

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**SECOND AMENDMENT TO AGREEMENT
FOR PROFESSIONAL ENGINEERING SERVICES**

THIS SECOND AMENDMENT, is made and entered into by and between Fort Bend County (hereinafter “County”), a body corporate and politic under the laws of the State of Texas, and Isani Consultants, LP, (hereinafter “Contractor”), a company authorized to conduct business in the State of Texas.

WHEREAS, the parties executed and accepted that certain Agreement for Professional Engineering Services on October 13, 2023 pursuant to SOQ 14-025, (referred to as the “Agreement”), and as amended by documents on January 9, 2024 (hereinafter “First Amendment”); and

WHEREAS, the parties desire to further amend the Agreement to allow Contractor to provide additional Services under the Agreement.

NOW, THEREFORE, the parties do mutually agree as follows:

1. County shall pay Contractor an additional amount not to exceed two hundred forty thousand two hundred fifty-seven dollars and 01/100 (\$240,257.01) to perform the additional Services, as described in Contractor’s proposal dated May 23, 2024, attached hereto as Exhibit “A-2” and incorporated herein for all purposes.
2. The Maximum Compensation payable to Contractor for all Services rendered is hereby increased to an amount not to exceed one million one hundred eighty-one thousand seven hundred thirty-six dollars and 07/100 (\$1,181,736.07), authorized as follows:
 - \$781,514.12 under the Agreement;
 - \$159,964.94 under the First Amendment; and
 - \$240,257.01 under this Second Amendment.
3. In no case shall the amount paid by County for all Services under the Agreement and any subsequently executed amendment exceed the Maximum Compensation without an agreement executed by the parties.
4. BY ACCEPTANCE OF AGREEMENT, CONTRACTOR ACKNOWLEDGES THAT THE 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.

Except as provided herein, all terms and conditions of the Agreement and any subsequently executed amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties hereto have signed or have caused their respective names to be signed to multiple counterparts to be effective on the date signed by the final party.

FORT BEND COUNTY

ISANI CONSULTANTS, LP

K.P. George, County Judge



Authorized Agent – Signature

Date

Murthy Made

Authorized Agent – Printed Name

ATTEST:

Project Manager

Title

Laura Richard, County Clerk

7/10/2024

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 under this contract.

Robert Ed Sturdivant, County Auditor

EXHIBIT A-2



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May 23, 2024

Mr. Kevin Mineo, P.E.
Vice President - Transportation
Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

Subject: FBC Mobility Bond Project Number: 17123x
**West Sycamore Road – Segment 3 from South Post Oak Boulevard to FM 521,
Fort Bend County, Precinct 1**
Proposal for Supplemental Engineering Services for H&H and Detention Pond

Dear Mr. Mineo:

Per your request, Isani is pleased to provide this fee proposal for the referenced services.

PROJECT SCOPE

GENERAL:

1. Coordination with Geotechnical, Survey, and adjacent project design engineers during the Drainage study and Design Phase.
2. Design the 10-acre detention pond.
3. Prepare and update PS&E plans as needed due to the modifications of the H&H report.

DRAINAGE (HYDROLOGIC & HYDRAULIC ANALYSIS):

We will perform the following Hydrologic and Hydraulic support services during the preliminary design phase.

The scope of services includes the following tasks:

1. **Preparation of Drainage Impact and Mitigation Analysis Report for submission and approval of Fort Bend County Drainage District:**
 - Perform drainage area delineations and calculate onsite and offsite flow for both existing and proposed conditions. Perform extreme event sheet flow analysis. The proposed flow calculation will reflect the change in Tc and the change of the drainage system from open ditch to storm sewers.



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- Develop hydrographs for existing and proposed conditions for hydraulic analysis. Storms to be evaluated for the analysis will include the 2-year and 100-year events using Atlas 14 rainfall data.
- Detention volume requirements will be determined to offset the increase in peak runoff rates for storms up to the 100-year events.
- Perform hydraulic analysis to develop storm sewer systems and detention ponds to achieve the desired Level of Service for the proposed roadway. The proposed discharge into the outfall will be limited to the existing rate. The hydraulic analysis will ensure no adverse impact towards downstream.
- Provide options for detention pond(s) size and location.
- Flow from South Post Oak Road will be routed via the West Sycamore Road system.

2. Preparation of Drainage Report:

- Prepare a written report detailing the assumptions made in the drainage study and hydraulic analysis, the obtained results and proposed mitigation recommendations. The report will summarize background information, methodology, and results regarding the existing conditions and proposed improvements. Figures, tables, appendices, etc. will be provided to convey relevant information.

DETENTION POND PUMP STATION:

1. Electrical Design for Stormwater Pump Station

- The engineer shall investigate options for power supply as well as permits and coordination required from the electricity provider. The engineer will coordinate with the electrical utility company to determine where electric power can be routed to the site. Meetings will be held on site with the power company.
- Coordination with the pump station engineer for electrical requirements. The engineer will coordinate with the Mechanical/Pump Station Engineer to determine the power requirements needed for the pumps and pump controls. The Mechanical/Pump Station Engineer shall size the pumps.
- Produce electrical engineering construction drawings for the new pump station, power and lighting for the pump station building, site lighting, and emergency back-up generator and automatic transfer switch (ATS).



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- Prepare electrical technical specifications necessary for the project at submittal 95% and 100%.
- Prepare and update opinion of probable construction cost estimate at submittal 95% and 100%.
- SOLS from the electrical provider Field meeting at the beginning of the design. The electrical design shall be completed in accordance with applicable electrical codes and sealed by a Texas Professional Engineer.

2. Stormwater Pump Station Site Design

- Basis of Estimate
- Proposed Design
- Standard Drawing Details

The total proposed supplemental fee for professional engineering and additional services including Topographic Survey, Geotechnical Investigations, H&H analysis, Detention Pond and pump station design will be **\$240,257.01**. A detailed breakdown of the level of effort with the fee for the supplemental engineering services is attached with this letter.

Please review and let me know if you have any comments or clarifications regarding the scope of services submitted.

Original Contract Amount	\$781,514.12
Amendment 1 Contract amount	\$159,964.94
Amendment 2 Contract amount	\$240,257.01
Total Contract Amount	\$1,181,736.07

Sincerely,

Murthy Made, P.E., PMP, ENV SP
Project Manager
Isani Consultants, LP

"EXHIBIT B" - Compensation for Professional Services (Supplemental for Additional H&H and Detention Pond)

Project Name: West Sycamore Road Segment 3

Project Limits: From South Post Oak Boulevard to FM 521

FBC Project Number: 17123x | Isani Project Number: 20PV100

BASIC SERVICES		
1	Preliminary Design (Including Coordination with Subs & Project Management)	\$ 12,600.00
2	Drainage Analysis (H&H including detention pond)	
	2.1 Existing Condition Analysis	\$ 9,240.00
	2.2 Proposed Condition Analysis	\$ 19,990.00
	2.3 Drainage Report	\$ 27,520.00
		\$ 56,750.00
3	Detention Pond Design (Supplemental)	
	3.1 Detention Pond Design	\$ 27,315.00
	3.2 Electrical Design for Stormwater Pump Station	\$ 33,620.00
	3.3 Stormwater Pump Station Site Design	\$ 29,420.00
	3.4 Project Management	\$ 5,180.00
		\$ 95,535.00
4	Geotechnical Investigations (Supplemental)	
	4.1 Detention Pond (10 acres pond)	\$ 34,073.00
		\$ 34,073.00
5	Survey (Supplemental)	
	5.1 Detention Pond (10 acres pond)	\$ 33,847.32
		\$ 33,847.32
TOTAL FOR BASIC SERVICES (1-5)		\$ 232,805.32
OPTIONAL ADDITIONAL SERVICES		
6	Survey	
	6.1 Create Parcel Plat Map, M&B Description (2 Parcel)	\$ 7,451.69
		\$ 7,451.69
TOTAL FOR OPTIONAL ADDITIONAL SERVICES (6)		\$ 7,451.69
TOTAL FOR BASIC & OPTIONAL ADDITIONAL SERVICES (1-6)		\$ 240,257.01

WEST SYCAMORE SEGMENT 3
 FROM SOUTH POST OAK BOULEVARD TO FM 521
 ISANI CONSULTANTS, L.P. PROPOSAL - MAY 23, 2024
 PRELIMINARY DESIGN LEVEL OF EFFORT



EXHIBIT B

Employee Classification	No. of Sheets	Principal	Project Manager	QA/QC Engineer	Project Engineer	Graduate Engineer	CAD Technician	Admin	Total Labor Hrs & Costs	Total
Contract Rate Per Hour		\$285.00	\$195.00	\$170.00	\$150.00	\$130.00	\$115.00	\$90.00		
NO.	LEVEL OF EFFORT: SUMMARY	LEVEL OF EFFORT (ESTIMATED HOURS)								
PRELIMINARY DESIGN (TASK A)										
A1	PRELIMINARY ENGINEERING/DESIGN									\$ -
A2	DRAINAGE ANALYSIS (H&H)		54	12	120	200		2	388	\$ 56,750.00
A3	GEOTECHNICAL INVESTIGATIONS (BY Associated Testing Laboratories, Inc.)									\$ 34,073.00
A4	TOPOGRAPHIC SURVEY AND ROW MAPS (BY Landtech, Inc)									\$ 41,299.01
A5	PROJECT MANAGEMENT		24		32	24			80	\$ 12,600.00
A6	OTHER EXPENSES									
TOTAL ESTIMATE FOR PRELIMINARY DESIGN										\$ 144,722.01
PRELIMINARY DESIGN										
DRAINAGE ANALYSIS (H&H) (TASK A2)										
1	Review of data including survey, record drawings, site visits, adjacent project plans and other information		4		8	12			24	\$ 3,540.00
2	Review and update existing condition analysis including drainage area delineation, hydrologic calculations and hydraulic model		4		12	24			40	\$ 5,700.00
3	Determine Change in 2-yr and 100-yr flows for change in Tc and New Imperviousness for Proposed Condition, Validate Drainage Boundaries, hydrologic calculations		4		8	12			24	\$ 3,540.00
4	Determine Detention Volume based on ROW, hydrographs and physical constraints		2		6	8			16	\$ 2,330.00
5	Hydraulic Analysis for Proposed Condition		12		30	56			98	\$ 14,120.00
6	Prepare OPCC		2		8				10	\$ 1,590.00

WEST SYCAMORE SEGMENT 3
 FROM SOUTH POST OAK BOULEVARD TO FM 521
 ISANI CONSULTANTS, L.P. PROPOSAL - MAY 23, 2024
 PRELIMINARY DESIGN LEVEL OF EFFORT



EXHIBIT B

Employee Classification	No. of Sheets	Principal	Project Manager	QA/QC Engineer	Project Engineer	Graduate Engineer	CAD Technician	Admin	Total Labor Hrs & Costs	Total	
Contract Rate Per Hour		\$285.00	\$195.00	\$170.00	\$150.00	\$130.00	\$115.00	\$90.00			
NO.	LEVEL OF EFFORT: SUMMARY		LEVEL OF EFFORT (ESTIMATED HOURS)								
7	Present Preliminary Findings to Fort Bend County Engineering Department/Drainage District			4		4			8	\$ 1,380.00	
8	Prepare Drainage Impact and Mitigation Analysis Report for Fort Bend County Engineering Department/Drainage District Submittal			10		20		48	2	80	\$ 11,370.00
9	Perform Internal QAQC and Revise Drainage Report based on Comments Prior to FBCED Submittal			2		8				10	\$ 1,750.00
10	Revise Analysis and Drainage Report based on Comments from FBCED Drainage District			10		4		24		40	\$ 11,430.00
	SHEETS/HOURS SUB-TOTALS			54		12		120		200	
	TOTAL LABOR COSTS			\$10,530.00		\$2,040.00		\$18,000.00		\$26,000.00	\$ 56,750.00
	% DISTRIBUTION OF STAFFING			13.92%		3.09%		30.93%		51.55%	
	SUBTOTAL (TASK A2)										\$ 56,750.00
GEOTECHNICAL INVESTIGATIONS (TASK A3) (by Associated Testing Laboratories, Inc.)											
1	Field Exploration (6 boreholes)										\$ 12,580.00
2	Geotechnical Laboratory Testing										\$ 9,781.00
3	Analyses & Report Preparation										\$ 11,712.00
	SHEETS/HOURS SUB-TOTALS										
	TOTAL LABOR COSTS										\$ 34,073.00
	% DISTRIBUTION OF STAFFING										
	SUBTOTAL (TASK A3)										\$ 34,073.00

WEST SYCAMORE SEGMENT 3
 FROM SOUTH POST OAK BOULEVARD TO FM 521
 ISANI CONSULTANTS, L.P. PROPOSAL - MAY 23, 2024
 PRELIMINARY DESIGN LEVEL OF EFFORT



EXHIBIT B

Employee Classification	No. of Sheets	Principal	Project Manager	QA/QC Engineer	Project Engineer	Graduate Engineer	CAD Technician	Admin	Total Labor Hrs & Costs	Total
Contract Rate Per Hour		\$285.00	\$195.00	\$170.00	\$150.00	\$130.00	\$115.00	\$90.00		
NO.	LEVEL OF EFFORT: SUMMARY	LEVEL OF EFFORT (ESTIMATED HOURS)								
TOPOGRAPHIC SURVEY AND ROW MAPS (TASK A4) (by Landtech, Inc.)										
1	Verify Existing Control (Update SCM if needed)									\$ 828.97
2	Boundary Verification of Proposed Detention Property									\$ 2,053.07
3	Topographic Survey for Detention Pond (10 acres)									\$ 28,067.93
4	Locate Bore Holes									\$ 2,388.81
5	Create parcel plat and metes and bounds for acquisition.(2 parcel approx. 5 acres each Parcel)(Optional Additional)									\$ 7,451.69
6	Other Direct Expenses									\$ 508.54
	SHEETS/HOURS SUB-TOTALS									
	TOTAL LABOR COSTS									\$ 41,299.01
	% DISTRIBUTION OF STAFFING									
	SUBTOTAL (TASK A4)									\$ 41,299.01
PROJECT MANAGEMENT FOR PRELIMINARY ENGINEERING (TASK A5)										
1	Site/Field Visit (Detention Pond)			4		4			8	\$ 1,380.00
2	Co-ordination with Utility Companies for Conflict			2		4	6		12	\$ 1,770.00
3	Coordination with Surveyor			4		8	8		20	\$ 3,020.00
4	Coordination with Geotech			4		6	6		16	\$ 2,460.00
5	Project Management and Meetings			6		6			12	\$ 2,070.00
6	Approval from FBCED and FBCDD			4		4	4		12	\$ 1,900.00
	SHEETS/HOURS SUB-TOTALS			24		32	24		80	
	TOTAL LABOR COSTS			\$4,680.00		\$4,800.00	\$3,120.00			\$ 12,600.00
	% DISTRIBUTION OF STAFFING			30.00%		40.00%	30.00%		100.00%	
	SUBTOTAL (TASK A5)									\$ 12,600.00
OTHER EXPENSES (TASK A6)										
1	Printing/Plotting/Copying									
2	Mileage/Postage/Courier									
	SUBTOTAL (TASK A6)									\$ -
TOTAL ESTIMATE FOR PRELIMINARY DESIGN										\$ 144,722.01

WEST SYCAMORE RD SEGMENT 3
 FROM SOUTH POST OAK BOULEVARD TO FM 521
 ISANI CONSULTANTS, L.P. SUPPLEMENTAL PROPOSAL - MAY 23, 2024
 FINAL DESIGN (LEVEL OF EFFORT FOR SUPPLEMENTAL)



EXHIBIT B

Employee Classification		No. of Sheets	Principal	Project Manager	QA/QC Engineer	Project Engineer	Graduate Engineer	CAD Technician	Admin	Total Labor Hrs & Costs	Total
Contract Rate Per Hour			\$285.00	\$195.00	\$170.00	\$150.00	\$130.00	\$115.00	\$90.00		
NO.	LEVEL OF EFFORT: SUMMARY	LEVEL OF EFFORT (ESTIMATED HOURS)									
SUPPLEMENTAL DESIGN (TASKS)											
A	DETENTION POND DESIGN			19	16	40	65	56		196	\$ 27,315.00
B	ELECTRICAL DESIGN FOR STORMWATER PUMP STATION			10	10	54	78	102		254	\$ 33,620.00
C	STORMWATER PUMP STATION SITE DESIGN			10	12	46	70	82		220	\$ 29,420.00
D	PROJECT MANAGEMENT			4		6	6			16	\$ 5,180.00
TOTAL ESTIMATE FOR SUPPLEMENTAL DESIGN											\$ 95,535.00
DETENTION POND DESIGN (TASK A)											
1	Detention Pond Design and Layout per FBC Standards			4		16	32	40		92	\$ 11,940.00
2	Detention Pond Design Calculations			4		8	12			24	\$ 3,540.00
3	Proposed Cross Sections for Detention Pond			3		6	8	16		33	\$ 4,365.00
4	Standard Details/Drawings			1		1	1			3	\$ 475.00
5	Specifications and Construction Cost Estimate			1		3	6			10	\$ 1,425.00
6	QA/QC of the Pond Design Layout and Calculations			6	16	6	6			34	\$ 5,570.00
SHEETS SUB-TOTALS				19	16	40	65	56		196	
TOTAL LABOR COSTS											\$ 27,315.00
% DISTRIBUTION OF STAFFING				9.69%	8.16%	20.41%	33.16%	28.57%		100.00%	
SUBTOTAL (TASK A)											\$ 27,315.00
ELECTRICAL DESIGN FOR STORMWATER PUMP STATION (TASK B)											
1	Pump Controls Layout/Design			4		24	40	40		108	\$ 14,180.00
2	Pump Station Electrical Drawings & Plans			4		24	32	60		120	\$ 15,440.00
3	Standard Details/Drawings			1		2	2	2		7	\$ 985.00
4	Specifications and Construction Cost Estimate			1		4	4			9	\$ 1,315.00
5	QA/QC of Electrical Design and Layout				10					10	\$ 1,700.00
SHEETS SUB-TOTALS				10	10	54	78	102		254	
TOTAL LABOR COSTS											\$ 33,620.00
% DISTRIBUTION OF STAFFING				3.94%	3.94%	21.26%	30.71%	40.16%		100.00%	
SUBTOTAL (TASK B)											\$ 33,620.00

WEST SYCAMORE RD SEGMENT 3
 FROM SOUTH POST OAK BOULEVARD TO FM 521
 ISANI CONSULTANTS, L.P. SUPPLEMENTAL PROPOSAL - MAY 23, 2024
 FINAL DESIGN (LEVEL OF EFFORT FOR SUPPLEMENTAL)



EXHIBIT B

Employee Classification		No. of Sheets	Principal	Project Manager	QA/QC Engineer	Project Engineer	Graduate Engineer	CAD Technician	Admin	Total Labor Hrs & Costs	Total
Contract Rate Per Hour			\$285.00	\$195.00	\$170.00	\$150.00	\$130.00	\$115.00	\$90.00		
NO.	LEVEL OF EFFORT: SUMMARY	LEVEL OF EFFORT (ESTIMATED HOURS)									
STORMWATER PUMP STATION SITE DESIGN (TASK C)											
1	Proposed Site Design			4		16	32	32		84	\$ 11,020.00
2	Pump Station Building			4		24	32	48		108	\$ 14,060.00
3	Standard Details/Drawings			1		2	2	2		7	\$ 985.00
4	Specifications and Construction Cost Estimate			1		4	4			9	\$ 1,315.00
5	QA/QC of the Pump Station Site Design				12					12	\$ 2,040.00
SHEETS SUB-TOTALS				10	12	46	70	82		220	
TOTAL LABOR COSTS											\$ 29,420.00
% DISTRIBUTION OF STAFFING				4.55%	5.45%	20.91%	31.82%	37.27%		100.00%	
SUBTOTAL (TASK C)										\$ 29,420.00	
PROJECT MANAGEMENT (TASK D)											
1	Meetings for Detention Pond Design (County, Drainage District)			4		6	6			16	\$ 2,460.00
2	Coordination with MUD and other affected agencies			2		4	4			10	\$ 1,510.00
3	Coordination with Electrical Service Provider for Pump Station Electric Outlet			2		2	4			8	\$ 1,210.00
SHEETS/HOURS SUB-TOTALS				4		6	6			16	
TOTAL LABOR COSTS				\$780.00		\$900.00	\$780.00				\$ 5,180.00
% DISTRIBUTION OF STAFFING				25.00%		37.50%	37.50%			100.00%	
SUBTOTAL (TASK D)										\$ 5,180.00	
TOTAL ESTIMATE FOR SUPPLEMENTAL										\$ 95,535.00	

April 29, 2024
Proposal No: GP2024-0410

Mr. Bhupesh Joshi, P.E., ENV SP
Sr. Project Manager
ISANI Consultants, L.P.
10448 Westoffice Drive
Houston, Texas 77042

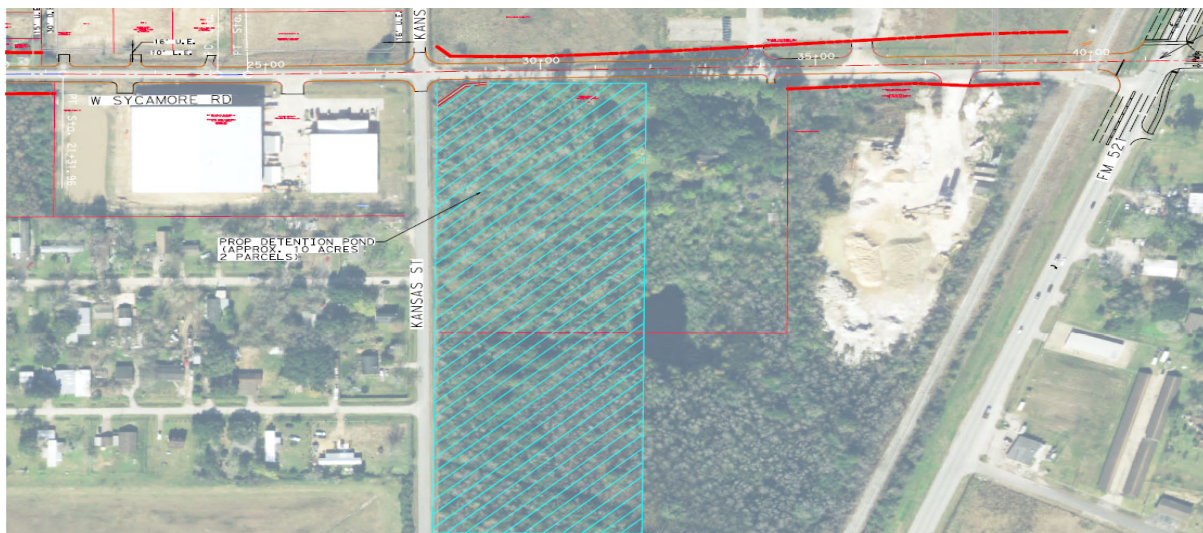
Reference: Proposal for Geotechnical Investigation
W Sycamore Road – 10 Acres Detention Pond
Fort Bend County, Texas

Dear Mr. Joshi,

Associated Testing Laboratories, Inc. (ATL) is pleased to submit the proposal for the above-referenced project. The scope of work entails a Geotechnical Investigation in accordance with procedures and guidelines of Fort Bend County Engineering Guidelines. The proposed detention pond is approximately 10 acres site as shown in **Figure 1: Vicinity Map**.

PROJECT DESCRIPTION

The scope of the project is for the construction of a detention pond as shown in Figure 1. Based on the information provided by Isani, ATL understands that the project consists of new detention pond construction, and we assumed it to be connected to the existing drainage previously constructed along West Sycamore Road. The project will evaluate the conditions of the site, study potential side slope erosion of the pond construction, and alternative solutions for slope stability. The project area is located on the south side of West Sycamore Road near the intersection of FM 521. The proposed pond site is a heavily wooded area with several underbrush and a clearing job with a dozer is needed to access the area as shown in the hatched area below:



SCOPE OF WORK:

The proposed scope of this investigation will entail conducting a geotechnical investigation involving six (6) 30-ft deep soil borings along the detention pond a total of 180 linear feet (LF) and installing a 1@30 ft deep piezometer (PZ-1) after drilling and sampling soil Boring B-3.

GEOTECHNICAL INVESTIGATION

Field Exploration

Based on the Boring Depth and Frequency Requirements provided, ATL proposes the following borings to investigate the subsurface soils and groundwater conditions along the site boring location plan as presented in **Figure 2: Proposed Boring Location**.

Boring	Total No	Depth (ft)	Total Depth (ft)
Borings B-1 through B-6	6	30	180
Piezometer: PZ-1 & PZ-2	2	30	60

Soil samples will be obtained continuously to a depth of 20 ft and at every 5 ft interval to termination depths. Standard Penetration Tests (SPT) will be performed in sands if encountered, and clays will be sampled by Shelby tube. Shear strengths of the clays will be measured in the field with a hand penetrometer and correlations between this data and laboratory shear strength data will be made during analysis.

Depth to groundwater will be important for the design and construction of this project. For this reason, the borings will be drilled dry and the depth at which groundwater is encountered will be recorded. The boreholes will be grouted with cement-bentonite slurry after the completion of drilling and sampling.

Laboratory Testing

Laboratory tests will be assigned corresponding to the types of soils encountered, to classify the soils' physical and index properties, moisture contents, unconfined compressive strength, undrained unconsolidated compressive strength, Atterberg limits, percent finer than No. 200 sieve, and total unit weight tests. We require advanced testing for slope stability analysis such as Consolidated-undrained Triaxial test, and soil dispersiveness tests (double hydrometer Test, Crumb Tests).

All laboratory tests will be performed in accordance with appropriate ASTM standards. We will keep the samples for 30 days after the final report is presented. We will discard the samples after that time unless instructed otherwise.

Engineering Analyses and Reporting

The field and laboratory data will be summarized in an engineering report. Analyses of this data will be presented, and recommendations made in accordance with the Fort Bend County Engineering Guidelines. The following geotechnical information and recommendations will be provided:

The field and laboratory data will be presented in a geotechnical report. Geotechnical analyses will be conducted using the field and laboratory test data to provide geotechnical data for the construction of the detention pond, including (but not limited to) the following:

- Generalized soil stratigraphy.
- Piezometer installation and groundwater measurements
- Preliminary fault review based on the review of the available fault maps.
- Slope stability analyses for short-term, rapid drawdown, and long-term conditions.
- Soil dispersiveness

One (1) electronic PDF copy of the draft geotechnical report will be submitted. Once we have received the review comments, a final report addressing the review comments will be issued. One (1) copy of the final report and an electronic copy (PDF) of the final report will also be issued.

COST ESTIMATE

Based on the scope of work outlined above, we estimate the cost for field, laboratory, and engineering services for the geotechnical services presented in this proposal is **\$34,073.00** (including CU tests soil dispersiveness tests, and clearing site)

The cost estimates using the estimated project quantities and requirements are presented in the enclosed **Itemized Geotechnical Fee Estimate** spreadsheets. This estimate assumes: that underground utilities at proposed boring locations will be cleared by One Call Service and/or private property maintenance personnel; boring locations and elevations will be surveyed by others; and that the site will be cleared with a dozer and will be accessible to our truck-mounted equipment. Environmental sampling/ handling/ transportation/ disposal are not in the scope of this project.

TIME SCHEDULES

We estimated that the fieldwork can be started shortly after authorization is received. The actual drilling work is expected to take about 1 week, assuming no delays in permission to access the sites. The laboratory testing will take approximately 2 to 4 weeks. Weather permitting, we anticipate submitting a draft report about 6 weeks after completion of all laboratory testing. A final report will be issued about 1 week after receiving your review comments.

We appreciate the opportunity to submit this proposal and look forward to being of service to you on this project.

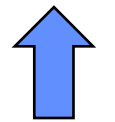
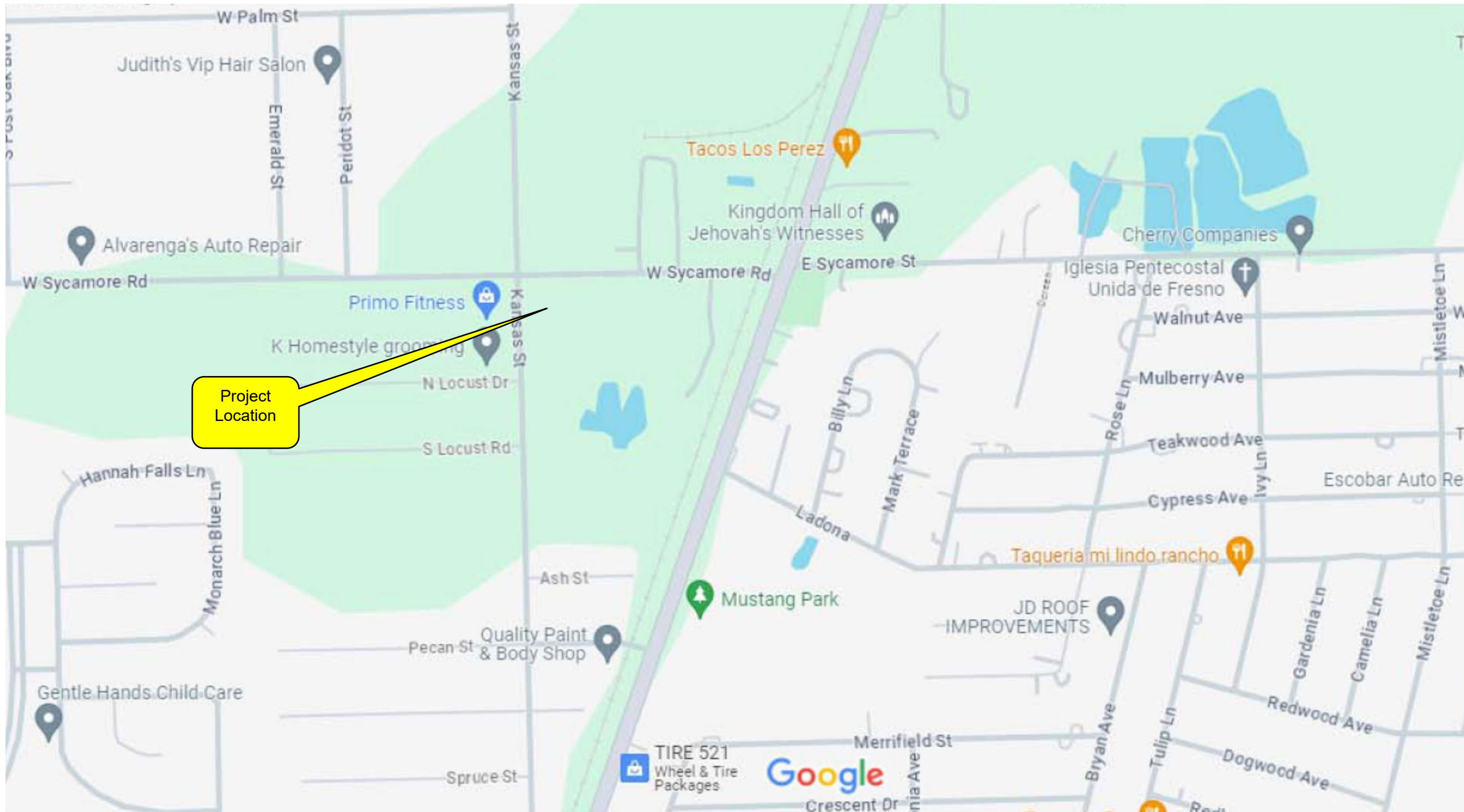
Very truly yours,
ASSOCIATED TESTING LABORATORIES, INC.



Nutan V. Palla, Ph.D., P.E.
Director, Geotechnical Services

Enclosures:

- Figure 1: Project Vicinity – Location Map
- Figure 2: Proposed Boring Location
- Itemized Geotechnical Fee Estimates – Detention Pond



NORTH

<p>Project: W Sycamore Rd. - 10 Acres Detention Pond Fort Bend County, Texas</p>	<p>ASSOCIATED TESTING LABORATORIES </p>	<p>Proposal No.: GP24-0410</p>
<p>Client: ISANI Consultants, L.P. Houston, Texas</p>	<p>Vicinity Map</p>	<p>Not to Scale</p> <p>FIGURE 1</p>



NORTH

Notes:

1. Borings B-1 through B-6 to be drilled to 30-ft deep
2. After drilling and sampling two boreholes, they will be converted into Piezometers (PZ-1 & PZ-2) to 30 ft deep each.

<p>Project: W Sycamore Rd. - 10 Acres Detention Pond Fort Bend County, Texas</p>	<p>ASSOCIATED TESTING LABORATORIES</p> 	<p>Proposal No.: GP24-0410</p>
<p>Client: ISANI Consultants, L.P. Houston, Texas</p>		<p>Proposed Boring Location</p>
		<p>FIGURE 2</p>

Geotechnical Investigation Proposal

Detention Pond - W Sycamore Rd

FBC Proj #17123x

Fort Bend County, Texas

ATL Proposal No. GP2024-0410

April 26, 2024



ESTABLISHED 1959

ITEMIZED GEOECHANICAL FEE ESTIMATE**Detention Pond - W Sycamore Rd**

Borings: 6@30' [180 LF] & Piezometers: 2@ 30', [30 LF]

A. FIELD EXPLORATION	Current Qty.	Unit	Unit Rate	Amount
Mobilization/Demobilization (Truck Rig)	1	LS	\$350.00	\$350.00
Mobilization/Demobilization - ATV Rig Surcharge	1	LS	\$250.00	\$250.00
Technician for Staking, Utilities Clearance, Coordination	0	hrs.	\$90.00	\$0.00
Soil Drilling and Sampling (continuous; <up to 20')	120	ft.	\$25.00	\$3,000.00
Soil Drilling and Sampling (30'-50' intermittent)	60	ft.	\$23.00	\$1,380.00
ATV Surcharge	180	ft.	\$10.00	\$1,800.00
Soil Drilling and Sampling (30'-50' intermittent)	0	ft.	\$23.00	\$0.00
Logging (NICET II)	0	hr.	\$90.00	\$0.00
Grouting Holes	0	ft.	\$12.00	\$0.00
Piezometer Installation	60	ft.	\$16.00	\$960.00
Piezometer Abandonment	60	ft.	\$16.00	\$960.00
24-Hr, 7-Day & 1 month PZ Water Level Readings	8	hrs.	\$65.00	\$520.00
Vehicle Charge	16	hrs.	\$10.00	\$160.00
Site Clearing with a dozer	1	days	\$3,200.00	\$3,200.00
		SUBTOTAL		\$12,580.00
B. GEOTECHNICAL LABORATORY TESTING		Unit	Unit Rate	Amount
Moisture Content (ASTM D-2216)	72	ea.	\$10.00	\$720.00
Atterberg Limits (ASTM D-4318)	24	ea.	\$62.00	\$1,488.00
Passing No. 200 Sieve (ASTM D-1140)	18	ea.	\$48.00	\$864.00
Unconfined Compression (ASTM D-2166)	12	ea.	\$45.00	\$540.00
Unconsolidated-Undrained Triaxial Test (ASTM D-2850)	12	ea.	\$63.00	\$756.00
Consolidated-Undrained Triaxial Test (ASTM D-4767) *3-stage w/3 samples/set	2	ea.	\$1,600.00	\$3,200.00
Double Hydrometer Tests (ASTM D-4221), with D ₉₀ and D ₅₀	3	ea.	\$177.00	\$531.00
Crumb Tests (ASTM D-6572)	36	ea.	\$43.00	\$1,548.00
Specific Gravity (ASTM D854)	2	ea.	\$67.00	\$134.00
		SUBTOTAL		\$9,781.00
C. ANALYSES & REPORT PREPARATION		Unit	Unit Rate	Amount
Senior Engineer (P.E.)	8	hrs.	\$183.00	\$1,464.00
Project Manager (P.E.)	32	hrs.	\$149.00	\$4,768.00
Graduate Engineer	40	hrs.	\$101.00	\$4,040.00
Draftsman/word Processor	24	hrs.	\$60.00	\$1,440.00
		SUBTOTAL		\$11,712.00
TOTAL ESTIMATED FEE OF PROPOSED SCOPE				\$34,073.00

16 MAY 2024

Mr. Murthy Made, P.E.
Project Manager
ISANI Consultants, L.P.
3143 Yellowstone Boulevard
Houston, Texas 77054

RE: W. Sycamore Rd. Segment 3: Verify existing control, revise proposed ROW map, Boundary verification and topographic survey of heavily wooded +/- 10 acre Proposed Detention Parcel, and develop Metes and Bounds description and Parcel Plat Map for two estimated 5 acre parcels, Fort Bend County, Texas.

Dear Mr. Made:

It is my pleasure to submit this proposal for providing professional surveying services for the above-referenced project. The scope of work and associated fee are as follows:

TASK No. 1 –VERIFY EXISTING CONTROL. (Update SCM if needed).

Fee for Task 1 = \$828.97

TASK No. 2 -BOUNDARY VERIFICATION OF PROPOSED DETENTION PROPERTY. Research deed records for current vesting owner deed and verify property corners in the field match latest vesting deed calls. Per Fort Bend CAD, this property has new ownership as of approximately 2023. Update proposed ROW map to reflect new ownership.

Fee for Task 2 = \$2,053.07

TASK No. 3 -TOPOGRAPHIC SURVEY. Place 811 call and survey in resulting one call marks. Locate any observed utilities while conducting property survey. Provide a 100 ft. x 100 ft. spot elevation grid interval on portions of this property not located previously, including grade breaks noticed, limits of existing pond on property. Locate any improvements (buildings, structures and or outbuildings, fences) on the property. The topographic survey file will be updated with additional information.

Fee for Task 3 = \$28,067.93

TASK No. 4 – CREATE PARCEL PLAT MAP AND M&B DESCRIPTION. Use design line work provided by ISANI Consultants, L.P. to create detention Parcel to include Area Summary, Metes and Bounds Description, Updating Proposed ROW Map Sheet to reflect the addition of the Detention Parcel/Tracts. (2 estimated Parcels).

Fee for Task 4 = \$7,451.69

TASK No. 5 -LOCATE BORE HOLES. Additional mobilization to locate estimated (6) bore hole locations. Bore locations will be added into the topographic Survey deliverable graphic files. An ascii or similar file will be provided to Isani with Grid and Surface coordinates for each bore hole location drilled.

Fee for Task 5 = \$2,388.81

OTHER DIRECT EXPENSES (SUPPLIES, DEED COPIES, ETC.)

O.D.E. Fees = \$508.54

LUMP SUM COST FOR REQUESTED SERVICES = \$41,299.01

Thank you for the opportunity to submit this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob J. Luper". The signature is fluid and cursive, with the first and last names being the most prominent.

Jacob "Jake" J. Luper, RPLS
TBPLS Firm 10019100

**EXHIBIT B
LUMP SUM PAYMENT BASIS**

PRIME PROVIDER: ISANI Engineering
 W. SYCAMORE SEG. 3 DETENTION TRACT (+/- 10 ACRES) HEAVILY WOODED BOUNDARY/TOPO/PARCEL PLAT
 UPDATE EXISTING ROW MAP SHEETS AND DEVELOP METES AND BOUND DESCRIPTION FOR 2 ESTIMATED 5 ACRE PARCELS
SUBPROVIDER: LANDTECH, INC.

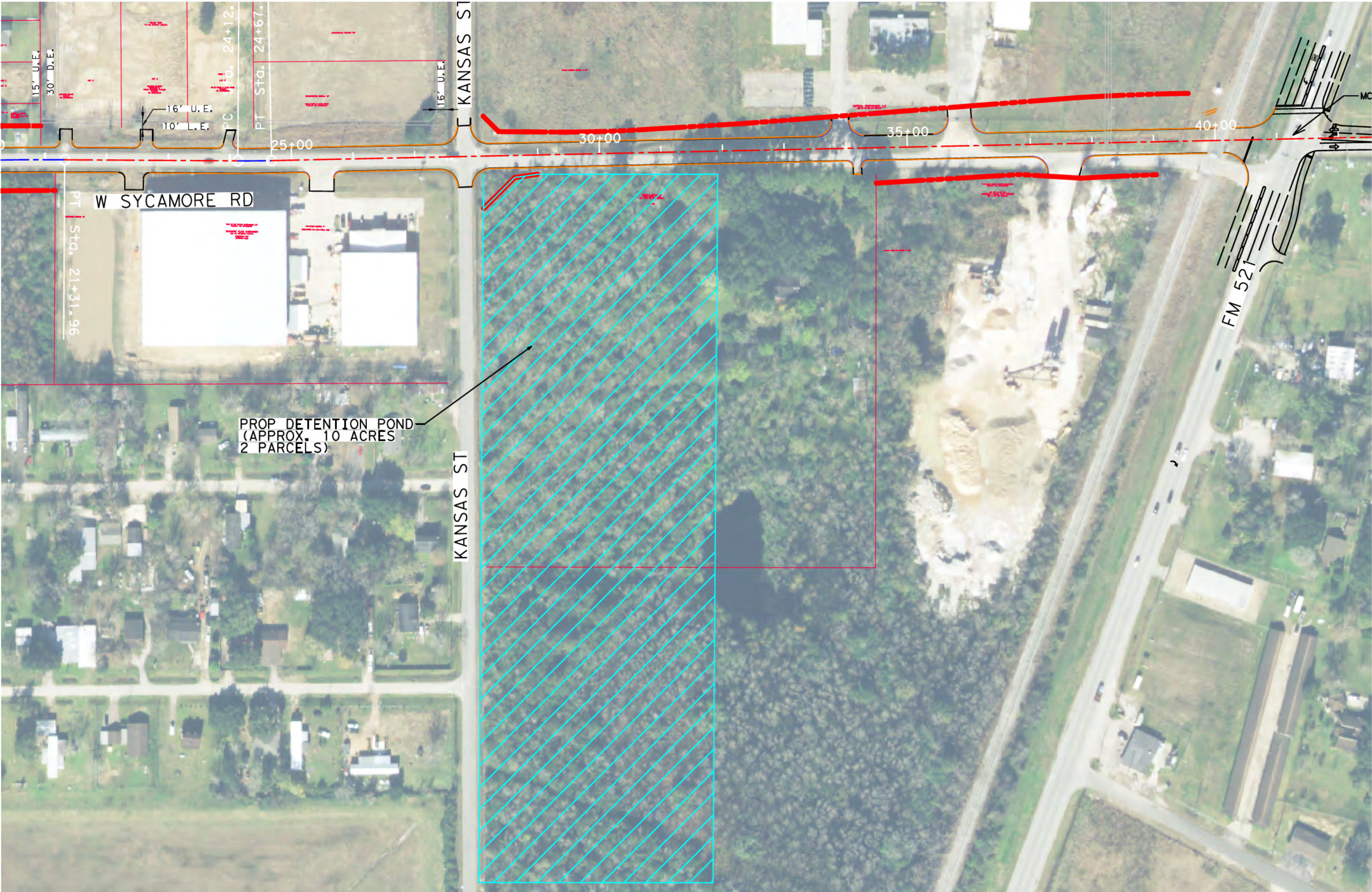
SURVEYING BASIC SERVICES		ITEMIZED FEE SCHEDULE											
		CONTROL VERIFICATION		BOUNDARY VERIFICATION		TOPO +/-10 ACRES HEAVILY WOODED		PARCEL (2 ESTIMATED)		LOCATE BORE HOLE			
		Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee
Support Manager	\$244.36	0.0	\$0.00	1.0	\$244.36	4.0	\$977.44	1.0	\$244.36	0.5	\$122.18		\$0.00
SR. Surveyor (RPLS)	\$235.42	1.0	\$235.42	3.0	\$706.26	12.0	\$2,825.04	6.0	\$1,412.52	1.0	\$235.42		\$0.00
SR. Survey Technician	\$132.46	1.0	\$132.46	1.0	\$132.46	18.0	\$2,384.28	6.0	\$794.76	1.0	\$132.46		\$0.00
SR. CADD Operator	\$128.14	0.0	\$0.00	5.0	\$640.70	40.0	\$5,125.60	16.0	\$2,050.24	1.0	\$128.14		\$0.00
Abstractor	\$110.26	0.0	\$0.00	1.0	\$110.26	0.0	\$0.00	3.0	\$330.78	0.0	\$0.00		\$0.00
Administrative/Clerical	\$96.85	0.0	\$0.00	1.0	\$96.85	1.0	\$96.85	1.0	\$96.85	0.5	\$48.43		\$0.00
Field Coordinator	\$122.18	0.5	\$61.09	1.0	\$122.18	4.0	\$488.72	1.0	\$122.18	1.0	\$122.18		\$0.00
2 - Person Survey Crew	\$200.00	2.0	\$400.00	5.0		0.0	\$0.00	12.0	\$2,400.00	8.0	\$1,600.00		\$0.00
3 - Person Survey Crew	\$245.00	0.0	\$0.00	0.0		66.0	\$16,170.00		\$0.00		\$0.00		\$0.00
Subtotal		4.5	\$828.97	18.0	\$2,053.07	145.0	\$28,067.93	46.0	\$7,451.69	13.0	\$2,388.81	0.0	\$0.00
Total Time & Fees											HOURS	FEES	
											226.5	\$40,790.47	

OTHER DIRECT EXPENSES						
DESCRIPTION	UNIT	QNTY	FIXED COST	MAXIMUM COST	CALCULATING COST	TOTAL
Air Travel - In State - Short Notice (Coach)	Rd Trip/Person					\$0.00
Mileage	mile	162		Current FED Rate	\$ 0.670	\$108.54
Parking	day			\$20.00		\$0.00
Meals (Overnight Stay Required)	day/person			Current Rate	\$ 59.00	\$0.00
Lodging/Hotel (Taxes and fees not included)	day/person			Current Rate	\$ 96.00	\$0.00
Lodging/Hotel - Taxes and fees	day/person			\$30.00	\$ 30.00	\$0.00
Environmental Field Supplies (lathes, stakes, flagging, spray paint, etc.)	day	4		\$150.00	\$ 50.00	\$200.00
Deed Copies	sheet	100		\$2.00	\$ 2.00	\$200.00
Photocopies B/W (8 1/2" X 11")	each			\$0.15		\$0.00
Photocopies B/W (11" X 17")	each			\$0.25		\$0.00
Total Direct Costs						\$508.54

TOTAL	\$41,299.01
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SUE SERVICES						
SUE SERVICES	TASK		SUBS COST		COORDINATION FEE	TOTAL
PROJECT MANAGEMENT	A		\$0.00		\$ -	\$0.00
SUBSURFACE UTILITY ENGINEERING (SUE) LEVELS B, C AND D	B		-		\$ -	\$0.00
SUBTOTAL SUE FEE			\$0.00			\$0.00
Total Costs W/ COORDINATION						\$0.00

LUMP SUM TOTAL	\$41,299.01
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PROP DETENTION POND
(APPROX. 10 ACRES
2 PARCELS)

W SYCAMORE RD

KANSAS ST

KANSAS ST

FM 521

PT Sta. 21+31.96

16' U.E.
10' L.E.

PC Sta. 24+12.
PT Sta. 24+67.

15' U.E.
30' D.E.

16' U.E.

25+00

30+00

35+00

40+00

MC