	\$ 130	\$ 120	\$ 155	\$ 120	\$ 105	Total Hours	Total Cost
<b>1. Project Coordination</b>										
1.1 Coordinate/Meetings with Fort Bend County and GEC to assist MBCO Surveyor		1	4	5					10	\$ 1,555
1.2 Coordinate with Regulatory Agencies/Utilities to assist MBCO		1	4	5					10	\$ 1,555
									0	\$ -
<b>Subtotal Hours</b>	0	2	8	10	0	0	0	0	20	\$ 3,110
<b>Subtotal Fee</b>	\$ -	\$ 490	\$ 1,320	\$ 1,300	\$ -	\$ -	\$ -	\$ -		\$ 3,110
<b>8. Prepare Drainage Study (Scott and Angela)</b>										
8.1 Project Coordination/Meetings with Cobb Fendley and Gradient(original hours estimated: 6 hours)		2	2						4	\$ 820
8.2 Field Visit/Topographic Survey Verification									0	\$ -
8.3 Data Gathering/Research									0	\$ -
8.4 Existing DA Delineation/Runoff Characterization/XPSWMM Model Build									0	\$ -
8.5 Proposed Runoff Characterization/XPSWMM Model Build									0	\$ -
8.6 Proposed Mitigation Volume Requirement/XPSWMM Model									0	\$ -
8.7 Determine Mitigation requirements and Alternatives/XPSWMM Model									0	\$ -
8.8 Results and Alternatives Analysis									0	\$ -
8.9 Develop drainage report with FBC Drainage District criteria									0	\$ -
8.10 Report QA/QC (original hours estimated: 17 hours)		1	1	4		4			10	\$ 1,550
8.11 Response to Comments									0	\$ -
<b>Subtotal Hours</b>	0	3	3	4	0	4	0	0	14	\$ 2,370
<b>Subtotal Fee</b>	\$ -	\$ 735	\$ 495	\$ 520	\$ -	\$ 620	\$ -	\$ -		\$ 2,370
<b>TOTAL PHASE I BASIC SERVICES HOURS</b>	0	5	11	14	0	4	0	0	34	
<b>TOTAL PHASE I BASIC SERVICES FEES</b>	\$ -	\$ 1,225	\$ 1,815	\$ 1,820	\$ -	\$ 620	\$ -	\$ -		\$ 5,480

**PROPOSAL FOR LAND SURVEYING SERVICES**

December 4, 2023

Jesus Olivas, P.E.

HR Green, Inc  
11011 Richmond, Suite 200  
Houston, TX 77042

Ref: Request for boundary surveys for 98 individual parcels, Magnolia Place, Fresno, TX in Fort Bend County, Texas.

Mr. Olivas:

MBCO is pleased to submit this proposal for professional surveying services for the scope provided by HR Green and RPS, which will consist of up to 98 Category 1A, Condition III Boundary Surveys for acquisition as well as 9 metes & bounds descriptions and surveys of the final rights-of-way after takings. The proposal also includes limited Verification of the Category 6, Condition II topographic surveys of 9 individual streets provided by Interland Surveying as shown on Exhibit "A" attached.

**CONTROL**

- MBCO will verify coordinates of seventeen (17) primary GPS horizontal control points set by Interland Surveying based on the Texas Coordinate System of 1983, South Central Zone No. 4202, utilizing the vertical datum NAVD88 (2001 Adjustment) and Geoid18.
- Re-establish control at time of construction.
- Update control maps with new control or updates in distance ties at the time of construction

**CATEGORY 1A, CONDITION III LAND TITLE SURVEY**



- MBCO will perform up to 98 individual Category 1A, Condition III Land Title Surveys for right-of-way acquisition. The surveys will be accompanied by a metes & bounds description and survey of the 9 final street rights-of-way.
- MBCO will research and recover sufficient boundary/right-of-way information necessary to establish the existing boundary/right-of-way within the project area and create metes and bounds description for the areas to be acquired.
- The acquisition areas will be monumented at all new or missing right-of-way/acquisition parcel corners.
- MBCO will use a sub-contractor to supply an abstractors certificate for the parcels being surveyed.

### **LIMITED TOPOGRAPHIC SURVEY VERIFICATION**

MBCO will collect limited survey data on the nine (9) individual streets to verify the horizontal and vertical information previously provided to HR Green by Interland Surveying. MBCO will collect data to verify elevations of asphalt roads, ditches, driveways, and culverts. This data will be collected at random areas within the project area and will not verify that the previously provided topographic survey is accurate in its entirety but rather that the areas surveyed are within the tolerance of a Category 6 Condition I topographic survey per the Manual of Practice for Land Surveying in the State of Texas.

### **MBCO ASSUMPTIONS:**

- This proposal is based solely and exclusively on the best interpretation of the scope as provided by RPS and HR Green and as shown on Exhibits “A”, attached. Any changes to the project location, area, or scope will significantly impact costs and fees and will require a new cost proposal.
- MBCO will not enter yards/properties over or through locked gates or fences.
- MBCO will not survey yards/properties with animals that are not restrained.
- MBCO cannot control the weather and cannot be held responsible for delays in schedule due to inclement weather.
- MBCO survey field crews must be given access to properties on a timely basis. This proposal makes no allowance for return trips because of access issues. MBCO will need access to parcels on the day of survey. Return trips will incur additional charges.
- The prices in this proposal are lump sum prices for the scope provided. If the amount of parcels or linear feet changes, MBCO reserves the right to adjust fees accordingly.
- MBCO will work tasks in the most efficient manner possible, requests to do tasks out of order may lengthen the schedule timeline and add additional cost.

### **DELIVERABLES:**

- Signed and sealed boundary surveys in .pdf format.

- Signed and sealed control maps of seventeen (17) primary control points.
- Signed and sealed metes and bounds description of acquisition parcel in .pdf format
- Metes and bounds description in .doc format for title purposes.
- MicroStation .dgn file of the boundary survey.
- Point File in the standard ASCII (P,N,E,Z,D) format.

**SCHEDULE:**

MBCO will complete the above-described scope of services within eighty-five (85) business days from receiving the signed notice-to-proceed.

**LUMP SUM COMPENSATION:**

**Total Lump Sum Survey Fee \$ 256,067.00**

- **Control..... \$13,190.00**
- **Topographic Verification... \$6,720.00**
- **Project Management.....\$9,335.00**
- **Boundary..... \$226,822.00**
  - **98 Acquisition parcel surveys \$2,039.00 per parcel including abstractors certificate. (\$1,664.00+\$375 abstracting fees \$199,822.00)**
  - **9 final ROW maps \$3,000.00 per street (\$27,000.0)**

The above-mentioned Surveying Services is a Lump Sum Fee, which will be billed at project completion or percent completion at the end of every month for the duration of the project, to be paid in full within 30 days of invoice date.

This cost proposal is valid for 30 days from the date of the proposal and may be re-evaluated after such time to account for any changes with the project scope, environmental factors and/or the general rate schedule. If this proposal is acceptable, please sign and return a copy. If you have any questions, you may reach me at [Jeff.Ketchum@mbcoengineering.com](mailto:Jeff.Ketchum@mbcoengineering.com).

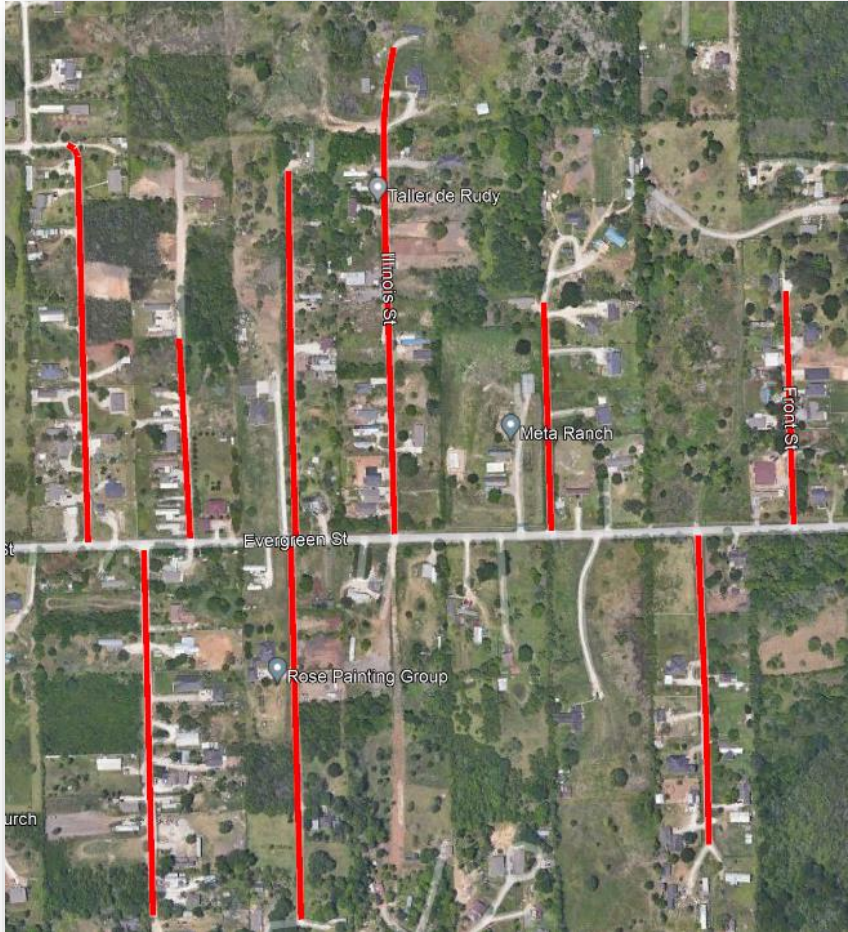
Thank you for the opportunity and we appreciate doing business with you.

Sincerely,



Jeff Ketchum  
Survey Project Coordinator

Exhibit "A"



CONTRACT RATE PER HOUR TASK DESCRIPTION	Office					Field			Sub	TOTAL HRS.	TOTAL LABOR HRS. & COSTS
	\$ 135.00 SURVEY PROJECT MANAGER	\$ 180.00 RPLS	\$ 120.00 SURVEY TECHNICIAN	\$ 130.00 SR SURVEY TECHNICIAN	\$ 80.00 ADMIN CLERICAL	\$ 165.00 14MAN SURVEY CREW	\$ 175.00 24MAN SURVEY CREW	\$ 195.00 34MAN SURVEY CREW	\$ 500.00 ABSTRACTOR SET FEE		
<b>CONTROL</b>											
<b>FIELD</b>											
Stake Sessions										0	\$ -
Checking Benchmarks										0	\$ -
Setting Control										0	\$ -
GPS Primary Control										0	\$ -
Primary Traverse										0	\$ -
Control Checking							10			10	\$ 1,750.00
Topo for control loop							8			8	\$ 1,450.00
Update Control at time of Construction							20			20	\$ 3,500.00
Control Elevation Loop							0			0	\$ -
Line Control							0			0	\$ -
Mobilization							0			0	\$ -
<b>FIELD CONTROL SUBTOTAL</b>						0	38	0		38	\$ 6,650.00
<b>MONUMENTATION</b>											
Setting COH Monuments										0	\$ -
Tying COH Monuments										0	\$ -
<b>MONUMENTATION SUBTOTAL</b>	0	0	0	0	0	0	0	0	0	0	\$ 0
<b>FIELD SUBTOTAL</b>	0	0	0	0	0	0	38	0		38	\$ 6,650.00
<b>OFFICE</b>											
<b>CONTROL DATA PROCESSING</b>											
Field Package Meeting and Line Out				1						1	\$ 130.00
Control Data Processing				2						2	\$ 260.00
<b>DATA PROCESSING SUBTOTAL</b>				3						3	\$ 390.00
<b>CONTROL MAPS</b>											
Control Maps				37						37	\$ 4,995.00
Update Control Maps at time of construction				16						16	\$ 2,160.00
<b>CONTROL MAPS SUBTOTAL</b>				48	0					48	\$ 7,155.00
<b>QA/QC</b>											
CAD Support										0	\$ -
QA/QC				3						3	\$ 390.00
<b>QA/QC SUBTOTAL</b>				3						3	\$ 390.00
<b>OFFICE SUBTOTAL</b>				48	6					54	\$ 6,540.00
<b>CONTROL TOTAL</b>				48	6					54	\$ 13,190.00
<b>Boundary</b>											
<b>FIELD</b>											
Boundary Traverse										0	\$ -
Line Cutting										0	\$ -
Boundary Search							80			80	\$ 14,000.00
Boundary Search with Calcs							20			20	\$ 3,500.00
Set Boundary							70			70	\$ 12,250.00
Locator Improvement Location							0			0	\$ -
Mobilization							0			0	\$ -
<b>FIELD SUBTOTAL</b>						0	170	0		170	\$ 29,750.00
<b>OFFICE</b>											
<b>BOUNDARY DATA PROCESSING</b>											
Field Package				3						3	\$ 390.00
Meeting and Line Out				7						7	\$ 910.00
Data Processing				20						20	\$ 2,600.00
<b>DATA PROCESSING SUBTOTAL</b>				30						30	\$ 3,900.00
<b>BOUNDARY RESEARCH AND ANALYSIS</b>											
Boundary Research				230						230	\$ 29,900.00
Boundary Analysis				40						40	\$ 5,200.00
Notes (Table A)				0						0	\$ -
Title Reports				0						0	\$ -
Title Review				100					98	100	\$ 13,700.00
<b>RESEARCH AND ANALYSIS SUBTOTAL</b>				370					98	370	\$ 48,800.00
<b>BOUNDARY DRAWING</b>											
Boundary Drawing (Deeds, Subdivision, GIS) w/ Calcs				100						100	\$ 13,000.00
Final ROW Map for each street after takings @ \$3000				207,8923						207,8923	\$ 27,000.00
ENHANCE				200						200	\$ 26,000.00
Metes & Bounds 98				200,1692						200,1692	\$ 26,022.00
Redlines				0						0	\$ -
Client Revisions				0						0	\$ -
<b>DRAWING SUBTOTAL</b>				757,8615						757,8615	\$ 98,522.00
<b>BOUNDARY QA/QC</b>											
QA/QC				40						40	\$ 7,200.00
CAD Support				20						20	\$ 2,600.00
Packaging and Delivery to Client				0						0	\$ -
<b>QA/QC SUBTOTAL</b>				40	0					40	\$ 9,800.00
<b>OFFICE SUBTOTAL</b>				40	0	1177,8615			98	1217,8615	\$ 157,072.00
<b>BOUNDARY TOTAL</b>				40	0	1177,8615			98	1217,8615	\$ 236,822.00
<b>TOPO</b>											
<b>FIELD</b>											
Topo Verification							20			20	\$ 3,500.00
Roadway							0			0	\$ -
Roadway							0			0	\$ -
Utilities							0			0	\$ -
811 Scanners							0			0	\$ -
Line Cutting							0			0	\$ -
Grid Topo							0			0	\$ -
Benchmarks							0			0	\$ -
Inverts							0			0	\$ -
Mobilization							0			0	\$ -
<b>FIELD TOPO SUBTOTAL</b>						0	20	0	0	20	\$ 3,500.00
<b>LEVEL A AND B SUE</b>											
SUE Location										0	\$ -
Level A Completed Sue Holes Per hole										0	\$ -
Mobilization										0	\$ -
<b>SUE SUBTOTAL</b>										0	\$ -
<b>FIELD SUBTOTAL</b>						0	20	0	0	20	\$ 3,500.00
<b>OFFICE</b>											
<b>TOPO DATA PROCESSING</b>											
Field Package				2						2	\$ 260.00
Meeting and Line Out				1						1	\$ 130.00
Survey Data Processing				2						2	\$ 260.00
<b>DATA PROCESSING SUBTOTAL</b>				5						5	\$ 650.00
<b>TOPO UTILITY REQUEST AND RESEARCH</b>											
Utility Research B11 CHN A1A1										0	\$ -
Utility Record Drawing Requests (MUDS, City, County)										0	\$ -
Utility Coordination										0	\$ -
<b>UTILITY SUBTOTAL</b>				0	0					0	\$ -
<b>TOPO SURVEY DRAWING</b>											
Topo Survey Drawing/Utility Drawing				16						16	\$ 1,920.00
Elevation Clean Up				0						0	\$ -
UDP				0						0	\$ -
90 Labels				0						0	\$ -
Benchmarks				0						0	\$ -
Surface Drawing				0						0	\$ -
Sheet Setup				0						0	\$ -
Redlines				0						0	\$ -
Client Revision				0						0	\$ -
<b>DRAWINGS SUBTOTAL</b>				16	0					16	\$ 1,920.00
<b>TOPO QA/QC</b>											
Cad Support				5						5	\$ 650.00
QA/QC Review				0						0	\$ -
Packaging and Delivery to Client				0						0	\$ -
QA/QC Walkthrough				0						0	\$ -
<b>QA/QC SUBTOTAL</b>				5	0					5	\$ 650.00
<b>OFFICE SUBTOTAL</b>				16	10					26	\$ 3,220.00
<b>TOPOGRAPHIC SURVEY TOTAL</b>				16	10					46	\$ 8,720.00
<b>PROJECT MANAGEMENT</b>											
Project Setup				2						2	\$ 430.00
Project Controls				5						5	\$ 1,075.00
Client Coordination				5						5	\$ 675.00
Utility Coordination				8						8	\$ 1,080.00
Field Coordination				5						5	\$ 675.00
Project Meetings				5						5	\$ 675.00
QA/QC				0						0	\$ -
RPLS Review				30						30	\$ 4,400.00
<b>PROJECT MANAGER TOTAL</b>				25	30	0	0	7		62	\$ 9,335.00
<b>Reimbursables and Additional Expenses</b>											
<b>Reimbursables and Additional Expenses Subtotal</b>											
<b>HOURS SUB-TOTALS</b>	26	70	64	1193,8615	7	0	228	0	98	1587,8615	\$ 256,067.00
<b>CONTRACT RATE PER HOUR</b>	\$ 135.00	\$ 180.00	\$ 120.00	\$ 130.00	\$ 80.00	\$ 0.00	\$ 165.00	\$ 175.00	\$ 195.00	\$ 537.50	
<b>TOTAL LABOR COSTS</b>	\$3,375.00	\$12,600.00	\$7,680.00	\$155,202.00	\$560.00	\$0.00	\$38,000.00	\$0.00	\$36,750.00	\$0.00	\$ 256,067.00
<b>% DISTRIBUTION OF STAFF HOURS</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.000382712	
<b>SUBTOTAL Task</b>	\$3,375.00	\$12,600.00	\$7,680.00	\$155,202.00	\$560.00	\$0.00	\$38,000.00	\$0.00	\$36,750.00	\$0.00	\$ 256,067.00
<b>Basic Services Total</b>											\$ 256,067.00

SUMMARY OF SURVEY TOTALS	
Total Basic Services	\$ 256,067.00
Total Additional Services	\$ -
Total Planning Services	\$ -
<b>Total Survey Fee</b>	<b>\$ 256,067.00</b>