

than December 31, 2030. Engineer shall complete such tasks described in the Scope of Services, within this time or within such additional time as may be extended by County.

4. **Compensation and Payment Terms.**

Engineer's fees for the Services shall be calculated at the rate(s) set forth in Exhibit "A" attached hereto. The Maximum Compensation to Engineer for the Services performed under this Agreement is Six Hundred Forty-Eight Thousand Two Hundred Forty-Nine and 00/100 Dollars (\$648,249.00). In no event shall the amount paid by County to Engineer under this Agreement exceed said Maximum Compensation without an approved change order.

- (a) Engineer understands and agrees that the Maximum Compensation stated is an all-inclusive amount and no additional fee, cost or reimbursed expense shall be added whatsoever to the fees stated in the attached Exhibit "A."
- (b) County will pay Engineer based on the following procedures: Upon completion of the tasks identified in the Scope of Services, Engineer shall submit to County staff person designated by the County Engineer, one (1) electronic (pdf) copy of the invoice showing the amounts due for services performed in a form acceptable to County. Engineer shall submit invoices no more frequently than on a monthly basis. County shall review such invoices and approve them within 30 calendar days with such modifications as are consistent with this Agreement and forward same to the Auditor for processing. County shall pay each such approved invoice within thirty (30) calendar days.
- (c) Accrual and payment of interest on any overdue payments assessed by Engineer, if any, shall be governed by Chapter 2251 of the Texas Government Code.
- (d) Engineer understands and agrees that County's obligation to make any payment(s) hereunder is dependent upon Engineer's completion of the Services in a timely, good, and professional manner and in accordance with the performance representations made in Section 25 of this Agreement. Therefore, County reserves the right to withhold payment pending verification of satisfactory work performed.

5. **Limit of Appropriation.** Engineer understands and agrees that the Maximum Compensation for the performance of the Services within the Scope of Services described in Section 2 above \$648,249.00. In no event shall the amount paid by County under this Agreement exceed the Maximum Compensation without a County approved change order. Engineer clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of \$648,249.00 specifically allocated to fully discharge any and all liabilities County may incur under this Agreement. Engineer does further understand and agree,

said understanding and agreement also being of the absolute essence of this Agreement, that the total Maximum Compensation that Engineer may become entitled to and the total maximum sum that County may become liable to pay Engineer under this Agreement shall not under any conditions, circumstances, or interpretations thereof exceed \$648,249.00.

6. **Non-appropriation.** Engineer understands and agrees that in the event no funds or insufficient funds are appropriated by the County under this Agreement, County shall immediately notify Engineer in writing of such occurrence and the Agreement shall thereafter terminate and be null and void on the last day of the fiscal period for which appropriations were received or made without penalty, liability or expense to the County. In no event shall said termination of this Agreement or County's failure to appropriate said funds be deemed a breach or default of this Agreement or create a debt by County in any amount(s) in excess of those previously funded.
7. **Taxes.** Engineer understands and agrees that County is a governmental entity and political subdivision of the state of Texas, and as such, is exempt from payment of any sales and use taxes. County shall furnish evidence of its tax-exempt status upon written request by Engineer.
8. **Insurance.** Prior to commencement of the Services, Engineer shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days' prior written notice to County. Engineer shall provide certified copies of insurance endorsements and/or policies if requested by County. Engineer shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Engineer shall obtain such insurance written on an Occurrence form from such companies having Best's rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:
 - (a) Workers Compensation in accordance with the laws of the State of Texas. Substitutes to genuine Workers' Compensation Insurance will not be allowed.
 - (b) Employers' Liability insurance with limits of not less than \$1,000,000 per injury by accident, \$1,000,000 per injury by disease, and \$1,000,000 per bodily injury by disease.
 - (c) Commercial general liability insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.

- (d) Business Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than \$1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.
- (e) Professional Liability insurance with limits not less than \$1,000,000.

County and members of the Fort Bend County Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies written on behalf of Engineer shall contain a waiver of subrogation in favor of County.

If required coverage is written on a claims-made basis, Engineer warrants that any retroactive date applicable to coverage under the policy precedes the Effective Date of this Agreement and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of 2 years beginning from the time the work under this Agreement is completed.

Engineer shall not commence any portion of the work under this Agreement until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by County.

No cancellation of or changes to the certificates, or the policies, may be made without thirty (30) days prior, written notification to County.

Approval of the insurance by County shall not relieve or decrease the liability of the Engineer.

9. **Indemnity. PURSUANT TO SECTION 271.904 OF THE TEXAS LOCAL GOVERNMENT CODE, ENGINEER SHALL INDEMNIFY AND HOLD HARMLESS COUNTY, ITS OFFICIALS, OFFICERS, AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, LIABILITY, AND COSTS, INCLUDING THE REIMBURSEMENT OF REASONABLE ATTORNEY FEES, ARISING OUT OF OR RESULTING FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY ENGINEER OR ENGINEER'S AGENTS, EMPLOYEES, OR ANOTHER ENTITY OVER WHICH ENGINEER EXERCISES CONTROL. IN ADDITION, ENGINEER SHALL PROCURE AND MAINTAIN LIABILITY INSURANCE WITH COVERAGE AS PROVIDED IN SECTION 8 OF THIS AGREEMENT.**

ENGINEER SHALL TIMELY REPORT TO COUNTY ALL SUCH MATTERS ARISING UNDER THE INDEMNITY PROVISIONS ABOVE. UPON THE RECEIPT OF ANY CLAIM, DEMAND, SUIT, ACTION, PROCEEDING, LIEN, OR JUDGMENT, AND NO LATER THAN THE FIFTEENTH DAY OF EACH MONTH, ENGINEER SHALL PROVIDE COUNTY WITH A WRITTEN REPORT ON

EACH MATTER, SETTING FORTH THE STATUS OF EACH MATTER, THE SCHEDULE OR PLANNED PROCEEDINGS WITH RESPECT TO EACH MATTER, AND THE COOPERATION OR ASSISTANCE, IF ANY, OF COUNTY REQUIRED BY ENGINEER IN THE DEFENSE OF EACH MATTER. IN THE EVENT OF ANY DISPUTE BETWEEN THE PARTIES AS TO WHETHER A CLAIM, DEMAND, SUIT, ACTION, PROCEEDING, LIEN, OR JUDGMENT APPEARS TO HAVE BEEN CAUSED BY OR APPEARS TO HAVE ARISEN OUT OF OR RESULTS FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY ENGINEER, OR ITS AGENTS, EMPLOYEES, OR ANOTHER ENTITY OVER WHICH ENGINEER EXERCISES CONTROL, ENGINEER SHALL, NEVERTHELESS, FULLY DEFEND SUCH CLAIM, DEMAND, SUIT, ACTION, PROCEEDING, LIEN, OR JUDGMENT UNTIL AND UNLESS THERE IS A DETERMINATION BY A COURT OF COMPETENT JURISDICTION THAT SAID ACTS AND/OR OMISSIONS OF ENGINEER ARE NOT AT ISSUE IN THE MATTER.

THE INDEMNITY PROVISIONS OF THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT HOWEVER CAUSED, AND NO PAYMENT, PARTIAL PAYMENT, OR ISSUANCE OF CERTIFICATION OF COMPLETION OF THE SERVICES UNDER THIS AGREEMENT BY COUNTY, WHETHER IN WHOLE OR IN PART, SHALL WAIVE OR RELEASE ANY OF THE PROVISIONS OF THIS SECTION.

10. **Public Information Act.** Engineer expressly acknowledges and agrees that County is a public entity and as such, is subject to the provisions of the Texas Public Information Act under Chapter 552 of the Texas Government Code. In no event shall County be liable to Engineer for release of information pursuant to Chapter 552 of the Texas Government Code or any other provision of law. Except to the extent required by law or as directed by the Texas Attorney General, County agrees to maintain the confidentiality of information provided by Engineer expressly marked as proprietary or confidential. County shall not be liable to Engineer for any disclosure of any proprietary or confidential information if such information is disclosed under Texas law or at the direction of the Texas Attorney General. Engineer further acknowledges and agrees that the terms and conditions of this Agreement are not proprietary or confidential information.
11. **Compliance with Laws.** Engineer shall comply with all federal, state, and local laws, statutes, ordinances, rules, regulations, and the decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. Engineer, in providing all services hereunder, further agrees to abide by the provisions of any applicable Federal or State Data Privacy Act.
12. **Independent Contractor.** In the performance of work or services hereunder, Engineer shall be deemed an independent Contractor, and any of its agents, employees, officers, or volunteers performing work required hereunder shall be deemed solely as employees of Engineer. Engineer and its agents, employees, officers, or volunteers shall not, by

performing work pursuant to this Agreement, be deemed to be employees, agents, or servants of County and shall not be entitled to any of the privileges or benefits of County employment.

13. **Use of Customer Name.** Engineer may use County's name without County's prior written consent only in Engineer's customer lists. Any other use of County's name by Engineer must have the prior written consent of County.
14. **County/County Data.** Nothing in this Agreement shall be construed to waive the requirements of Section 205.009 of the Texas Local Government Code.
15. **Personnel.** Engineer represents that it presently has, or is able to obtain adequate qualified personnel in its employment for the timely performance of the Services required under this Agreement and that Engineer shall furnish and maintain, at its own expense, adequate and sufficient personnel, in the opinion of County, to perform the Services when and as required and without delays.

All employees of Engineer shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee or agent of Engineer who, in County's opinion, is incompetent or by his conduct becomes detrimental to providing Services pursuant to this Agreement, shall, upon request of County, immediately be removed from association with the Services required under this Agreement.

When performing Services on-site at County's facilities, Engineer shall comply with, and will require that all Engineer's Personnel comply with, all applicable rules, regulations and known policies of County that are communicated to Engineer in writing, including security procedures concerning systems and data and remote access thereto, building security procedures, including the restriction of access by County to certain areas of its premises or systems for security reasons, and general health and safety practices and procedures.

16. **Confidential and Proprietary Information.** Engineer acknowledges that it and its employees or agents may, in the course of performing their responsibilities under this Agreement, be exposed to or acquire information that is confidential to County. Any and all information of any form obtained by Engineer or its employees or agents from County in the performance of this Agreement shall be deemed to be confidential information of County ("Confidential Information"). Any reports or other documents or items (including software) that result from the use of the Confidential Information by Engineer shall be treated with respect to confidentiality in the same manner as the Confidential Information. Confidential Information shall be deemed not to include information that (a) is or becomes (other than by disclosure by Engineer) publicly known or is contained in a publicly available document; (b) is rightfully in Engineer's possession without the obligation of nondisclosure prior to the time of its disclosure under this Agreement; or (c) is independently developed by employees or agents of Engineer who can be shown to have had no access to the Confidential Information.

Engineer agrees to hold Confidential Information in strict confidence, using at least the same degree of care that Engineer uses in maintaining the confidentiality of its own confidential information, and not to copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give, or disclose Confidential Information to third parties or use Confidential Information for any purposes whatsoever other than the provision of Services to County hereunder, and to advise each of its employees and agents of their obligations to keep Confidential Information confidential. Engineer shall use its best efforts to assist County in identifying and preventing any unauthorized use or disclosure of any Confidential Information. Without limitation of the foregoing, Engineer shall advise County immediately in the event Engineer learns or has reason to believe that any person who has had access to Confidential Information has violated or intends to violate the terms of this Agreement and Engineer will at its expense cooperate with County in seeking injunctive or other equitable relief in the name of County or Engineer against any such person. Engineer agrees that, except as directed by County, Engineer will not at any time during or after the term of this Agreement disclose, directly or indirectly, any Confidential Information to any person, and that upon termination of this Agreement or at County's request, Engineer will promptly turn over to County all documents, papers, and other matters in Engineer's possession which embody Confidential Information.

Engineer acknowledges that a breach of this Section, including disclosure of any Confidential Information, or disclosure of other information that, at law or in equity, ought to remain confidential, will give rise to irreparable injury to County that is inadequately compensable in damages. Accordingly, County may seek and obtain injunctive relief against the breach or threatened breach of the foregoing undertakings, in addition to any other legal remedies that may be available. Engineer acknowledges and agrees that the covenants contained herein are necessary for the protection of the legitimate business interest of County and are reasonable in scope and content.

Engineer in providing all services hereunder agrees to abide by the provisions of any applicable Federal or State Data Privacy Act.

17. **Ownership and Reuse of Documents.** All work product and data produced or developed under this Agreement by Engineer including any documents, data, notes, reports, research, graphic presentation materials, and any other related material (collectively, "Materials"), shall at all times be the property of County. County, at all times, shall have a right of access to the Materials. Engineer shall promptly furnish and deliver all such Materials to County on request. Notwithstanding the foregoing, Engineer shall bear no liability or responsibility for Materials that have been modified post-delivery to County or used by County for a purpose other than that for which they were prepared under this Agreement.
18. **Inspection of Books and Records.** Engineer shall permit County, or any duly authorized agent of County, to inspect and examine the books, records, information, and

documentation (collectively, "Records") of Engineer which relate to the Services provided under this Agreement for the purposes of making audits, examinations, excerpts, copies, and transcriptions. Engineer shall maintain all such Records in a readily available state and location, reasonably accessible to County or their authorized representatives. County's right to inspect such books and records shall survive the termination of this Agreement for a period of four (4) years, or until any litigation concerning any of the Services has been satisfactorily resolved, whichever occurs later. **ENGINEER SHALL NOT DESTROY OR DISCARD ANY RECORDS REASONABLY RELATED TO THIS AGREEMENT OR THE SERVICES, UNLESS THE TIME PERIOD FOR MAINTAINING THE SAME HAS EXPIRED.**

19. **Termination.**

- (a) Without Cause. County, in its sole discretion, and without prejudice to any other remedy to which it may be entitled to at law or in equity, may terminate this Agreement, in whole or in part, without cause, upon thirty (30) days prior written notice to Engineer.

- (b) With Cause. County, in its sole discretion, and without prejudice to any other remedy to which it may be entitled to at law or in equity, may terminate this Agreement, in whole or in part, with cause, for any of the following reasons, each of which shall constitute a material breach and "Default" of the Agreement:
 - (1) Engineer fails to perform any portion of the Scope of Services within the timeframe(s) provided under this Agreement.
 - (2) Engineer fails to comply with County's documentation and reporting requirements, terms and requirements of this Agreement, or applicable federal, state, or local laws and regulations.
 - (3) Non-performance and suspension of the Agreement by Engineer that exceeds thirty (30) calendar days due to Force Majeure.
 - (4) Engineer fails to perform any obligation under this Agreement or as required by law, ordinance, or regulation and such failure creates an imminent threat to the public health and/or safety.
 - (5) Engineer otherwise materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms.
 - (6) County shall notify Engineer in writing of the alleged Default in reasonable detail ("Notice"). Upon receipt of said Notice, Engineer shall have

opportunity to cure such Default within the time specified in the Notice by County. If Engineer fails to cure such Default within such time, and to the reasonable satisfaction of County, then County may elect to terminate this Agreement for cause.

(7) If, after termination of the Agreement by County for cause, it is determined for any reason whatsoever that Engineer was not in Default, or that the Default was excusable, the rights and obligations of the Parties hereunder shall be the same as if the termination had been issued by County without cause in accordance with this Agreement.

(c) Upon termination of this Agreement for any reason, Engineer shall cease all work and activity for the Services by the date specified by County and shall not incur any new obligations or perform any additional services for the work performed hereunder beyond the specified date. County shall compensate Engineer in accordance with Section 4, above, for such work provided by Engineer under this Agreement prior to its termination and which has not been previously presented for payment by Engineer to County.

(d) If County terminates this Agreement as provided in this Section, no fees of any type, other than fees due and payable at the termination date, shall thereafter be paid to Engineer.

20. **Force Majeure.** In the event either Party is rendered unable, wholly or in part, by Force Majeure to carry out any of its obligations under this Agreement, then, within a reasonable time after the occurrence of such event, but no later than ten (10) calendar days after, the Party whose obligations are so affected (the "Affected Party") thereby shall notify the other in writing stating the nature of the event and the anticipated duration. The Affected Party's obligations under this Agreement shall be suspended during the continuance of any delay or inability caused by the event, but for no longer period. The Affected Party shall further endeavor to remove or overcome such delay or inability as soon as is reasonably possible.

For purposes of this Agreement, Force Majeure includes, but is not limited to: acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States of America or the State of Texas or any civil or military authority other than a Party to this Agreement, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, severe storms, floods, washouts, drought, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, and any other incapacities of any Party, similar to those enumerated, which are not within the control of

the Party claiming such inability, which such Party could not have avoided by the reasonable exercise of due diligence and care.

21. **Assignment.** Engineer shall not assign this Agreement to another party without the prior written consent of County, which consent shall not be unreasonably withheld, conditioned, or delayed. Any purported or attempted assignment or transfer in violation of this Section shall be null and void.
22. **Successors and Assigns Bound.** County and Engineer each bind themselves and their successors and assigns to the other Party and to the successors and assigns of such other Party, with respect to all covenants of this Agreement.
23. **Publicity.** Contact with citizens of Fort Bend County, media outlets, or other governmental agencies shall be the sole responsibility of County. Under no circumstances, whatsoever, shall Engineer release any material or information developed or received during the performance of Services hereunder unless Engineer obtains the express written approval of County or is required to do so by law.
24. **Notice.** Any and all notices required or permitted under this Agreement shall be in writing and shall be mailed by certified mail, return receipt requested, or personally delivered to the following addresses:

If to County: Fort Bend County Engineering
Attn: County Engineer
301 Jackson Street, 4th Floor
Richmond, Texas 77469

And

Fort Bend County, Texas
Attn: County Judge
401 Jackson Street, 1st Floor
Richmond, Texas 77469

If to Engineer: MBCO Engineering, LLC
14811 St. Mary's Lane, Suite 152
Houston, Texas 77079

Within five (5) business days of the Effective Date of this Agreement, each Party to this Agreement shall designate in writing to the other Party one person and one alternate person to be that Party's designated spokesperson for communications between the Parties.

25. **Standard of Care.** Pursuant to Section 271.904 of the Texas Local Government Code, Engineer represents to County that Engineer has the skill and knowledge ordinarily possessed by well-informed members of its trade or profession (“Professionals”) practicing in the greater Houston metropolitan area. Engineer shall provide the Services to County with the same professional skill and care ordinarily provided by such Professionals under the same or similar circumstances and professional license and as expeditiously as is prudent considering the ordinary professional skill and care of a competent Professional.
26. **Travel Policy.** Mutually approved travel and mileage expenses incurred in the performance of the Services hereunder will be reimbursed to Engineer only to the extent that those costs do not exceed Fort Bend County travel reimbursement allowances. A copy of County’s Travel Policy with those reimbursement limits shall be provided to Engineer upon request.
27. **Arbitration, Litigation Waiver, and Attorney Fees.** County does not agree to submit disputes arising out of this Agreement to binding arbitration nor does County agree to pay any and/or all attorney fees incurred by Engineer in any way associated with this Agreement. Therefore, any references in Engineer’s Proposal to binding arbitration, waiver of a right to litigate a dispute, or payment of attorney fees are hereby deleted.
28. **No Waiver of Jury Trial.** County does not agree that all disputes (including any claims or counterclaims) arising from or related to this Agreement shall be resolved without a jury. Therefore, any references in Engineer’s Proposal to County’s waiver of jury trial are hereby deleted.
29. **Limitations.** Limitations for the right to bring an action, regardless of form, shall be governed by the applicable laws of the State of Texas, and any provisions to the contrary in Engineer’s Proposal are hereby deleted.
30. **Indemnification by County. ENGINEER UNDERSTANDS AND AGREES THAT UNDER THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS, COUNTY CANNOT ENTER INTO AN AGREEMENT WHEREBY COUNTY AGREES TO INDEMNIFY OR HOLD HARMLESS ANOTHER PARTY. THEREFORE, ANY AND ALL REFERENCES IN ENGINEER’S PROPOSAL TO COUNTY DEFENDING, INDEMNIFYING, OR HOLDING OR SAVING HARMLESS ENGINEER OR ANY OTHER PARTY, FOR ANY REASON WHATSOEVER, ARE HEREBY DELETED.**
31. **Entire Agreement and Modification.** This Agreement constitutes the entire Agreement between the Parties and supersedes all previous agreements, written or oral, pertaining to the subject matter of this Agreement. Any amendment to this Agreement must be in writing and signed by each Party to come into full force and effect. **IT IS ACKNOWLEDGED BY ENGINEER THAT NO OFFICER, AGENT, EMPLOYEE, OR**

REPRESENTATIVE OF COUNTY HAS ANY AUTHORITY TO CHANGE THE TERMS OF THIS AGREEMENT OR ANY ATTACHED EXHIBITS HERETO UNLESS EXPRESSLY AUTHORIZED BY THE FORT BEND COUNTY COMMISSIONERS COURT.

32. **Conflict.** In the event there is a conflict among the terms of this document entitled “Agreement for Professional Engineering Services” and the terms of Engineer’s Proposal or any other exhibit attached hereto, the terms of this document shall prevail with regard to the conflict.
33. **Understanding Fair Construction.** By execution of this Agreement, the Parties acknowledge that they have read and understood each provision, term, and obligation contained herein. This Agreement, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting Party than the non-drafting Party.
34. **Severability.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
35. **No Waiver of Immunity.** Neither the execution of this Agreement nor any other conduct of either Party relating to this Agreement shall be considered a waiver or surrender by County of its governmental powers or immunity under the Texas Constitution or the laws of the state of Texas.
36. **Applicable Law and Venue.** This Agreement shall be construed according to the laws of the state of Texas. Venue for any claim arising out of or relating to the subject matter of this Agreement shall lie in a court of competent jurisdiction of Fort Bend County, Texas.
37. **Certain State Law Requirements for Contracts** The contents of this Section are required by Texas law and are included by County regardless of content For purposes of Sections 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Engineer hereby verifies that Engineer and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:
- (a) Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, Engineer is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.
 - (b) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not boycott Israel and is authorized to

agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in § 808.001 of the Texas Government Code.

(c) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in § 809.001 of the Texas Government Code.

(d) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in § 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in § 2274.001(6) and (7) of the Texas Government Code.

38. **Human Trafficking.** BY ACCEPTANCE OF THIS AGREEMENT, ENGINEER 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.

39. **Captions.** The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of the Agreement.

40. **Electronic and Digital Signatures.** The Parties to this Agreement agree that any electronic and/or digital signatures of the Parties included in this Agreement are intended to authenticate this writing and shall have the same force and effect as the use of manual signatures.

41. **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

42. **Certification.** By his or her signature below, each signatory individual certifies that he or she is the properly authorized person or officer of the applicable Party hereto and has the requisite authority necessary to execute this Agreement on behalf of such Party, and each Party hereby certifies to the other that it has obtained the appropriate approvals or authorizations from its governing body as required by law.

IN WITNESS WHEREOF, and intending to be legally bound, County and Engineer hereto have executed this Agreement to be effective on the date signed by the last Party hereto.

FORT BEND COUNTY, TEXAS

MBCO ENGINEERING, LLC

KP George
KP George, County Judge

Callie Bletsch
Authorized Agent – Signature

October 9, 2025
Date

Callie Bletsch, P.E.
Authorized Agent- Printed Name

ATTEST:



Laura Richard
Laura Richard, County Clerk

Sr. Vice President
Title

9-18-2025
Date

APPROVED:

J. Stacy Slawinski
J. Stacy Slawinski, County Engineer

AUDITOR'S CERTIFICATE

I hereby certify that funds in the amount of \$ 648,249.00 are available to pay the obligation of Fort Bend County, Texas within the foregoing Agreement.

Robert Ed Sturdivant
Robert Ed Sturdivant, County Auditor

EXHIBIT A

(Follows Behind)

Mr. Stacy Slawinski, P.E.
 County Engineer, Fort Bend County
 301 Jackson Street
 Richmond, TX 77469
 281-633-7506

August 19, 2025

FBC Pct 4 23403 – Intersection Improvements Program – Bellaire Boulevard at Harlem Road, Bellaire Boulevard at Lakemont Bend Lane & Harlem Road at Grand Vista Springs Boulevard Intersections – Professional Engineering Services For Intersection Improvements

Dear Mr. Slawinski,

MBCO Engineering LLC is pleased to present proposals for performing Engineering Services for the above-mentioned projects. Each intersection will be modified to improve safety for pedestrians and vehicular traffic. Attached you will find three (3) fee proposals. Due to the varying scope of work at each intersection, a fee proposal was developed for each intersection. Below is a fee summary table for all of the projects.

Bellaire Boulevard at Harlem Road	
BASIC SERVICES TOTAL	\$ 139,392.00
ADDITIONAL SERVICES TOTAL	\$ 11,800.00
BASIC + ADDITIONAL SERVICES TOTAL	\$ 151,192.00
Bellaire Boulevard at Lakemont Bend Lane	
BASIC SERVICES TOTAL	\$ 216,794.00
ADDITIONAL SERVICES TOTAL	\$ 72,990.00
BASIC + ADDITIONAL SERVICES TOTAL	\$ 289,784.00
Harlem Road at Grand Vista Springs Boulevard	
BASIC SERVICES TOTAL	\$ 195,473.00
ADDITIONAL SERVICES TOTAL	\$ 11,800.00
BASIC + ADDITIONAL SERVICES TOTAL	\$ 207,273.00
Combined Totals	
TOTAL BASIC SERVICES	\$ 551,659.00
TOTAL ADDITIONAL SERVICES	\$ 96,590.00
TOTAL BASIC SERVICES + ADDITIONAL SERVICES	\$ 648,249.00

MBCO looks forward to working on these intersection improvements and making these areas safer for the citizens of Fort Bend County. We understand these intersections are important to Fort Bend County Precinct 4 and we are glad to contribute to this program.



If you have any questions or require further information regarding these proposals, please do not hesitate to call me at (281) 760-1656.

Sincerely,

Steve Stacy, PE, ENV SP
Vice President of Engineering
MBCO Engineering, LLC

DRAFT

Mr. Stacy Slawinski, P.E.
County Engineer, Fort Bend County
301 Jackson Street
Richmond, TX 77469
281-633-7506

August 19, 2025

FBC Pct 4 23403 – Intersection Improvements Program – Bellaire Boulevard at Harlem Road

Intersection - Develop alternatives to prevent north and south traffic movements on Harlem Road across Bellaire Boulevard

Dear Mr. Slawinski,

MBCO Engineering, LLC is pleased to present this proposal for performing Engineering Services for the above referenced project. This proposal includes services for the 2023 Mobility Bond Intersection Improvement Program.

This proposal outlines our understanding of the scope of services to be performed by MBCO for this project and provides an estimated fee for our services.

This project, located in Fort Bend County Precinct 4, will improve safety at the intersection of Bellaire Boulevard and Harlem Road. Currently, a north and south traffic movement is allowed across Bellaire Boulevard. Also, pedestrian crossings are marked for a north and south pedestrian movement across Bellaire Boulevard. This project will develop alternatives to restrict or eliminate the vehicular and pedestrian crossing of Bellaire Boulevard.

Scope of Work:

I. Phase 1 – Preliminary Engineering

The Preliminary Engineering Phase of the contract is intended to explore possibilities, identify conflicts and alternate solutions with corresponding cost to select the most cost-effective alternative to progress through design to construction. The Design Consultant is responsible for complying with the goals and requirements for this project as described in the most recent edition of the Fort Bend County Engineering Department - Engineering Design Manual with any interim revisions.

A. Site Visit - Design Consultant shall visit the site, observe and photograph existing conditions noting the road condition and anything that could impact the design or construction process.

B. Surveying

1. Establish Horizontal and Vertical Datum:
 - a. Texas State Plane Coordinate System, South Central Zone (4204), NAD83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (GD 12B).



- b. GPS observe control (RTK), UEI Control and (3) FBC Monuments.
 - c. GPS observe control (Static), UEI Control and (3) FBC Monuments.
 - d. UEI will run conventional levels through UEI control.
 - e. UEI will provide Project Benchmark with conversion factor in the survey notes.
2. Category 6, Condition II (Topographic Survey) at the Intersection of Harlem Road and Bellaire Boulevard, (Approx. 900 LF):
- a. Standard Topographic survey to include 100' cross sections.
 - b. Topographic Survey will extend 250-feet each direction along Bellaire Boulevard and extend 200 feet each direction along Harlem Road.
 - c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
 - d. Place 811 ONECALL and all locates will be surveyed in.
 - e. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.
 - f. UEI will tie in paint striping but no construction joints or any signal sensors if on site within the project limits.
 - g. There are no pipelines found in the project limits.
3. CAD Services (Utility Base Plan only, no Profile) (Approx. 900 LF):
- a. UEI will perform private and public Utility Research.
 - b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.
4. Existing Topo/ROW Survey Maps:
- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.
5. Survey Control Maps:
- a. Generate Survey Control Maps for the project area.
6. Construction Staking (Horizontal only):
- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
 - b. If construction staking is removed or destroyed and needs to be re-staked this will be at an additional cost not part of this proposal.

Survey limits are shown on Exhibit A.

- C. Geotechnical Investigation** - The Geotechnical Consultant will perform pavement coring at two (2) locations, drilling and sampling two (two) 10-foot borings in the intersection area, perform laboratory tests, perform engineering analysis to develop geotechnical recommendations for any proposed concrete pavement including subgrade stabilization recommendations and construction consideration in accordance with the Fort Bend County Engineering Department – Engineering Design Manual and provide a signed, sealed, and

dated geotechnical investigation report.

- D. Alternatives Analysis** – MBCO will develop reasonable alternatives for each aspect of the road design and provide ROW constraints, and construction costs analysis for each alternative.
- E. Drainage** – Drainage should not be impacted. A drainage impact analysis should not be required.
- F. Utility Coordination** – MBCO will utilize the information provided by the surveyor to develop and utility conflict table (UCT) if existing utilities conflict with the proposed intersection improvements. MBCO will add the existing utilities on all applicable maps and drawings. The UCT will include at a minimum the contact information for the utility and the conflict location.

If required, MBCO will provide Full-Service Quality Level A SUE to locate the precise vertical and horizontal location on conductive utility lines that may conflict with the planned work. Our service will be performed in accordance with the standards as set by the American Society of Civil Engineers in publication *CI/ASCE 38-22 – Standard Guideline for Investigating and Documenting Existing Utilities*. Traffic control is not included in our lump sum price.

- G. Environmental** – Due to the minimal scope of this project, environmental studies should not be required.
- H. Preliminary Engineering Report** – MBCO will prepare a comprehensive Preliminary Engineering Report with all gathered information and data, analysis of design alternatives, costs, and recommendations. The following items will be included in the report at a minimum.
- Project location and scope of the project.
 - Existing conditions – Maps, photos, descriptions, survey, and contact information.
 - Existing Utilities, including contact information and Utilities Conflict List
 - Proposed roadway design with alternatives and highlighting any deviations from applicable design standards. Include typical sections for all alternatives to be considered. Provide a description of each alternative and the design elements.
 - Geotechnical Investigation with alternatives, results, and recommendations.
 - Permit and Regulatory Requirements.
 - Cost Estimate per each alternative.
 - Summary of comprehensive recommended design and costs.
 - Appendices – Include items listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1. 30% complete drawings are

included for the recommended alternative.

- Reports - Include the reports listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1.

- I. **Presentation of Results** – MBCO will prepare a PowerPoint presentation summarizing the alternatives, costs, and recommendations for the project based on the Preliminary Engineering Report. This presentation will be provided in-person to the Fort Bend County Engineering Department, Program Manager, and Precinct 4 Office.

II. Phase 2 – Final Design

- A. MBCO will develop and submit construction plans and cost estimates at 70%, 95%, and 100% design stages for review by the Program Manager, Fort Bend County, utility companies, municipalities, and any other entities necessary to gain approval to progress to construction. The 95% and Final submittals will include a complete bid form and Project Manual ready for bidding.
- B. **Design Criteria** – The Design Consultant will make every effort to design the project to conform to the requirements of the Fort Bend Engineering Department and all other applicable criteria.
 - Traffic design shall comply with the Texas Manual on Uniform Traffic Control Devices (TMUTCD), published by TxDOT.
 - Public Utility designs shall comply with the requirements of the municipality having jurisdiction, the Texas Commission on Environmental Quality, and the Texas Water Code.
- C. **Removal** – MBCO will prepare plan sheet(s) showing items to be removed from the site.
- D. **Roadway** – MBCO will progress the development of the approved design from the PER to construction ready plans including plan and profile drawings with all existing and proposed features. Utilize Fort Bend County standard drawings and supplement with any necessary custom details or special details.
- E. **Pedestrian Facilities** – The project will include removal of sidewalks, ramps and crosswalks as approved during the PER stage. Sidewalk design should follow the Fort Bend County Engineering Department – Engineering Design Manual requirements.
- F. **Traffic Control Plan** – The Traffic Control Plan (TCP) shall be designed to comply with guidelines established by the TMUTCD and maintain access at all times to existing driveways during construction.

- G. Utilities** – MBCO will update the Utilities Conflict Table and submit it with the 70%, 95% and Final submittals to all utility owners with facilities in the project area. The Design Consultant will update the utility locations and apply notes required by the utility owners for crossing, working around, or relocations to the construction plans. MBCO will coordinate the relocation of utilities, public or private, with their respective owners and coordinate crossing agreements as needed. Construction plans and schedules for utility relocations shall be delivered with the 95% and Final construction plans with an updated Utility Conflict list. MBCO will provide any project exhibits that are needed for the Utility Agreements.
- H. Storm Water Pollution Prevention Plan** – MBCO will include a Storm Water Pollution Prevention Plan (SWPPP) in the construction plans at the 70% and subsequent submittals. For the purpose of this proposal, it is assumed that a SWPPP Report will not be necessary or required for this project.
- I. Site Visit** – MBCO will visit the site prior to the 100% submittal, observe and photograph existing conditions noting the road condition, new construction around the road, changes to existing utilities, and anything that could impact the construction process.
- J. Right of Way** – The proposed roadway improvements are to be constructed within the existing right-of-way where feasible. Right-of-way acquisition is not anticipated.
- K. Permitting/Coordination** – MBCO will identify all entities required to review and approve the construction plans and obtain their approval prior to the Final submittal. MBCO will provide a list of any permits or fees that the contractor will be required to obtain along with a recommended allowance amount for payment of the fees.
- L. Bidding** – MBCO will attend the Pre-Bid Conference and provide responses to any technical questions received from the potential bidders. We will review the bid tabulation and bidder references and provide comments or confirm that we have no concerns.

III. Phase 3 – Construction Phase Services

Fort Bend County will contract with Design Consultant (MBCO) for Construction Management of the Project. The Design Consultant's services during construction will include the following tasks.

- A.** Attend the Pre-Construction Conference.
- B.** Review Contractor's submittals
- C.** Provide responses to the Contractor's Requests for Information.
- D.** Prepare the Record Drawings.

IV. Project Management

The Engineer's (MBCO's) Project Management tasks during the project will include the following at a minimum.

- A.** An in-person kick-off meeting. The Design Consultant shall prepare the Meeting Minutes and distribute within a week after the meeting.
- B.** Design Consultant will designate two (2) representatives to be the secure account holders to interact with Fort Bend County's project management software "MasterWorks" and receive training, if necessary.
- C.** Design Consultant will develop the agenda and conduct monthly progress meetings with the Program Manager. The frequency of the meetings can be increased or decreased depending on the progress of the project.
- D.** The Design Consultant shall provide meeting minutes for all meetings with Fort Bend County, the Program Manager, public or private utilities, or land owners.
- E.** The Design Consultant will provide a simple written monthly progress report to coincide with the last day of the Design Consultant's billing period for each month. Progress reports will include action items for the following month and shall be included with the Engineer's invoices.
- F.** The Design Consultant will create and maintain a utility coordination log that will be updated by the last day of the Engineer's billing period for each month.
- G.** Design Consultant shall coordinate and attend project related meetings as needed.
- H.** Design Consultant shall conduct regular meetings with their subcontracted firms and document all communications. Design Consultant shall provide work products as requested by Fort Bend County or the Program Manager per the schedule and upon request.
- I.** Design Consultant is responsible for timely invoicing of their work and subcontractor's work. Design Consultant shall submit their invoice to the Program Manager via email for confirmation that the invoice is acceptable in format and progress.
- J.** Design Consultant shall develop and maintain a detailed project schedule. The updated project schedule will be reviewed at the monthly Progress Meetings.

- K. The Design Consultant shall obtain all plan approvals and permits necessary for the project to proceed to construction.
- L. The Design Consultant shall coordinate with stakeholders including adjacent design consultants, FBC Program Managers, Fort Bend County Engineering, City of Houston, and TDLR.

M. Fee Summary

Summary of Fees						
BASIC SERVICES						
Task	Description	Fee Type	Base Scope Fee	Direct Expenses	Total Fee	
A.1	Prime	Preliminary Design	LS	\$ 32,855.00	\$ -	\$ 32,855.00
A.2	Subcontractor	Survey Services- Topo, Boundary, Constr. Staking	LS	\$ 24,770.00	\$ -	\$ 24,770.00
A.3	Subcontractor	Geotechnical Services	LS	\$ 7,012.00	\$ -	\$ 7,012.00
A.4	Prime	Final Design	LS	\$ 37,005.00	\$ 260.00	\$ 37,265.00
A.5	Prime	Bid Phase Services	LS	\$ 7,090.00	\$ -	\$ 7,090.00
A.6	Prime	Construction Phase Services	T&M	\$ 30,400.00	\$ -	\$ 30,400.00
BASIC SERVICES TOTAL						\$ 139,392.00
ADDITIONAL SERVICES						
A.7	Prime	Level A SUE (5 test holes)(1 mobilization)	LS	\$ 11,800.00		\$ 11,800.00

Exhibit B shows the detailed level of effort for each task.

If you have any questions or require further information regarding the above proposal, please do not hesitate to call me at (281) 760-1656.

Sincerely,

Steve Stacy, PE, ENV SP
 Vice President of Engineering
 MBCO Engineering, LLC

EXHIBIT A



DK

**EXHIBIT B-FEE SCHEDULE (MBCO, INC.)
METHOD OF PAYMENT: LUMP SUM**

PRIME PROVIDER NAME: MBCO Engineering
PROJECT NAME: Bellaire Boulevard and Harlem Road Intersection

TASK DESCRIPTION	RATES:											TOTAL LABOR HRS. & COSTS	NO OF DWGS OR TASKS	TOTAL HRS PER TASK	
	\$335.00 PRINCIPAL	\$300.00 ENGINEERING DIRECTOR	\$230.00 PROJECT MANAGER	\$240.00 RPLS	\$215.00 PROJECT ENGINEER	\$220.00 SURVEY CREW	\$150.00 SIT	\$180.00 SENIOR DESIGNER	\$135.00 GRADUATE ENGINEER	\$120.00 CADD OPERATOR	\$115.00 ADMIN/CLERICAL				
Task A1 - Preliminary Design															
Project Management & Meetings (3 Months)		1	14									\$3,520.00	1	15.00	
Develop Project Schedule / Identify Critical Paths			4		2							\$1,350.00	1	6.00	
Site Visit(s)			4		4							\$1,780.00	2	4.00	
Establish Typical Cross Section(s)			1		2		6		6			\$2,460.00	1	15.00	
Determine Potential Conflicts with existing facilities & utilities			1		2		2					\$1,020.00	1	5.00	
Identify Problem Areas and Potential Resolutions			1		2		2					\$1,020.00	1	5.00	
Prepare a Construction Cost Estimate (2)			1		4		4		2			\$2,050.00	1	11.00	
Utility Coordination & Utility Conflict Table			1		4							\$1,090.00	1	5.00	
Develop Alternative Analysis including x-sec and exhibit(s)			1		2		4		6			\$2,100.00	1	13.00	
Prepare Plan View Map Exhibit			1		2		4		8			\$2,340.00	1	15.00	
Prepare Typical Sections (30%)			1		1		4		6			\$1,885.00	1	12.00	
Plan Sheets (30%)			1		2		6		8			\$2,700.00	1	17.00	
Traffic Control Plans (30%)			1		2		6		8			\$2,700.00	4	4.25	
Preliminary Engineering Report		1	4		12		2		2			\$4,400.00	1	21.00	
Report Presentation and power point preparation			4		4							\$1,780.00	1	8.00	
Geotechnical Coordination			1		2							\$660.00	1	3.00	
HOURS SUB-TOTALS	0	2	41	0	47	0	0	40	0	46	0	176	20		
TOTAL LABOR COSTS	\$0.00	\$600.00	\$9,430.00	\$0.00	\$10,105.00	\$0.00	\$0.00	\$7,200.00	\$0.00	\$5,520.00	\$0.00	\$32,855.00			
% DISTRIBUTION OF STAFFING	0.0%	1.1%	23.3%	0.0%	26.7%	0.0%	0.0%	22.7%	0.0%	26.1%	0.0%				
SUBTOTAL												\$32,855.00			

**EXHIBIT B-FEE SCHEDULE (MBCO, INC.)
METHOD OF PAYMENT: LUMP SUM**

PRIME PROVIDER NAME: MBCO Engineering
PROJECT NAME: Bellaire Boulevard and Harlem Road Intersection

RATES: \$335.00 \$300.00 \$230.00 \$240.00 \$215.00 \$220.00 \$150.00 \$180.00 \$135.00 \$120.00 \$115.00

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A4 - Final Design														
Cover Sheet			1		1			1		4		\$1,105.00	1	7.00
Sheet Index			1		1			1		4		\$1,105.00	1	7.00
General Notes			1		1			1		4		\$1,105.00	2	3.50
Typical Sections (90% & 100%)			1		1			2		4		\$1,285.00	1	8.00
Project Layout			1		1			2		4		\$1,285.00	1	8.00
Horizontal Data Sheets			1		1			2		4		\$1,285.00	1	8.00
Demolition Plan Sheets			1		1			4		4		\$1,645.00	1	10.00
Plan Sheets (Roadway)			1		1			4		8		\$2,125.00	1	14.00
Cross Sections (approx. 5)			1		2			6		2		\$1,980.00	5	2.20
Intersection Layouts or Cross Street Details			1		1			4		6		\$1,885.00	2	6.00
TCP Advance Warning Signs			1		1			4		6		\$1,885.00	1	12.00
Traffic Control Plan Sheets			1		2			4		8		\$2,340.00	4	3.75
SWPPP Sheets			1		1			1		4		\$1,105.00	2	3.50
Signing & Pavement Markings			1		1			2		8		\$1,765.00	3	4.00
Detail Sheets (8)			1		1			2		4		\$1,285.00	6	1.33
Technical Specifications			2		4			2				\$1,680.00	1	8.00
Construction Cost Estimate			1		2			4		2		\$1,620.00	1	9.00
Utility & Agency Approvals & Signatures			1		8			8				\$3,390.00	1	17.00
QAQC		1	1		2			4		4		\$2,160.00	1	12.00
Responses to Comments			1		4							\$1,090.00	1	5.00
Project Management & Meetings (4 Months Typical)			8									\$1,840.00	1	8.00
Plan Submittals (90% & 100%)			2		4			4				\$2,040.00	2	5.00
HOURS SUB-TOTALS	0	1	31	0	41	0	0	62	0	80	0	215	40	
CONTRACT RATE PER HOUR (FOR REFERENCE ONLY, FORMULAS USE RATES IN ROW 7)	\$335.00	\$300.00	\$230.00	\$240.00	\$215.00	\$220.00	\$150.00	\$180.00	\$135.00	\$120.00	\$115.00			
TOTAL LABOR COSTS	\$0.00	\$300.00	\$7,130.00	\$0.00	\$8,815.00	\$0.00	\$0.00	\$11,160.00	\$0.00	\$9,600.00	\$0.00	\$37,005.00		
% DISTRIBUTION OF STAFFING	0.0%	0.5%	14.4%	0.0%	19.1%	0.0%	0.0%	28.8%	0.0%	37.2%	0.0%			
SUBTOTAL												\$37,005.00		
Other Direct Expenses	QTY	UNIT	RATE	COST										
Mileage (using current IRS mileage rate)	1	LS	\$ 260.00	\$ 260.00										
SUBTOTAL				\$260.00										

EXHIBIT B-FEE SCHEDULE (MBCO, INC.)
METHOD OF PAYMENT: LUMP SUM

PRIME PROVIDER NAME: MBCO Engineering
PROJECT NAME: Bellaire Boulevard and Harlem Road Intersection

RATES: \$335.00 \$300.00 \$230.00 \$240.00 \$215.00 \$220.00 \$150.00 \$180.00 \$135.00 \$120.00 \$115.00

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A5 - Bid Phase Services														
Project Manual & Plans (PDF issued on USB)			4		4							\$1,780.00	1	8.00
Bid Form			2		4							\$1,320.00	1	6.00
Attend Pre-Bid Meeting			4		4							\$1,780.00	1	8.00
Answer Bidder Questions & Prepare Addendum			4		6							\$2,210.00	1	10.00
HOURS SUB-TOTALS	0	0	14	0	18	0	0	0	0	0	0	32	4	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$3,220.00	\$0.00	\$3,870.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,090.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	43.8%	0.0%	56.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
SUBTOTAL												\$7,090.00		

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A6 - Construction Phase Services (T&M)														
Attend Pre-Construction Meeting			4		4							\$1,780.00	1	8.00
Review Contractor Submittals			8		16							\$5,280.00	1	24.00
Answering Requests for Information			8		16							\$5,280.00	1	24.00
Site Visit(s) / Meetings			16		16							\$7,120.00	1	32.00
Substantial Completion Walkthrough			4		4							\$1,780.00	1	8.00
Prepare Record Drawings			4		16			16		16		\$9,160.00	1	52.00
HOURS SUB-TOTALS	0	0	44	0	72	0	0	16	0	16	0	148	6	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$10,120.00	\$0.00	\$15,480.00	\$0.00	\$0.00	\$2,880.00	\$0.00	\$1,920.00	\$0.00	\$30,400.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	29.7%	0.0%	48.6%	0.0%	0.0%	10.8%	0.0%	10.8%	0.0%			
SUBTOTAL (T&M)												\$30,400.00		

DESCRIPTION	TOTAL MH BY TASK	TOTAL COSTS BY FC
Bellaire Boulevard and Harlem Road Intersection		
Task A1 - Preliminary Design	176	\$32,855.00
Task A2 - Survey		\$24,770.00
Task A3 - Geotechnical		\$7,012.00
Task A4 - Final Design	215	\$37,005.00
Task A5 - Bid Phase Services	32	\$7,090.00
Task A6 - Construction Phase Services (T&M)	148	\$30,400.00
Other Direct Expenses	0	\$260.00
TOTAL		\$139,392.00
ADDITIONAL SERVICES		
Task A7 - Level A SUE (5 test holes)(mbilization)		\$11,800.00
TOTAL ADDITIONAL SERVICES		\$11,800.00

Proposal Estimate for LOE Lump Sum to Perform five Test Holes
 Location: Belaire at Harlem

Date: 06/05/2025

MBCO ENGINEERING, LLC

Specified Rate	Office							Field			TOTAL HRS.	Total Office Amt.	Total Field Amt.	TOTAL LABOR HRS. & COSTS		
	SUE PROJECT MANAGER	SUE Sr.PROJECT MANAGER	SUE DIRECTOR	SUE ENGINEER	SUE CAD TECHNICIAN	SR CAD TECHNICIAN	ADMIN/ CLERICAL	1-MAN SUE CREW	2-MAN SUE CREW	3-Man SUE CREW						
QL-A SUE Services	Office							Field								
Field - exploratory drill shaft location (3' x 3' X-Trench x 8' depth)									20			20	\$ -	\$ 4,400.00	\$ 4,400.00	
Field Coordination		1										1	\$ 255.00	\$ -	\$ 255.00	
CADD - Add test holes to QLC/D SUE drawing					8							8	\$ 1,040.00	\$ -	\$ 1,040.00	
CADD - Test Hole Attribute Table					8							8	\$ 1,040.00	\$ -	\$ 1,040.00	
QAQC		2										2	\$ 510.00	\$ -	\$ 510.00	
Engineer Review			1									1	\$ 300.00	\$ -	\$ 300.00	
Progress Meetings		1										1	\$ 255.00	\$ -	\$ 255.00	
QL-A TOTAL	0	4		0	16	0	0					41	\$ 3,400.00	\$ 4,400.00	\$ 7,800.00	
Subcontractors												Rate	Quantity	units		
Air/Hydro Vacuum Truck Rental													\$200.00	20	hours	\$ 4,000.00
SUBCONTRACTORS TOTAL	0	0		0	0	0	0						200			\$ 4,000.00
HOURS SUB-TOTALS	\$0.00	\$4.00	\$1.00	\$0.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00					\$11,800.00
CONTRACT RATE PER HOUR	\$240.00	\$255.00	\$300.00	\$235.00	\$130.00	\$145.00	\$115.00	\$140.00	\$220.00	\$260.00						
TOTAL LABOR COSTS	\$0.00	\$1,020.00	\$300.00	\$0.00	\$2,080.00	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00						
SUBTOTAL Task	\$0.00	\$1,020.00	\$300.00	\$0.00	\$2,080.00	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00			\$0.00	\$0.00	\$0.00	\$ 11,800.00
Basic Services Total																\$ 11,800.00
SUMMARY OF SUE TOTALS																
	QL-D Total	\$ -														
	QL-C Total	\$ -														
	QL-B Total	\$ -														
	QL-A Total	\$ 7,800.00														
	Subcontractors	\$ 4,000.00														
	SUE Total - Hourly	\$ 11,800.00														
	SUE Unit Total	\$ -														
	Expenses	\$ -														
	Lump Sum Total Fee	\$ 11,800.00														

Does not include Utility conflict table
 Deliverable will be CAD file (AutoCAD Civil3D .dwg format).

Mr. Stacy Slawinski, P.E.
County Engineer, Fort Bend County
301 Jackson Street
Richmond, TX 77469
281-633-7506

August 19, 2025

FBC Pct 4 23403 – Intersection Improvements Program – Bellaire Boulevard at Lakemont Bend Lane Intersection – Professional Engineering Services For Proposed Vortex Roundabout

Dear Mr. Slawinski,

MBCO Engineering, LLC is pleased to present this proposal for performing Engineering Services for the above referenced project. This proposal includes services for the 2023 mobility bond Intersection Improvement Program.

This project, located in Fort Bend County Precinct 4, will improve safety at the intersection of Bellaire Boulevard and Lakemont Bend Lane. Currently, the intersection is controlled with stop signs in all four directions. The proposed design of a two (2) lane Vortex roundabout will follow the Fort Bend County Engineering Department Engineering Design Manual dated July 2025 and Fort Bend County Construction Details.

This proposal outlines our understanding of the scope of services to be performed by MBCO for this project and provides an estimated fee for our services.

Scope of Work:

I. Phase 1 – Preliminary Engineering

The Preliminary Engineering Phase of the contract is intended to explore possibilities, identify conflicts and solutions with corresponding costs. The Design Consultant is responsible for complying with the goals and requirements for this project as described in the most recent edition of the Fort Bend County Engineering Department - Engineering Design Manual with any interim revisions.

A. Site Visit - Design Consultant shall visit the site, observe and photograph existing conditions noting the road condition and anything that could impact the design or construction process.

B. Surveying

1. Establish Horizontal and Vertical Datum:
 - a. Texas State Plane Coordinate System, South Central Zone (4204), NAD83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (GD 12B).
 - b. GPS observe control (RTK), UEI Control and (3) FBC Monuments.
 - c. GPS observe control (Static), UEI Control and (3) FBC Monuments.



- d. UEI will run conventional levels through UEI control.
 - e. UEI will provide Project Benchmark with conversion factor in the survey notes.
2. Category 6, Condition II (Topographic Survey) at the Intersection of Lakemont Bend Lane and Bellaire Boulevard, (Approx. 900 LF):
- a. Standard Topographic survey to include 100' cross sections.
 - b. Topographic Survey will extend 250-feet each direction along roadways.
 - c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
 - d. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
 - e. Place 811 ONECALL and all locates will be surveyed in.
 - f. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.
 - g. UEI will tie in paint striping but no construction joints or any signal sensors if on site within the project limits.
 - h. There are no pipelines found in the project limits.
 - i. UEI will provide SAG elevations/heights on lowest aerial cable/line/red light attaching to existing poles if found crossing roadways within project limits.
3. CAD Services (Utility Base Plan only, no Profile) (Approx. 900 LF):
- a. UEI will perform private and public Utility Research.
 - b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.
4. Existing Topo/ROW Survey Maps:
- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.
5. Survey Control Maps:
- a. Generate Survey Control Maps for the project area.
6. Construction Staking (Horizontal only):
- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
 - b. If construction staking is removed or destroyed and needs to be re-staked this will be at an additional cost not part of this proposal.
7. Proposed ROW Acquisition (4 Tracts – R334204, R352151, R334205 & R330862):
- a. Recon and utilize existing Control, See Exhibit A.
 - b. Provide Category 1A, Condition II, ROW Parcel Acquisition.
 - c. Provide Limited Title Report for all abstracting requested and identify all current property owners at the time of survey.
 - d. Set all parcel corners prior to signing and sealing parcel acquisition plats.
 - e. Provide parcel plat and metes and bounds for all parcels.

Survey limits are shown on Exhibit A.

C. Geotechnical Investigation - The Geotechnical Consultant will perform pavement coring at four (4) locations, drilling and sampling four (4) 10-foot borings in the intersection area, perform laboratory tests, perform engineering analysis to develop geotechnical recommendations for any proposed concrete pavement including subgrade stabilization recommendations and construction consideration in accordance with the Fort Bend County Engineering Department – Engineering Design Manual and provide a signed, sealed, and dated geotechnical investigation report.

D. Alternatives Analysis – MBCO will develop reasonable alternatives for each aspect of the road design and provide ROW constraints, and construction costs analysis for each alternative.

E. Drainage – Drainage will be slightly impacted and a drainage impact analysis should not be required. A drainage area map will be created and drainage calculations included in the construction plans.

F. Utility Coordination – MBCO will utilize the information provided by the surveyor to develop a utility conflict table (UCT) if existing utilities conflict with the proposed intersection improvements. MBCO will add the existing utilities on all applicable maps and drawings. The UCT will include at a minimum the contact information for the utility and the conflict location.

If required, MBCO will provide Full-Service Quality Level A SUE to locate the precise vertical and horizontal location on conductive utility lines that may conflict with the planned work. Our service will be performed in accordance with the standards as set by the American Society of Civil Engineers in publication *CI/ASCE 38-22 – Standard Guideline for Investigating and Documenting Existing Utilities*. Traffic control is not included in our lump sum price.

G. Environmental – Due to the minimal scope of this project, environmental studies should not be required.

H. Preliminary Engineering Report – MBCO will prepare a comprehensive Preliminary Engineering Report with all gathered information and data, analysis of design alternatives, costs, and recommendations. The following items will be included in the report at a minimum.

- Project location and scope of the project.
- Existing conditions – Maps, photos, descriptions, survey, and contact information.
- Existing Utilities, including contact information and Utilities Conflict Table.
- Proposed roadway design with alternatives and highlighting any deviations from applicable design standards. Include typical sections for all alternatives to be

considered. Provide a description of each alternative and the design elements.

- Geotechnical Investigation with alternatives, results, and recommendations.
- Permit and Regulatory Requirements.
- Cost Estimate per each alternative.
- Summary of comprehensive recommended design and costs.
- Appendices – Include items listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1. 30% complete drawings are included for the recommended alternative.
- Reports - Include the reports listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1.

- I. **Presentation of Results** –Design Consultant will prepare a PowerPoint presentation summarizing the alternatives, costs, and recommendations for the project based on the Preliminary Engineering Report. This presentation will be provided in-person to the Fort Bend County Engineering Department, Program Manager, and Precinct 4 Office.

II. Phase 2 – Final Design

- A. MBCO will develop and submit construction plans and cost estimates at 70%, 95%, and 100% design stages for review by the Program Manager, Fort Bend County, utility companies, municipalities, and any other entities necessary to gain approval to progress to construction. The 95% and Final submittals will include a complete bid form and Project Manual ready for bidding.
- B. **Design Criteria** – The Design Consultant will make every effort to design the project to conform to the requirements of the Fort Bend Engineering Department and all other applicable criteria.
 - Traffic design shall comply with the Texas Manual on Uniform Traffic Control Devices (TMUTCD), published by TxDOT.
 - Public Utility designs shall comply with the requirements of the municipality having jurisdiction, the Texas Commission on Environmental Quality, and the Texas Water Code.
- C. **Removal** – MBCO will prepare plan sheet(s) showing items to be removed from the site.
- D. **Roadway** – MBCO will progress the development of the approved design from the PER to construction ready plans including plan and profile drawings with all existing and proposed features. MBCO will utilize Fort Bend County standard drawings and supplement with any necessary custom details or special details.
- E. **Drainage** – MBCO will develop a drainage area map and drainage calculations as required by

Fort Bend County.

- F. Pedestrian Facilities** – The project will include removal of sidewalks, ramps and crosswalks as approved during the PER stage. Sidewalk design should follow the Fort Bend County Engineering Department – Engineering Design Manual requirements.
- G. Traffic Control Plan** – The Traffic Control Plan (TCP) shall be designed to comply with guidelines established by the TMUTCD and maintain access at all times to existing driveways during construction.
- H. Utilities** – MBCO will update the Utilities Conflict Table and submit it with the 70%, 95% and Final submittals to all utility owners with facilities in the project area. The Design Consultant will update the utility locations and apply notes required by the utility owners for crossing, working around, or relocations to the construction plans. MBCO will coordinate the relocation of utilities, public or private, with their respective owners and coordinate crossing agreements as needed. Construction plans and schedules for utility relocations shall be delivered with the 95% and Final construction plans with an updated Utility Conflict list. MBCO will provide any project exhibits that are needed for the Utility Agreements.
- I. Storm Water Pollution Prevention Plan** – MBCO will include a Storm Water Pollution Prevention Plan (SWPPP) in the construction plans at the 70% and subsequent submittals. For the purpose of this proposal, it is assumed that a SWPPP Report will not be necessary or required for this project.
- J. Site Visit** – MBCO will visit the site prior to the 100% submittal, observe and photograph existing conditions noting the road condition, new construction around the road, changes to existing utilities, and anything that could impact the construction process.
- K. Right of Way** – The proposed roadway improvements are to be constructed within the existing right-of-way where feasible. Right-of-way acquisition may be required.
- L. Permitting/Coordination** – MBCO will identify all entities required to review and approve the construction plans and obtain their approval prior to the Final submittal. MBCO will provide a list of any permits or fees that the contractor will be required to obtain along with a recommended allowance amount for payment of the fees.
- M. Bidding** – MBCO will attend the Pre-Bid Conference and provide responses to any technical questions received from the potential bidders. We will review the bid tabulation and bidder references and provide comments or confirm that we have no concerns.

III. Phase 3 – Construction Phase Services

Fort Bend County will contract with Design Consultant (MBCO) for Construction Management of the Project. The Design Consultant's services during construction will include the following tasks.

- A.** Attend the Pre-Construction Conference.
- B.** Review Contractor's submittals
- C.** Provide responses to the Contractor's Requests for Information.
- D.** Prepare the Record Drawings.

IV. Project Management

The Engineer's (MBCO's) Project Management tasks during the project will include the following at a minimum.

- A.** An in-person kick-off meeting. The Design Consultant shall prepare the Meeting Minutes and distribute within a week after the meeting.
- B.** Design Consultant will designate two (2) representatives to be the secure account holders to interact with Fort Bend County's project management software "MasterWorks" and receive training, if necessary.
- C.** Design Consultant will develop the agenda and conduct monthly progress meetings with the Program Manager. The frequency of the meetings can be increased or decreased depending on the progress of the project.
- D.** The Design Consultant shall provide meeting minutes for all meetings with Fort Bend County, the Program Manager, public or private utilities, or land owners.
- E.** The Design Consultant will provide a simple written monthly progress report to coincide with the last day of the Design Consultant's billing period for each month. Progress reports will include action items for the following month and shall be included with the Engineer's invoices.
- F.** The Design Consultant will create and maintain a utility coordination log that will be updated by the last day of the Engineer's billing period for each month.
- G.** Design Consultant shall coordinate and attend project related meetings as needed.

- H. Design Consultant shall conduct regular meetings with their subcontracted firms and document all communications. Design Consultant shall provide work products as requested by Fort Bend County or the Program Manager per the schedule and upon request.
- I. Design Consultant is responsible for timely invoicing of their work and subcontractor's work. Design Consultant shall submit their invoice to the Program Manager via email for confirmation that the invoice is acceptable in format and progress.
- J. Design Consultant shall develop and maintain a detailed project schedule. The updated project schedule will be reviewed at the monthly Progress Meetings.
- K. The Design Consultant shall obtain all plan approvals and permits necessary for the project to proceed to construction.
- L. The Design Consultant shall coordinate with stakeholders including adjacent design consultants, FBC Program Managers, Fort Bend County Engineering, City of Houston, and TDLR.

DRAFT

Fee Summary

Summary of Fees						
BASIC SERVICES						
Task	Description	Fee Type	Base Scope Fee	Direct Expenses	Total Fee	
A.1	Prime	Preliminary Design	LS	\$ 30,510.00	\$ -	\$ 30,510.00
A.2	Subcontractor	Survey Services- Topo, Boundary, Constr. Staking & ROW Acquisition (subconsultant)	LS	\$ 42,840.00	\$ -	\$ 42,840.00
A.3	Subcontractor	Geotechnical Services (subconsultant)	LS	\$ 8,804.00	\$ -	\$ 8,804.00
A.4	Prime	Final Design	LS	\$ 62,950.00	\$ 500.00	\$ 63,450.00
A.5	Prime	Bid Phase Services	LS	\$ 7,090.00	\$ -	\$ 7,090.00
A.6	Prime	Construction Phase Services	T&M	\$ 64,100.00	\$ -	\$ 64,100.00
BASIC SERVICES TOTAL						\$ 216,794.00
ADDITIONAL SERVICES						
A.7	Prime	Level A SUE (16 test holes)(1 mobilization)	LS	\$ 72,990.00		\$ 72,990.00
ADDITIONAL SERVICES TOTAL						\$ 72,990.00

Exhibit B shows the detailed level of effort for each task.

If you have any questions or require further information regarding the above proposal, please do not hesitate to call me at (281) 760-1656.

Sincerely,

Steve Stacy, PE, ENV SP
 Vice President of Engineering
 MBCO Engineering, LLC

EXHIBIT A



DK

EXHIBIT B-FEE SCHEDULE (MBCO, INC.)

METHOD OF PAYMENT: LUMP SUM

PRIME PROVIDER NAME: MBCO Engineering

PROJECT NAME: Bellaire Boulevard and Lakemont Bend Lane Intersection

TASK DESCRIPTION	RATES:											TOTAL LABOR HRS. & COSTS	NO OF DWGS OR TASKS	TOTAL HRS PER TASK
	\$335.00 PRINCIPAL	\$300.00 ENGINEERING DIRECTOR	\$230.00 PROJECT MANAGER	\$240.00 RPLS	\$215.00 PROJECT ENGINEER	\$220.00 SURVEY CREW	\$150.00 SIT	\$180.00 SENIOR DESIGNER	\$135.00 GRADUATE ENGINEER	\$120.00 CADD OPERATOR	\$115.00 ADMIN/CLERICAL			
Task A1 - Preliminary Design														
Project Management & Meetings (3 Month Long Phase)		1	8									\$2,140.00	1	9.00
Develop Project Schedule / Identify Critical Paths			4		2							\$1,350.00	1	6.00
Site Visit(s)			4		4							\$1,780.00	2	4.00
Establish Typical Cross Section(s)			1		2		6		6			\$2,460.00	1	15.00
Determine Potential Conflicts with existing facilities & utilities			1		2		2					\$1,020.00	1	5.00
Identify Problem Areas and Potential Resolutions			1		2		2					\$1,020.00	1	5.00
Prepare a Construction Cost Estimate (2)			1		4		4		2			\$2,050.00	1	11.00
Utility Coordination & Utility Conflict Table			1		4							\$1,090.00	1	5.00
Develop Alternative Analysis including x-sec and exhibit(s)			1		2		4		6			\$2,100.00	1	13.00
Prepare Plan View Map Exhibit			1		2		4		8			\$2,340.00	1	15.00
Plan Sheets (30%)			1		2		6		8			\$2,700.00	1	17.00
Traffic Control Plans (30%)			1		2		6		8			\$2,700.00	4	4.25
Preliminary Engineering Report		1	8		12		2		2			\$5,320.00	1	25.00
Report Presentation and power point preparation			4		4							\$1,780.00	1	8.00
Survey/Geotechnical Coordination			1		2							\$660.00	1	3.00
HOURS SUB-TOTALS	0	2	38	0	46	0	0	36	0	40	0	162	19	
TOTAL LABOR COSTS	\$0.00	\$600.00	\$8,740.00	\$0.00	\$9,890.00	\$0.00	\$0.00	\$6,480.00	\$0.00	\$4,800.00	\$0.00	\$30,510.00		
% DISTRIBUTION OF STAFFING	0.0%	1.2%	23.5%	0.0%	28.4%	0.0%	0.0%	22.2%	0.0%	24.7%	0.0%			
SUBTOTAL												\$30,510.00		

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A4 - Final Design														
Cover Sheet			1		1			1		4		\$1,105.00	1	7.00
Sheet Index			1		1			1		4		\$1,105.00	1	7.00
General Notes			1		1			1		4		\$1,105.00	2	3.50
Typical Sections			1		2			4		8		\$2,340.00	2	7.50
Horizontal Alignment Data			1		1			2		4		\$1,285.00	1	8.00
Plan & Profile Sheets			1		4			24		8		\$6,370.00	4	9.25
Vortex Plan			1		4			16		8		\$4,930.00	1	29.00
Drainage Sheets (if required)			2		8			16		8		\$6,020.00	2	17.00
TCP Advance Warning Signs			1		2			4		6		\$2,100.00	1	13.00
Traffic Control Plan Sheets			1		2			4		8		\$2,340.00	4	3.75
SWPPP Sheets			1		1			2		4		\$1,285.00	2	4.00
Signing & Pavement Markings			1		1			4		8		\$2,125.00	3	4.67
Detail Sheets (18)			2		4			8		12		\$4,200.00	18	1.44
Project Manual			4		12							\$3,500.00	1	16.00
Construction Cost Estimate			1		4			4		2		\$2,050.00	1	11.00
Utility & Agency Approvals & Signatures			2		8			8				\$3,620.00	1	18.00
QAQC		8	2		2			4		4		\$4,490.00	1	20.00
Responses to Comments			4		8			14		18		\$7,320.00	1	44.00
Project Management & Meetings (4 Month Long Phase)			12		4							\$3,620.00	1	16.00
Plan Submittals (90% & 100%)			2		4			4				\$2,040.00	1	10.00
HOURS SUB-TOTALS	0	8	42	0	74	0	0	121	0	110	0	355	49	
CONTRACT RATE PER HOUR (FOR REFERENCE ONLY, FORMULAS USE RATES IN ROW 7)	\$335.00	\$300.00	\$230.00	\$240.00	\$215.00	\$220.00	\$150.00	\$180.00	\$135.00	\$120.00	\$115.00			
TOTAL LABOR COSTS	\$0.00	\$2,400.00	\$9,660.00	\$0.00	\$15,910.00	\$0.00	\$0.00	\$21,780.00	\$0.00	\$13,200.00	\$0.00	\$62,950.00		
% DISTRIBUTION OF STAFFING	0.0%	2.3%	11.8%	0.0%	20.8%	0.0%	0.0%	34.1%	0.0%	31.0%	0.0%			
SUBTOTAL												\$62,950.00		

Other Direct Expenses	QTY	UNIT	RATE	COST
Mileage (using current IRS mileage rate)	1	LS	\$ 500.00	\$ 500.00
SUBTOTAL				\$500.00

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A5 - Bid Phase Services														
Project Manual & Plans (PDF issued on USB)			4		4							\$1,780.00	1	8.00
Bid Form			2		4							\$1,320.00	1	6.00
Attend Pre-Bid Meeting			4		4							\$1,780.00	1	8.00
Answer Bidder Questions & Prepare Addendum			4		6							\$2,210.00	1	10.00
HOURS SUB-TOTALS	0	0	14	0	18	0	0	0	0	0	0	32	4	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$3,220.00	\$0.00	\$3,870.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,090.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	43.8%	0.0%	56.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
SUBTOTAL												\$7,090.00		

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A6 - Construction Phase Services (T&M)														
Attend Pre-Construction Meeting			6		6							\$2,670.00	1	12.00
Review Contractor Submittals			32		32							\$14,240.00	1	64.00
Answering Requests for Information			30		30							\$13,350.00	1	60.00
Site Visit(s) / Meetings			40		40							\$17,800.00	1	80.00
Substantial Completion Walkthrough			8		8							\$3,560.00	1	16.00
Prepare Record Drawings			8		16			24		24		\$12,480.00	1	72.00
HOURS SUB-TOTALS	0	0	124	0	132	0	0	24	0	24	0	304	6	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$28,520.00	\$0.00	\$28,380.00	\$0.00	\$0.00	\$4,320.00	\$0.00	\$2,880.00	\$0.00	\$64,100.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	40.8%	0.0%	43.4%	0.0%	0.0%	7.9%	0.0%	7.9%	0.0%			
SUBTOTAL (T&M)												\$64,100.00		

DESCRIPTION	TOTAL MH BY TASK	TOTAL COSTS
Bellaire Boulevard and Lakemont Bend Lane Intersection		
Task A1 - Preliminary Design	162	\$30,510.00
Task A2 - Survey Services (subconsultant)		\$42,840.00
Task A3 - Geotechnical Services (subconsultant)		\$8,804.00
Task A4 - Final Design	355	\$62,950.00
Task A5 - Bid Phase Services	32	\$7,090.00
Task A6 - Construction Phase Services (T&M)	304	\$64,100.00
Other Direct Expenses	0	\$500.00
TOTAL		\$216,794.00
ADDITIONAL SERVICES		
Task A7 - Level A SUE (16 test holes)		\$72,990.00
TOTAL ADDITIONAL SERVICES		\$72,990.00

Proposal Estimate for LOE Lump Sum to Perform Sixteen Test Holes

Location: Bellaire at Lakemont Bend

Date: 07/22/2025

Assumption: All 16 proposed test holes are inside travelled roadway, lane closures required, and road cut/restoration required

Specified Rate	Office							Field						
	SUE PROJECT MANAGER	SUE Sr.PROJECT MANAGER	SUE DIRECTOR	SUE ENGINEER	SUE Field Coordinator	SR CAD TECHNICIAN	ADMIN/ CLERICAL	1-MAN SUE CREW	2-MAN SUE CREW	3-Man SUE CREW	TOTAL HRS.	Total Office Amt.	Total Field Amt.	TOTAL LABOR HRS. & COSTS
QL-A SUE Services	Office							Field						
Project Setup											0	\$ -	\$ -	\$ -
Kickoff Meeting											0	\$ -	\$ -	\$ -
Utility Records Research											0	\$ -	\$ -	\$ -
Utility Records Review											0	\$ -	\$ -	\$ -
Utility Owner Correspondence											0	\$ -	\$ -	\$ -
Field - Test hole set up											0	\$ -	\$ -	\$ -
Field - Traffic control set up									10		10	\$ -	\$ 2,200.00	\$ 2,200.00
Field - Asphalt/concrete cut or core											0	\$ -	\$ -	\$ -
Field - Execute test hole (dig, document, backfill)									80		80	\$ -	\$ 17,600.00	\$ 17,600.00
Field - exploratory drill shaft location (3' x 3' X-Trench x 8' depth)											0	\$ -	\$ -	\$ -
Field Coordination					8						8	\$ 1,040.00	\$ -	\$ 1,040.00
Field - Survey Test Holes								10			10	\$ -	\$ 1,400.00	\$ 1,400.00
Post Processess survey Field Data					4						4	\$ 520.00	\$ -	\$ 520.00
CADD - Add test holes to QLC/D SUE drawing						20					20	\$ 2,900.00	\$ -	\$ 2,900.00
CADD - Test Hole Attribute Table						20					20	\$ 2,900.00	\$ -	\$ 2,900.00
QAQC		3	3								6	\$ 1,665.00	\$ -	\$ 1,665.00
Engineer Review				1							1	\$ 255.00	\$ -	\$ 255.00
Progress Meetings			2								2	\$ 510.00	\$ -	\$ 510.00
QL-A TOTAL	0	5	3	1	12	40	0				161	\$ 9,790.00	\$ 21,200.00	\$ 30,990.00
Subcontractors											Rate	Quantity	units	
Traffic Control (Lane Closure/Flaggers) - subconsultant											\$2,100.00	8	days	\$ 16,800.00
Coring and repairing the pavement includes labor, equipment, and materials											\$475.00	16	each	\$ 7,600.00
Backfill material (concrete or hot asphalt)											\$200.00	8	CY	\$ 1,600.00
Pneumatic Vacuum Truck & Operator											\$200.00	80	hours	\$ 16,000.00
														\$ -
SUBCONTRACTORS TOTAL	0	0	0	0	0	0	0				\$2,975.00			\$ 42,000.00
HOURS SUB-TOTALS	\$0.00	\$5.00	\$3.00	\$1.00	\$12.00	\$40.00	\$0.00	\$10.00	\$90.00	\$0.00				\$72,990.00
CONTRACT RATE PER HOUR	\$240.00	\$255.00	\$300.00	\$255.00	\$130.00	\$145.00	\$115.00	\$140.00	\$220.00	\$260.00				
TOTAL LABOR COSTS	\$0.00	\$1,275.00	\$900.00	\$255.00	\$1,560.00	\$5,800.00	\$0.00	\$1,400.00	\$19,800.00	\$0.00				
SUBTOTAL Task	\$0.00	\$1,275.00	\$900.00	\$255.00	\$1,560.00	\$5,800.00	\$0.00	\$1,400.00	\$19,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 72,990.00
Basic Services Total														\$ 72,990.00
SUMMARY OF SUE TOTALS														
QL-D Total	\$ -													
QL-C Total	\$ -													
QL-B Total	\$ -													
QL-A Total	\$ 30,990.00													
Subcontractors	\$ 42,000.00													
SUE Total - Hourly	\$ 72,990.00													
SUE Unit Total	\$ -													
Expenses	\$ -													
Lump Sum Total Fee	\$ 72,990.00													

Does not include Utility conflict table
 Deliverable will be CAD file (AutoCAD Civil3D .dwg format).

August 19, 2025

Mr. Stacy Slawinski, P.E.
Fort Bend County Engineer
301 Jackson Street
Richmond, TX 77469
281-633-7506

RE: BC Pct 4 23403- Traffic Signal Design at Harlem Road and Grand Vista Springs Boulevard – Professional Engineering Services for Proposed Traffic Signal

Dear Mr. Slawinski,

MBCO Engineering, LLC is pleased to present this proposal for performing Engineering Services for the above referenced project. This proposal includes services for the 2023 Mobility Bond Intersection Improvement Program and outlines our understanding of the scope of services to be performed by MBCO for this project and provides an estimated fee for our services.

This project, located in Fort Bend County Precinct 4, will improve safety at the intersection of Harlem Road and Grand Vista Springs Boulevard. Currently, stop signs are located on Grand Vista Springs Boulevard. Harlem Road does not have stop signs at this intersection and through movements are allowed for northbound and southbound vehicles. Also, this intersection does not have curb ramps to allow pedestrian crossings. This project will develop alternatives to adding right hand turn lanes from Harlem Road to the side streets, adding curb ramps and to connect the adjacent communities and the addition of a traffic signal.

Scope of Work:

I. Phase 1 – Preliminary Engineering

The Preliminary Engineering Phase of the contract is intended to explore possibilities, identify conflicts and alternate solutions with corresponding cost to select the most cost-effective alternative to progress through design to construction. The Design Consultant is responsible for complying with the goals and requirements for this project as described in the most recent edition of the Fort Bend County Engineering Department - Engineering Design Manual with any interim revisions.

A. Site Visit - Design Consultant shall visit the site, observe and photograph existing conditions noting the road condition and anything that could impact the design or construction process.

B. Surveying

1. Establish Horizontal and Vertical Datum:
 - a. Texas State Plane Coordinate System, South Central Zone (4204), NAD83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (2001 Adj., GD 99).
 - b. GPS observe control (RTK), UEI Control and (3) FBC Monuments.



- c. GPS observe control (Static), UEI Control and (3) FBC Monuments.
 - d. UEI will run conventional levels through UEI control.
 - e. UEI will provide Project Benchmark with conversion factor in the survey notes.
2. Category 6, Condition II (Topographic Survey, Approximately 1,500 LF):
- a. Standard Topographic survey to include 100' cross sections.
 - b. Topographic Survey will extend 400-feet each direction along roadways.
 - c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
 - d. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
 - e. Place 811 ONE CALL and all locates will be surveyed in.
 - f. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.
 - g. UEI will tie in paint striping but no construction joints or any signal sensors if on site within the project limits.
 - h. There are no pipelines found in the project limits.
 - i. UEI will provide Sag elevations/heights on lowest aerial cable/line/red light attaching to existing poles if found crossing roadways within project limits.
3. CAD Services (Utility Base Plan only, no Profile) (Approx. 900 LF):
- a. UEI will perform private and public Utility Research.
 - b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.
4. Existing Topo/ROW Survey Maps:
- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.
5. Survey Control Maps:
- a. Generate Survey Control Maps for the project area.
6. Construction Staking (Horizontal only):
- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
 - b. If construction staking is removed or destroyed and needs to be re-staked this will be at an additional cost not part of this proposal.

Survey limits are shown on Exhibit A.

C. Geotechnical Investigation - The Geotechnical Consultant will perform pavement coring at two (2) locations, drilling and sampling two (2) 30-foot borings in the intersection area, perform laboratory tests, perform engineering analysis to develop geotechnical recommendations for any proposed concrete pavement including subgrade stabilization recommendations and construction consideration in accordance with the Fort Bend County Engineering Department – Engineering Design Manual and provide a signed, sealed, and dated geotechnical investigation report.

D. Alternatives Analysis – MBCO will develop reasonable alternatives for each aspect of the road design and provide ROW constraints, and construction costs analysis for each alternative.

- E. Drainage** – Drainage should not be impacted. A drainage impact analysis should not be required.
- F. Utility Coordination** – MBCO will utilize the information provided by the surveyor to develop and utility conflict table (UCT) if existing utilities conflict with the proposed intersection improvements. MBCO will add the existing utilities on all applicable maps and drawings. The UCT will include at a minimum the contact information for the utility and the conflict location.

If required, MBCO will provide Full-Service Quality Level A SUE to locate the precise vertical and horizontal location on conductive utility lines that may conflict with the planned work. Our service will be performed in accordance with the standards as set by the American Society of Civil Engineers in publication *CI/ASCE 38-22 – Standard Guideline for Investigating and Documenting Existing Utilities*. Traffic control is not included in our lump sum price.

- G. Environmental** – Due to the minimal scope of this project, environmental studies should not be required.

- H. Preliminary Engineering Report** – MBCO will prepare a comprehensive Preliminary Engineering Report with all gathered information and data, analysis of design alternatives, costs, and recommendations. The following items will be included in the report at a minimum.

- Project location and scope of the project.
- Existing conditions – Maps, photos, descriptions, survey, and contact information.
- Existing Utilities, including contact information and Utilities Conflict List
- Proposed roadway design with alternatives and highlighting any deviations from applicable design standards. Include typical sections for all alternatives to be considered. Provide a description of each alternative and the design elements.
- Geotechnical Investigation with alternatives, results, and recommendations.
- Permit and Regulatory Requirements.
- Cost Estimate per each alternative.
- Summary of comprehensive recommended design and costs.
- Appendices – Include items listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1. 30% complete drawings are included for the recommended alternative.
- Reports - Include the reports listed in the Fort Bend County Engineering Department – Engineering Design Manual, Section 1.

- I. Presentation of Results** – MBCO will prepare a PowerPoint presentation summarizing the alternatives, costs, and recommendations for the project based on the Preliminary Engineering Report. This presentation will be provided in-person to the Fort Bend County Engineering Department, Program Manager, and Precinct 4 Office.

II. Phase 2 – Final Design

A. MBCO will develop and submit construction plans and cost estimates at 70%, 95%, and 100% design stages for review by the Program Manager, Fort Bend County, utility companies, municipalities, and any other entities necessary to gain approval to progress to construction. The 95% and Final submittals will include a complete bid form and Project Manual ready for bidding. The plans will include the following sheets and will be per County Specifications:

1. Project Cover Sheet
2. Index of Drawing Sheet(s)
3. Fort Bend County Engineering Department Review Sheet – latest version
4. General Notes Sheet
5. Utility General Notes Sheet(s)
6. Basis of Estimate Sheet(s)
7. Topographic Survey & Control Sheet(s)
8. Proposed Traffic Signal Layout Sheet(s)
9. Proposed Traffic Signal Details with Wiring Chart Sheet(s)
10. Proposed Traffic Signal Elevation Sheet(s)
11. Proposed Pavement Layout Sheet(s)
12. Proposed Signing and Pavement Marking Sheet(s)
13. Proposed Traffic Signal Interconnect Sheet(s) – if required
14. Proposed Traffic Control Sheet(s)
15. FBC and TxDOT Engineering Standard Detail Sheet(s)
16. Standard Drawing Detail Sheet(s) – if required

1. SOLS Coordination (Service Outlet Location & Data Statement)

MBCO to coordinate with CenterPoint Energy for approval of controller location and power drop for the traffic signal. MBCO will meet with CenterPoint Energy & FBCED in the field for concurrence on this location and work with CenterPoint Energy to obtain the SOLS.

B. Design Criteria – The Design Consultant will make every effort to design the project to conform to the requirements of the Fort Bend Engineering Department and all other applicable criteria.

- Traffic design shall comply with the Texas Manual on Uniform Traffic Control Devices (TMUTCD), published by TxDOT.
- Public Utility designs shall comply with the requirements of the municipality having jurisdiction, the Texas Commission on Environmental Quality, and the Texas Water Code.

C. Removal – MBCO will prepare plan sheet(s) showing items to be removed from the site.

D. Roadway – MBCO will progress the development of the approved design from the PER to construction ready plans including plan and profile drawings with all existing and proposed features. Utilize Fort Bend County standard drawings and supplement with any necessary custom details or special details.

E. Pedestrian Facilities – The project may include the addition of sidewalks, ramps and crosswalks as approved during the PER stage. Sidewalk design should follow the Fort Bend County Engineering Department – Engineering Design Manual requirements.

- F. Traffic Control Plan** – The Traffic Control Plan (TCP) shall be designed to comply with guidelines established by the TMUTCD and maintain access at all times to existing driveways during construction.
- G. Utilities** – MBCO will update the Utilities Conflict Table and submit it with the 70%, 95% and Final submittals to all utility owners with facilities in the project area. The Design Consultant will update the utility locations and apply notes required by the utility owners for crossing, working around, or relocations to the construction plans. MBCO will coordinate the relocation of utilities, public or private, with their respective owners and coordinate crossing agreements as needed. Construction plans and schedules for utility relocations shall be delivered with the 95% and Final construction plans with an updated Utility Conflict list. MBCO will provide any project exhibits that are needed for the Utility Agreements.
- H. Storm Water Pollution Prevention Plan** – MBCO will include a Storm Water Pollution Prevention Plan (SWPPP) in the construction plans at the 70% and subsequent submittals. For the purpose of this proposal, it is assumed that a SWPPP Report will not be necessary or required for this project.
- I. Site Visit** – MBCO will visit the site prior to the 100% submittal, observe and photograph existing conditions noting the road condition, new construction around the road, changes to existing utilities, and anything that could impact the construction process.
- J. Right of Way** – The proposed roadway improvements are to be constructed within the existing right-of-way where feasible. Right-of-way acquisition is not anticipated.
- K. Permitting/Coordination** – MBCO will identify all entities required to review and approve the construction plans and obtain their approval prior to the Final submittal. MBCO will provide a list of any permits or fees that the contractor will be required to obtain along with a recommended allowance amount for payment of the fees.
- L. Bidding** – MBCO will attend the Pre-Bid Conference and provide responses to any technical questions received from the potential bidders. We will review the bid tabulation and bidder references and provide comments or confirm that we have no concerns.

III. Phase 3 – Construction Phase Services

Fort Bend County will contract with Design Consultant (MBCO) for Construction Management of the Project. The Design Consultant's services during construction will include the following tasks.

- A.** Attend the Pre-Construction Conference.
- B.** Review Contractor's submittals
- C.** Provide responses to the Contractor's Requests for Information.
- D.** Prepare change orders, if needed.
- E.** Attend monthly progress meetings.
- F.** Conduct periodic field visits.
- G.** Prepare needed punch lists.

- H. Prepare the Record Drawings.
- I. MBCO will work with United Engineers to coordinate the necessary items for construction staking.

IV. Project Management

The Engineer's (MBCO's) Project Management tasks during the project will include the following at a minimum.

1. An in-person kick-off meeting. The Design Consultant shall prepare the Meeting Minutes and distribute within a week after the meeting.
2. Design Consultant will designate two (2) representatives to be the secure account holders to interact with Fort Bend County's project management software "MasterWorks" and receive training, if necessary.
3. Design Consultant will develop the agenda and conduct monthly progress meetings with the Program Manager. The frequency of the meetings can be increased or decreased depending on the progress of the project.
4. The Design Consultant shall provide meeting minutes for all meetings with Fort Bend County, the Program Manager, public or private utilities, or landowners.
5. The Design Consultant will provide a simple written monthly progress report to coincide with the last day of the Design Consultant's billing period for each month. Progress reports will include action items for the following month and shall be included with the Engineer's invoices.
6. The Design Consultant will create and maintain a utility coordination log that will be updated by the last day of the Engineer's billing period for each month.
7. The Design Consultant shall coordinate and attend project-related meetings as needed.
8. Design Consultant shall conduct regular meetings with their subcontracted firms and document all communications. Design Consultant shall provide work products as requested by Fort Bend County or the Program Manager per the schedule and upon request.
9. Design Consultant is responsible for timely invoicing of their work and subcontractor's work. Design Consultant shall submit their invoice to the Program Manager via email for confirmation that the invoice is acceptable in format and progress.
10. Design Consultant shall develop and maintain a detailed project schedule. The updated project schedule will be reviewed at the monthly Progress Meetings.
11. The Design Consultant shall obtain all plan approvals and permits necessary for the project to proceed with construction.

12. The Design Consultant shall coordinate with stakeholders including adjacent design consultants, FBC Program Managers, Fort Bend County Engineering, City of Houston, and TDLR.

V. Subsurface Utility Engineering

If required, MBCO will provide Full-Service Quality Level A SUE to locate the precise vertical and horizontal location on conductive utility lines that may conflict with the planned work. Our service will be performed in accordance with the standards as set by the American Society of Civil Engineers in publication *CI/ASCE 38-22 – Standard Guideline for Investigating and Documenting Existing Utilities*. Traffic control is not included in our lump sum price.

Fee Summary

Summary of Fees					
BASIC SERVICES					
Task	Description	Fee Type	Base Scope Fee	Direct Expenses	Total Fee
A.1	Prime	Preliminary Design	LS	\$ 29,370.00	\$ 29,370.00
A.2	Subconsultant	Survey Services	LS	\$ 26,400.00	\$ 26,400.00
A.3	Subconsultant	Geotechnical Services	LS	\$ 9,918.00	\$ 9,918.00
A.4	Prime	Final Design	LS	\$ 58,095.00	\$ 58,595.00
A.5	Prime	Bid Phase Services	LS	\$ 7,090.00	\$ 7,090.00
A.6	Prime	Construction Phase Services (T&M)	T&M	\$ 64,100.00	\$ 64,100.00
BASIC SERVICES TOTAL					\$ 195,473.00
ADDITIONAL SERVICES					
A.7	Prime	Level A SUE (5 test holes)(1 mobilization)	LS	\$ 11,800.00	\$ 11,800.00
ADDITIONAL SERVICES TOTAL					\$ 11,800.00

Exhibit B shows the detailed level of effort for each task.

If you have any questions or require further information regarding the above proposal, please do not hesitate to call me at (281) 760-1656.

Sincerely,

Steve Stacy, PE, ENV SP
 Vice President of Engineering
 MBCO Engineering, LLC

Exhibit A

Survey Limits - Harlem Rd & Grand Vista Springs Blvd.



EXHIBIT B-FEE SCHEDULE (MBCO, INC.)

METHOD OF PAYMENT: LUMP SUM

PRIME PROVIDER NAME: MBCO Engineering

PROJECT NAME: Harlem Road and Grand Vista Intersection

TASK DESCRIPTION	RATES:											TOTAL LABOR HRS. & COSTS	NO OF DWGS OR TASKS	TOTAL HRS PER TASK
	\$335.00 PRINCIPAL	\$300.00 ENGINEERING DIRECTOR	\$230.00 PROJECT MANAGER	\$240.00 RPLS	\$215.00 PROJECT ENGINEER	\$220.00 SURVEY CREW	\$150.00 SIT	\$180.00 SENIOR DESIGNER	\$135.00 GRADUATE ENGINEER	\$120.00 CADD OPERATOR	\$115.00 ADMIN/CLERICAL			
Task A1 - Preliminary Design														
Project Management & Meetings (3 Month Long Phase)		1	8									\$2,140.00	1	9.00
Develop Project Schedule / Identify Critical Paths			4		2							\$1,350.00	1	6.00
Site Visit(s)			4		4							\$1,780.00	2	4.00
Determine Potential Conflicts with existing facilities & utilities			1		2		2					\$1,020.00	1	5.00
Identify Problem Areas and Potential Resolutions			1		2		2					\$1,020.00	1	5.00
Prepare a Construction Cost Estimate (2)			1		4		4		2			\$2,050.00	1	11.00
Utility Coordination & Utility Conflict Table			1		4							\$1,090.00	1	5.00
Develop Alternative Analysis including x-sec and exhibit(s)			1		2		4		6			\$2,100.00	1	13.00
Prepare Plan View Map Exhibit			1		2		4		8			\$2,340.00	1	15.00
Plan Sheets (30%)			1		2		6		8			\$2,700.00	1	17.00
Traffic Control Plans (30%)			1		2		6		8			\$2,700.00	4	4.25
SOLS Coordination			2		4							\$1,320.00	1	6.00
Preliminary Engineering Report		1	8		12		2		2			\$5,320.00	1	25.00
Report Presentation and power point preparation			4		4							\$1,780.00	1	8.00
Survey/Geotechnical Coordination			1		2							\$660.00	1	3.00
HOURS SUB-TOTALS	0	2	39	0	48	0	0	30	0	34	0	153	19	
TOTAL LABOR COSTS	\$0.00	\$600.00	\$8,970.00	\$0.00	\$10,320.00	\$0.00	\$0.00	\$5,400.00	\$0.00	\$4,080.00	\$0.00	\$29,370.00		
% DISTRIBUTION OF STAFFING	0.0%	1.3%	25.5%	0.0%	31.4%	0.0%	0.0%	19.6%	0.0%	22.2%	0.0%			
SUBTOTAL												\$29,370.00		

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A4 - Final Design														
Cover Sheet			1		1			1		4		\$1,105.00	1	7.00
Sheet Index			1		1			1		4		\$1,105.00	1	7.00
General Notes			1		1			1		4		\$1,105.00	2	3.50
Typical Sections			1		2			4		6		\$2,100.00	1	13.00
Basis of Estimate Sheet			1		1			2		2		\$1,045.00	1	6.00
Proposed Traffic Signa Layout Sheet(s)			1		1			4		8		\$2,125.00	1	14.00
Proposed Traffis Signal Details with Wiring Chart Sheet(s)			1		4			24		8		\$6,370.00	4	9.25
Proposed Traffic Signal Elevation Sheets(2)			1		4			16		8		\$4,930.00	1	29.00
Drainage Sheets (if required)			2		4			12		8		\$4,440.00	2	13.00
TCP Advance Warning Signs			1		2			4		6		\$2,100.00	1	13.00
Traffic Control Plan Sheets			1		2			4		8		\$2,340.00	4	3.75
SWPPP Sheets			1		1			2		4		\$1,285.00	2	4.00
Signing & Pavement Markings			1		1			4		8		\$2,125.00	3	4.67
Detail Sheets (15)			2		4			8		12		\$4,200.00	15	1.73
Project Manual			4		12							\$3,500.00	1	16.00
Construction Cost Estimate			1		4			4		2		\$2,050.00	1	11.00
Utility & Agency Approvals & Signatures			2		4			4				\$2,040.00	1	10.00
QAQC	4		2		2			4		4		\$3,430.00	1	16.00
Responses to Comments			4		8			8		8		\$5,040.00	1	28.00
Project Management & Meetings (4 Month Long Phase)			12		4							\$3,620.00	1	16.00
Plan Submittals (90% & 100%)			2		4			4				\$2,040.00	1	10.00
HOURS SUB-TOTALS	4	0	43	0	67	0	0	111	0	104	0	329	46	
CONTRACT RATE PER HOUR (FOR REFERENCE ONLY, FORMULAS USE RATES IN ROW 7)	\$335.00	\$300.00	\$230.00	\$240.00	\$215.00	\$220.00	\$150.00	\$180.00	\$135.00	\$120.00	\$115.00			
TOTAL LABOR COSTS	\$1,340.00	\$0.00	\$9,890.00	\$0.00	\$14,405.00	\$0.00	\$0.00	\$19,980.00	\$0.00	\$12,480.00	\$0.00	\$58,095.00		
% DISTRIBUTION OF STAFFING	1.2%	0.0%	13.1%	0.0%	20.4%	0.0%	0.0%	33.7%	0.0%	31.6%	0.0%			
SUBTOTAL												\$58,095.00		

Other Direct Expenses	QTY	UNIT	RATE	COST
Mileage (using current IRS mileage rate)	1	LS	\$ 500.00	\$ 500.00
SUBTOTAL				\$500.00

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A5 - Bid Phase Services														
Project Manual & Plans (PDF issued on USB)			4		4							\$1,780.00	1	8.00
Bid Form			2		4							\$1,320.00	1	6.00
Attend Pre-Bid Meeting			4		4							\$1,780.00	1	8.00
Answer Bidder Questions & Prepare Addendum			4		6							\$2,210.00	1	10.00
HOURS SUB-TOTALS	0	0	14	0	18	0	0	0	0	0	0	32	4	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$3,220.00	\$0.00	\$3,870.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,090.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	43.8%	0.0%	56.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
SUBTOTAL												\$7,090.00		

TASK DESCRIPTION	PRINCIPAL	ENGINEERING DIRECTOR	PROJECT MANAGER	RPLS	PROJECT ENGINEER	SURVEY CREW	SIT	SENIOR DESIGNER	GRADUATE ENGINEER	CADD OPERATOR	ADMIN/CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	TOTAL HRS PER TASK
Task A6 - Construction Phase Services (T&M)														
Attend Pre-Construction Meeting			6		6							\$2,670.00	1	12.00
Review Contractor Submittals			32		32							\$14,240.00	1	64.00
Answering Requests for Information			30		30							\$13,350.00	1	60.00
Site Visit(s) / Meetings			40		40							\$17,800.00	1	80.00
Substantial Completion Walkthrough			8		8							\$3,560.00	1	16.00
Prepare Record Drawings			8		16			24		24		\$12,480.00	1	72.00
HOURS SUB-TOTALS	0	0	124	0	132	0	0	24	0	24	0	304	6	
TOTAL LABOR COSTS	\$0.00	\$0.00	\$28,520.00	\$0.00	\$28,380.00	\$0.00	\$0.00	\$4,320.00	\$0.00	\$2,880.00	\$0.00	\$64,100.00		
% DISTRIBUTION OF STAFFING	0.0%	0.0%	40.8%	0.0%	43.4%	0.0%	0.0%	7.9%	0.0%	7.9%	0.0%			
SUBTOTAL (T&M)												\$64,100.00		

DESCRIPTION	TOTAL MH BY TASK	TOTAL COSTS
Harlem Road and Grand Vista Intersection		
Task A1 - Preliminary Design	153	\$29,370.00
Task A2 - Survey Services (subconsultant)		\$26,400.00
Task A3 - Geotechnical Services (subconsultant)		\$9,918.00
Task A4 - Final Design	329	\$58,095.00
Task A5 - Bid Phase Services	32	\$7,090.00
Task A6 - Construction Phase Services (T&M)	304	\$64,100.00
Other Direct Expenses	0	\$500.00
TOTAL		\$195,473.00
ADDITIONAL SERVICES		
Task A7 - Level A SUE (5 test holes)(1 mobilization)		\$11,800.00
TOTAL ADDITIONAL SERVICES		\$11,800.00



United Engineers, Inc.

CIVIL ENGINEERING ♦ LAND DEVELOPMENT ♦ CONSTRUCTION MANAGEMENT
SURVEYING ♦ UTILITY ENGINEERING
TBPE FIRM #F-000142; TBPLS FIRM #10117800

August 19, 2025

Steve Stacy, P.E., ENV SP
MBCO Engineering
14811 St. Mary's Lane, Suite 152
Houston, Texas 77079

**Re: Survey Proposal for Bellaire, Lakemont Bend Ln. and Grand Vista Springs Blvd.,
Intersection Design
UEI Proposal P2025-08-19**

Mr. Stacy:

United Engineers, Inc. (UEI) is in receipt of your request for a cost proposal to perform professional surveying services on the above captioned project. The topographic survey will extend from right-of-way to right-of-way and outside the right-of-way 25 feet as indicated below. The total project limit for the full survey will be approximately 4,200 linear feet for each project location, See Exhibit "A", "B" and "C". This project includes a Topographic Survey (Cat. 6, Cond. II), ROW Maps (Cat. 1B, Cond. II), and Survey Control Maps per Fort Bend County Survey requirements. The project areas consist of the following items listed below:

INITIAL SURVEY SERVICES:

A. Location: Harlem Rd. at Bellaire Blvd. Exhibit "A"

1. Establish Horizontal and Vertical Datum:

- a. Texas State Plane Coordinate System, South Central Zone (4204), NAD 83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (2001 Adj., GD 99).
- b. GPS observe control (RTK), UEI Control and (3) Fort Bend County Monuments.
- c. GPS observe control (Static), UEI Control and (3) Fort Bend County Monuments.
- d. UEI will run conventional levels through UEI control.
- e. UEI will provide Project FBC Monument conversion factor in Survey notes.

2. Category 6, Condition II (Topographic Survey, Approximately 1,400 LF):

- a. Standard Topographic survey to include 100' cross sections.
- b. Topographic Survey will extend 400 feet up each direction along the roadways.
- c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
- d. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
- e. Place 811 ONE CALL and all locates will be surveyed in.
- f. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.

- g. UEI will tie in striping, construction joints and redlight sensors within the project limits.
 - h. There are no pipelines found in the project limits.
 - i. UEI will provide SAG elevations/heights on lowest aerial cable/line/redlight attaching to existing poles if found crossing roadways within project limits.
- 3. CAD Services (Utility Base Plan view only):**
- a. UEI will perform private and public Utility Research.
 - b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.
- 4. Existing Topo/ROW Survey Maps:**
- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.
- 5. Survey Control Maps:**
- a. Generate Survey Control Maps for the project area.
- 6. Construction Staking (Horizontal only):**
- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
 - b. UEI will allot three days for staking or re-staking, if construction staking is removed or destroyed after the third day and needs to be re-staked this will be at an additional cost not part of this proposal.

INITIAL SURVEY SERVICES:

A. Location: Lakemont Bend Ln. at Bellaire Blvd. Exhibit "B"

- 1. Establish Horizontal and Vertical Datum:**
- a. Texas State Plane Coordinate System, South Central Zone (4204), NAD 83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (2001 Adj., GD 99).
 - b. GPS observe control (RTK), UEI Control and (3) Fort Bend County Monuments.
 - c. GPS observe control (Static), UEI Control and (3) Fort Bend County Monuments.
 - d. UEI will run conventional levels through UEI control.
 - e. UEI will provide Project FBC Monument conversion factor in Survey notes.
- 2. Category 6, Condition II (Topographic Survey, Approximately 1,800 LF):**
- a. Standard Topographic survey to include 100' cross sections.
 - b. Topographic Survey will extend 500 feet up each direction along Bellaire Blvd. and extend 400 feet up each direction along Lakemont Bend Ln.
 - c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
 - d. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
 - e. Place 811 ONE CALL and all locates will be surveyed in.
 - f. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.

- g. UEI will tie in striping, construction joints and redlight sensors within the project limits.
 - h. There are no pipelines found in the project limits.
 - i. UEI will provide SAG elevations/heights on lowest aerial cable/line/redlight attaching to existing poles if found crossing roadways within project limits.
- 3. CAD Services (Utility Base Plan view only):**
- a. UEI will perform private and public Utility Research.
 - b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.
- 4. Existing Topo/ROW Survey Maps:**
- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.
- 5. Survey Control Maps:**
- a. Generate Survey Control Maps for the project area.
- 6. Construction Staking (Horizontal only):**
- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
 - b. UEI will allot three days for staking or re-staking, if construction staking is removed or destroyed after the third day and needs to be re-staked this will be at an additional cost not part of this proposal.
- 7. Lakemont Bend Ln. at Bellaire Blvd. Proposed ROW Parcel Acquisition (4 Tracts, R334204, R352151, R334205 & R330862):**
- a. Recon and utilize existing Control, see Exhibit "B".
 - b. Provide Category 1A, Condition II, ROW Parcel Acquisition.
 - c. UEI will provide Limited Title Report for all abstracting requested and identify all current property owners at the time of survey.
 - d. UEI will set all parcel corners prior to signing and sealing parcel acquisition plats.
 - e. UEI will provide parcel plats and metes and bounds for all parcels.

INITIAL SURVEY SERVICES:

A. Location: Harlem Rd. at Grand Vista Exhibit "C"

- 1. Establish Horizontal and Vertical Datum:**
- a. Texas State Plane Coordinate System, South Central Zone (4204), NAD 83' (2011), ITRF (EPOCH 2010.0000), NAVD 88 (2001 Adj., GD 99).
 - b. GPS observe control (RTK), UEI Control and (3) Fort Bend County Monuments.
 - c. GPS observe control (Static), UEI Control and (3) Fort Bend County Monuments.
 - d. UEI will run conventional levels through UEI control.
 - e. UEI will provide Project FBC Monument conversion factor in Survey notes.

2. Category 6, Condition II (Topographic Survey, Approximately 1,650 LF):

- a. Standard Topographic survey to include 100' cross sections.
- b. Topographic Survey will extend 500 feet up Harlem and then 250 feet west along Grand Vista and then 400 feet east along Grand Vista.
- c. Topographic Survey will extend 25' beyond the existing/proposed/ultimate ROW where possible.
- d. Client will need to provide Right of Entry (ROE) if entering private property is restricted.
- e. Place 811 ONE CALL and all locates will be surveyed in.
- f. UEI will provide elevations for the sloping wheelchair ramps and surrounding sidewalks at intersections for the design consultant.
- g. UEI will tie in striping, construction joints and redlight sensors within the project limits.
- h. There are no pipelines found in the project limits.
- i. UEI will provide SAG elevations/heights on lowest aerial cable/line/redlight attaching to existing poles if found crossing roadways within project limits.

3. CAD Services (Utility Base Plan view only):

- a. UEI will perform private and public Utility Research.
- b. Create and provide a Utility Base Plan (no profile), also provide a TIN file.

4. Existing Topo/ROW Survey Maps:

- a. Provide Category 1B, Condition II (Topo/ROW Maps) along project limits.

5. Survey Control Maps:

- a. Generate Survey Control Maps for the project area.

6. Construction Staking (Horizontal only):

- a. UEI will provide construction staking for the new curb alignment horizontally only, no cut and fill will be provided.
- b. UEI will allot three days for staking or re-staking, if construction staking is removed or destroyed after the third day and needs to be re-staked this will be at an additional cost not part of this proposal.

SUBMISSION SCHEDULE AND DELIVERABLES:

UEI proposes to begin the work within five (5) working days after receiving your written notice to proceed and will attempt to complete all work described in the scope of services, for each location within 20 working days each.

UEI's deliverables for the topographic survey will be an ascii file, base plan drawing in Autocad format depicting existing right of way, current conditions, and utilities in plan view only, Topographic/ROW maps as well as Survey Control Maps signed and sealed by the Registered Professional Land Surveyor responsible for the project. Parcel Plats and Metes and Bounds signed and sealed by the Registered Professional Land Surveyor if scope includes this Additional Service Service.

COMPENSATION

Our fee for providing the professional surveying services as outlined in the SCOPE OF SERVICES fee will be **LUMP SUM**, see breakdown below:

INITIAL SURVEY SERVICES (Location Harlem Rd. at Bellaire Blvd.):

Item #1: Horizontal and Vertical Control	\$ 2,820.00
Item #2: Topographic Survey	\$ 7,360.00
Item #3: CAD Services Utility Base Plan	\$ 2,100.00
Item #4: Existing Topo/ROW Survey Maps	\$ 3,670.00
Item #5: Survey Control Maps	\$ 2,180.00
Item #6: Construction Staking (3 days)	<u>\$ 6,640.00</u>
Total	<u>\$24,770.00</u>

INITIAL SURVEY SERVICES (Location Lakemont Bend Ln. at Bellaire Blvd.):

Item #1: Horizontal and Vertical Control	\$ 2,820.00
Item #2: Topographic Survey	\$ 9,270.00
Item #3: CAD Services Utility Base Plan	\$ 2,660.00
Item #4: Existing Topo/ROW Survey Maps	\$ 3,670.00
Item #5: Survey Control Maps	\$ 2,180.00
Item #6: Construction Staking (3 days)	\$ 6,640.00
Item #7: ROW Acquisition (\$3,900 per parcel x 4 Parcels)	<u>\$15,600.00</u>
Total	<u>\$42,840.00</u>

INITIAL SURVEY SERVICES (Location Harlem Rd. at Grand Vista Springs Blvd.):

Item #1: Horizontal and Vertical Control	\$ 2,820.00
Item #2: Topographic Survey	\$ 8,990.00
Item #3: CAD Services Utility Base Plan	\$ 2,100.00
Item #4: Existing Topo/ROW Survey Maps	\$ 3,670.00
Item #5: Survey Control Maps	\$ 2,180.00

Mr. Steve Stacy, P.E., ENV SP
Survey Proposal for Bellaire, Lakemont Bend Ln. and Grand Vista Springs Blvd.
UEI Proposal P2025-08-19 August 19, 2025

Item #6: Construction Staking (3 days)
Total

\$ 6,640.00
\$26,400.00

UEI appreciates this opportunity to submit this proposal and we look forward to working with you to make this a successful project. Should you have any questions, please call me or Kefelegne Tesfaye, P.E. at 713-271-2900.

Sincerely,

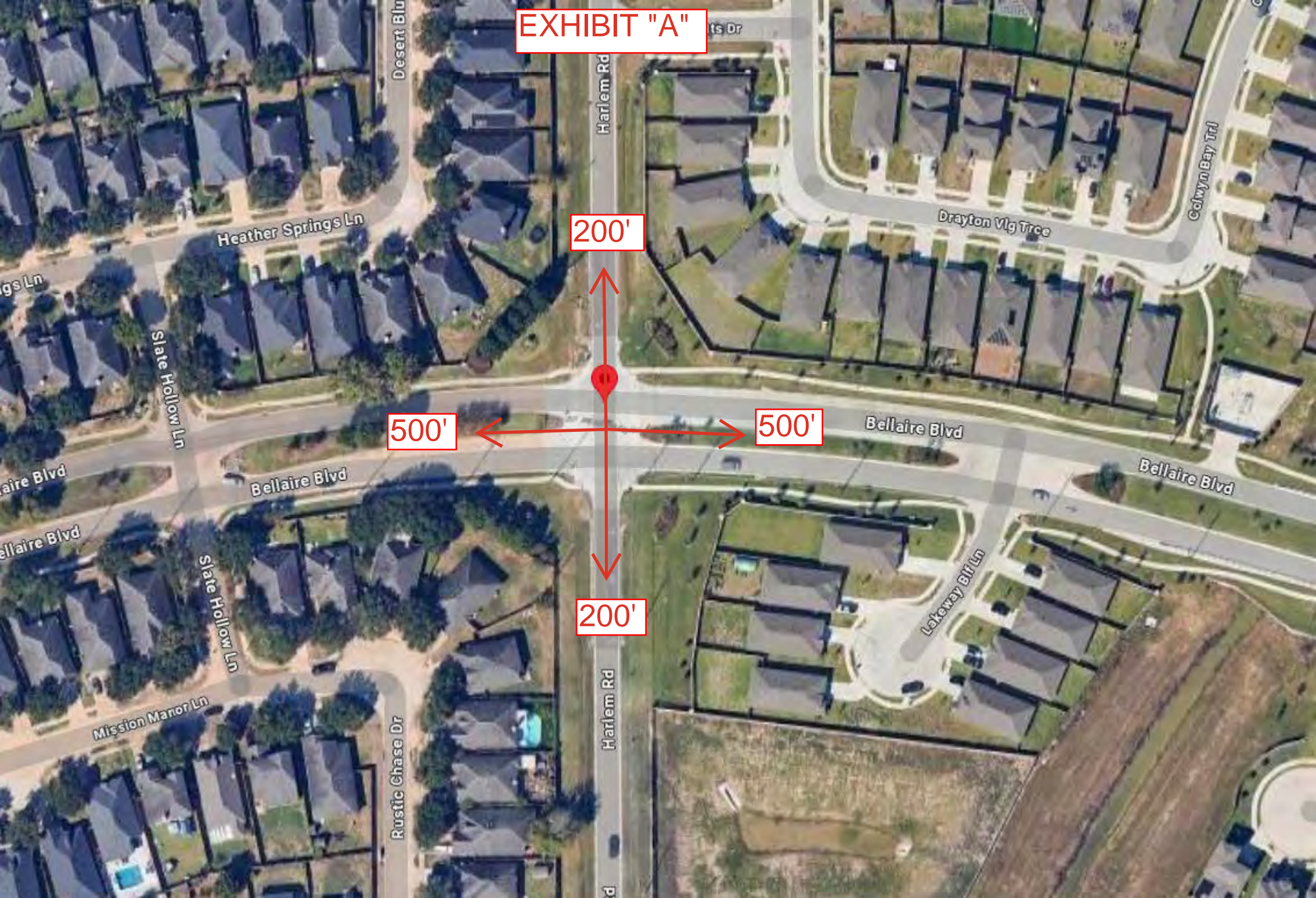
UNITED ENGINEERS, INC.



Christin M. Norris, P.E., R.P.L.S.

Director of OSP Telecommunications Design, Land Surveying and Utility Coordination

EXHIBIT "A"



200'

500'

500'

200'

EXHIBIT "B"



500'

400'

400'

500'

F3 - Crystal Lake

EXHIBIT "C"



Mission Fort Ln

500'

Grand Vista Springs Blvd

250'

400'

Grand Vista Springs Blvd

Summer Valley Ln

500'

Jordans Landing Ln

Harlem Rd

Summer Farm Trl

Summer Valley Ln

Google

Layers

PROJECT NAME:
 CONTRACT NUMBER:
 CLIENT:
 SUB PROVIDER NAME:

HARLEM AND BELLAIRE

TASK DESCRIPTION	Hours RPLS	Hours Senior Survey Tech	Hours 3-Person Survey Crew	Hours Survey GPS Instrument	Hours Survey Crew Truck	TOTAL LABOR HRS	TOTAL LABOR COST
Set Horizontal and Vertical Control			2		2	4	
						0	
GPS Control and Define Datum			8	8	8	24	
						0	
Process GPS and produce Control Layout	1					1	
						0	
Topographic Survey		10	24		24	58	
						0	
Locate and tie Right of Way or Property Lines			4		4	8	
						0	
Process control and topographic survey		4				4	
						0	
Draft ROW/Topographic survey plat		10				10	
						0	
Draft Utility Plan and Profile		12				12	
						0	
Survey Control Map		8	4	4	4	20	
						0	
Property Research		8				8	
						0	
Review Topographic Survey Plat	1					1	
						0	
One Call 811		1				1	
						0	
Utility Coordination		2				2	
						0	
Construction Staking		2	24	24	24	74	
						0	
HOURS SUB-TOTALS	2	57	66	36	66	227	
LABOR RATE PER HOUR	\$250.00	\$140.00	\$200.00	\$40.00	\$25.00		
ESTIMATED HOURS PER DAY	8	8	8	8	8		
ESTIMATED DAYS	0.25	7.125	8.25	4.5	8.25		
TOTAL COSTS	\$500.00	\$7,980.00	\$13,200.00	\$1,440.00	\$1,650.00		\$24,770.00

\$24,770.00

PROJECT NAME:
 CONTRACT NUMBER:
 CLIENT:
 SUB PROVIDER NAME:

LAKEMONT AND BELLAIRE

TASK DESCRIPTION	Hours RPLS	Hours Senior Survey Tech	Hours 3-Person Survey Crew	Hours Survey GPS Instrument	Hours Survey Crew Truck	TOTAL LABOR HRS	TOTAL LABOR COST
Set Horizontal and Vertical Control			2		2	4	
						0	
GPS Control and Define Datum			8	8	8	24	
						0	
Process GPS and produce Control Layout	1					1	
						0	
Topographic Survey		16	30		30	76	
						0	
Locate and tie Right of Way or Property Lines			4		4	8	
						0	
Process control and topographic survey		4				4	
						0	
Draft ROW/Topographic survey plat		8				8	
						0	
Draft Utility Plan and Profile		16				16	
						0	
Survey Control Map		8	4	4	4	20	
						0	
COH Site Monument						0	
						0	
Property Research		8				8	
						0	
Review Topographic Survey Plat	1					1	
						0	
Boundary Survey Plat						0	15600
						0	
One Call 811		1				1	
						0	
Utility Coordination		2				2	
						0	
Construction Staking		2	24	24	24	74	
						0	
HOURS SUB-TOTALS	2	65	72	36	72	247	
LABOR RATE PER HOUR	\$250.00	\$140.00	\$200.00	\$40.00	\$25.00		
ESTIMATED HOURS PER DAY	8	8	8	8	8		
ESTIMATED DAYS	0.25	8.125	9	4.5	9		
TOTAL COSTS	\$500.00	\$9,100.00	\$14,400.00	\$1,440.00	\$1,800.00		\$27,240.00

\$42,840.00

PROJECT NAME:
 CONTRACT NUMBER:
 CLIENT:
 SUB PROVIDER NAME:

HARLEM AND GRAND VISTA

TASK DESCRIPTION	Hours RPLS	Hours Senior Survey Tech	Hours 3-Person Survey Crew	Hours Survey GPS Instrument	Hours Survey Crew Truck	TOTAL LABOR HRS	TOTAL LABOR COST
Set Horizontal and Vertical Control			2		2	4	
						0	
GPS Control and Define Datum			8	8	8	24	
						0	
Process GPS and produce Control Layout	1					1	
						0	
Topographic Survey		12	30		30	72	
						0	
Locate and tie Right of Way or Property Lines			4		4	8	
						0	
Process control and topographic survey		4				4	
						0	
Draft ROW/Topographic survey plat		10				10	
						0	
Draft Utility Plan and Profile		12				12	
						0	
Survey Control Map		8	4	4	4	20	
						0	
Property Research		8				8	
						0	
Review Topographic Survey Plat	1					1	
						0	
One Call 811		1				1	
						0	
Utility Coordination		2				2	
						0	
Construction Staking		2	24	24	24	74	
						0	
HOURS SUB-TOTALS	2	59	72	36	72	241	
LABOR RATE PER HOUR	\$250.00	\$140.00	\$200.00	\$40.00	\$25.00		
ESTIMATED HOURS PER DAY	8	8	8	8	8		
ESTIMATED DAYS	0.25	7.375	9	4.5	9		
TOTAL COSTS	\$500.00	\$8,260.00	\$14,400.00	\$1,440.00	\$1,800.00		\$26,400.00

\$26,400.00



GEOTEST ENGINEERING, INC.

Geotechnical Engineers & Materials Testing

5600 Bintliff Drive

Houston, Texas 77036

Telephone: (713) 266-0588

Fax: (713) 266-2977

Proposal No. 1140719899

June 2, 2025

Mr. Steve Stacy, PE, ENV SP
VP of Engineering
MBCO Engineering
14811 St. Mary's Lane, Suite 152
Houston, TX 77079

**Re: Proposal for Geotechnical Services
Intersection Improvements – Bellaire and Harlem Road
Fort Bend County, Pct. 4
Fort Bend County, Texas**

Dear Mr. Stacy:

In accordance with the request from you on April 9, 2025, Geotest Engineering, Inc. is pleased to submit this revised proposal for the referenced project. Based on the information received, the project includes intersection improvements including sidewalk upgrades and realigning the turn lane.

The scope of services for this study consists of performing pavement coring at two (2) locations, drilling and sampling two (2) 10-foot borings along the roadway, performing laboratory tests, performing engineering analyses to develop geotechnical recommendations for the proposed concrete pavement including subgrade stabilization recommendations and construction consideration. The cost for the geotechnical services is estimated to be \$7,012.00. The invoices will be billed on a Lump Sum based on percent completion.

We appreciate the opportunity to propose on this project. We hope this cost proposal meets your approval. If you have any questions, please contact us.

Sincerely,
GEOTEST ENGINEERING, INC.
TBPE Registration No. F-410

Naresh Kolli, P.E.
Sr. Project Manager

NK\ego
Copies Submitted: (1-PDF)
PC38\Geotechnical\Proposals\2025\40719999.DOC

ACCEPTED BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

ATTACHMENT NO. 1

COST BREAKDOWN

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
Engineering Services			
Principal	1 hrs.	\$250.00	\$250.00
Project Manager	2 hrs.	\$205.00	\$410.00
Project Engineer	12 hrs.	\$165.00	\$1,980.00
Administrative Personnel/Engineering Assistant	4 hrs.	\$70.00	\$280.00
		Subtotal	\$2,920.00
Subsurface Field Investigation			
Mobilization/Demobilization of Drill Rig and Crew	1 LS	\$700.00	\$700.00
Drilling and Continuous Sampling, Buggy Mounted Rig, from 0 to 20 feet	20 ft.	\$25.00	\$500.00
Grouting of Completed Bore Holes	20 ft.	\$12.00	\$240.00
Field Coordination and Utility Clearance for Boring Location	6 hrs.	\$78.00	\$468.00
Concrete Coring - Min Charge	1 min	\$600.00	\$600.00
<i>Traffic Control - Minor Street</i>	1 day	\$1,000.00	\$1,000.00
<i>Vehicle Charge</i>	1 trip	\$96.00	\$96.00
		Subtotal	\$3,604.00
Laboratory Tests			
Liquid and Plastic Limits	3 ea.	\$71.00	\$213.00
Moisture Content	10 ea.	\$11.00	\$110.00
Percent Passing No. 200 Sieve	3 ea.	\$55.00	\$165.00
		Subtotal	\$488.00
		Total	\$7,012.00



GEOTEST ENGINEERING, INC.

Geotechnical Engineers & Materials Testing

5600 Bintliff Drive

Houston, Texas 77036

Telephone: (713) 266-0588

Fax: (713) 266-2977

Proposal No. 1140737299

July 28, 2025

Mr. Steve Stacy, PE, ENV SP
VP of Engineering
MBCO Engineering
14811 St. Mary's Lane, Suite 152
Houston, TX 77079

**Re: Proposal for Geotechnical Services
Intersection Improvements – Bellaire and Lakemont Bend Lane
and Harlem Road and Grand Vista Springs Blvd
Precinct. 4, Fort Bend County, Texas**

Dear Mr. Stacy:


In accordance with the request, Geotest Engineering Inc. is pleased to submit this proposal for the referenced project. Based on the information received, the project includes intersection improvements including a new roundabout and sidewalk improvements at Bellaire Boulevard and Lakemont Bend Lane and new traffic signal foundation at Harlem Road and Grand Vista Springs Blvd in Fort Bend County, Texas.

The scope of services for this study consists of performing pavement coring at four (4) locations, drilling and sampling four (4) 10-foot borings for the proposed roundabout and two (2) 30-foot borings for the proposed traffic signal foundations, performing laboratory tests, performing engineering analyses to develop geotechnical recommendations for the proposed concrete pavement including subgrade stabilization recommendations, traffic signal foundations and construction consideration. The cost for the geotechnical services is estimated as given below.

Bellaire and Lakemont Bend Lane (Attachment No. 1)	\$8,804.00.
Harlem and Grand Vista Springs Blvd (Attachment No. 2)	\$9,918.00
Total	\$18,622.00

The invoices will be billed on a Lump Sum based on percent completion. We appreciate the opportunity to propose on this project. We hope this cost proposal meets your approval. If you have any questions, please contact us.

Sincerely,
GEOTEST ENGINEERING, INC.
TBPE Registration No. F-410


Naresh Kolli, P.E.
Sr. Project Manager

NK\ego
Copies Submitted: (1-PDF)
Enclosures: Attachment No. 1 – Cost Breakdown
Figures 1 and 2 – Plan of Borings
PC38\Geotechnical\Proposals\2025\40727399.DOC

ACCEPTED BY: _____
PRINTED NAME: _____
TITLE: _____
DATE: _____

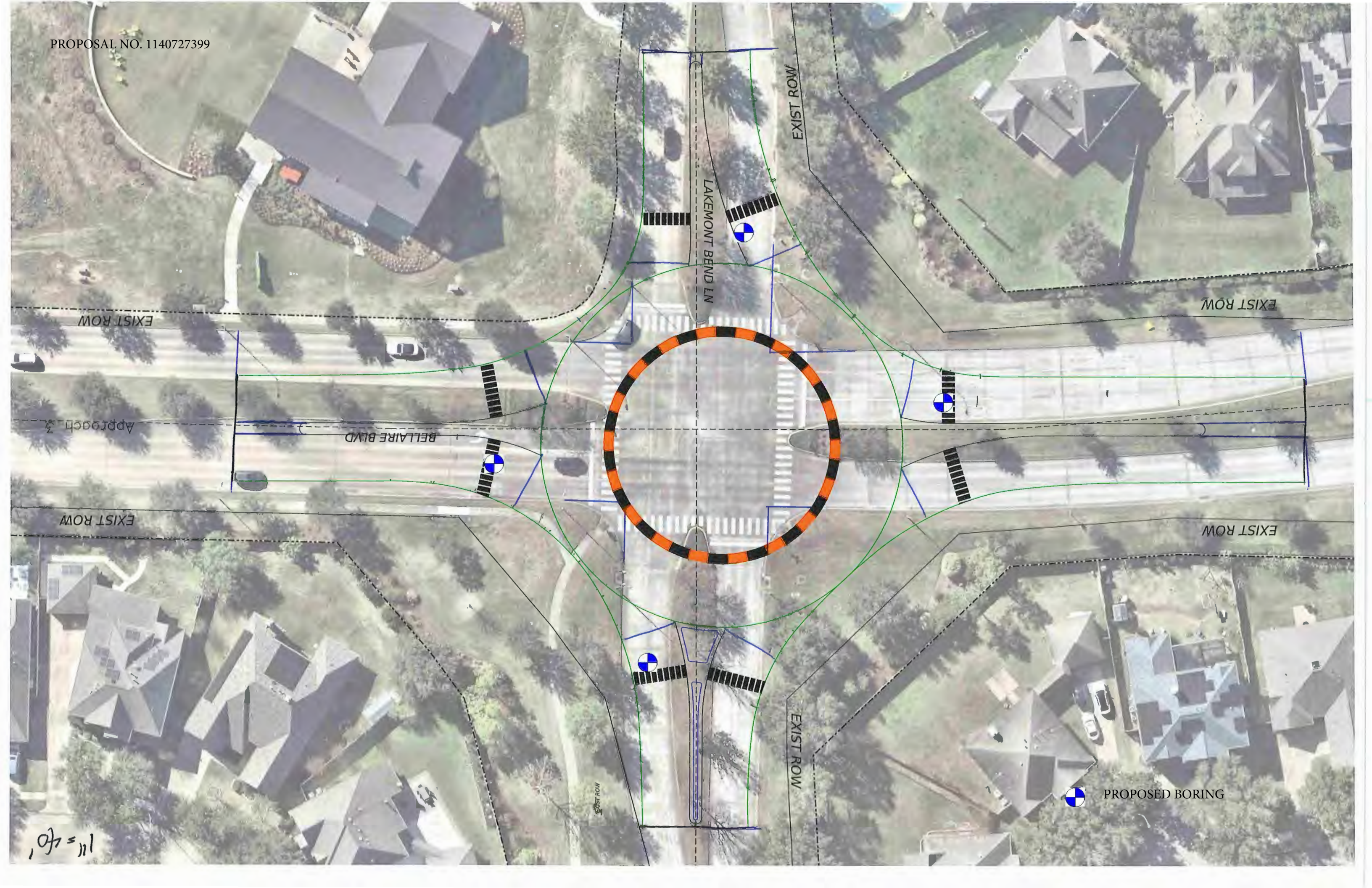
ATTACHMENT NO. 1

COST BREAKDOWN - BELLAIRE AND LAKEMONT BEND LANE

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
Engineering Services			
Principal	1 hrs.	\$250.00	\$250.00
Project Manager	2 hrs.	\$205.00	\$410.00
Project Engineer	16 hrs.	\$165.00	\$2,640.00
Administrative Personnel/Engineering Assistant	4 hrs.	\$70.00	\$280.00
		Subtotal	\$3,580.00
Subsurface Field Investigation			
Mobilization/Demobilization of Drill Rig and Crew	1 LS	\$700.00	\$700.00
Drilling and Continuous Sampling, Buggy Mounted Rig, from 0 to 20 feet	40 ft.	\$25.00	\$1,000.00
Grouting of Completed Bore Holes	40 ft.	\$12.00	\$480.00
Field Coordination and Utility Clearance for Boring Location	8 hrs.	\$78.00	\$624.00
Concrete Coring - Min Charge	1 min	\$600.00	\$600.00
<i>Traffic Control - Minor Street</i>	1 day	\$1,000.00	\$1,000.00
<i>Vehicle Charge</i>	1 trip	\$96.00	\$96.00
		Subtotal	\$4,500.00
Laboratory Tests			
Liquid and Plastic Limits	4 ea.	\$71.00	\$284.00
Moisture Content	20 ea.	\$11.00	\$220.00
Percent Passing No. 200 Sieve	4 ea.	\$55.00	\$220.00
		Subtotal	\$724.00
		Total	\$8,804.00

**ATTACHMENT NO. 2
 COST BREAKDOWN FOR HARLEM ROAD AND GRAND VISTA SPRINGS BLVD**

	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
Engineering Services			
Principal	2 hrs.	\$250.00	\$500.00
Project Engineer	6 hrs.	\$165.00	\$990.00
Staff Engineer	16 hrs.	\$122.00	\$1,952.00
Support Personnel (Drafting, Word Processing)	4 hrs.	\$70.00	\$280.00
		Subtotal	\$3,722.00
Direct Expenses			
Subsurface Field Investigation			
Mobilization/Demobilization of Truck Mounted Drill Rig and Crew	1 ea.	\$700.00	\$700.00
Drilling and Continuous Sampling, Truck Mounted Rig, from 0 to 50 feet	40 ft.	\$24.00	\$960.00
Drilling and Intermittent Sampling, 0 to 50 feet	20 ft.	\$25.00	\$500.00
Grouting of Completed Bore Holes	60 ft.	\$8.00	\$480.00
Utility Coordination and Marking Borings	13 hrs.	\$80.00	\$1,040.00
Vehicle Charge	1 Trip	\$96.00	\$96.00
Traffic Control	1 day	\$1,000.00	\$1,000.00
		Subtotal	\$4,776.00
Laboratory Tests			
Liquid and Plastic Limits	6 ea.	\$68.00	\$408.00
Percent Passing No. 200 Sieve	6 ea.	\$52.00	\$312.00
Moisture Content	18 ea.	\$9.00	\$162.00
Mechanical Sieve Analysis, through No. 200 Sie	2 ea.	\$62.00	\$124.00
Compressive Strength	6 ea.	\$69.00	\$414.00
		Subtotal	\$1,420.00
	Total		\$9,918.00



EXIST ROW

EXIST ROW

EXIST ROW

Approach 3

BELLAIRE BLVD

LAKEMONT BEND LN

EXIST ROW

EXIST ROW

EXIST ROW

EXIST ROW

 PROPOSED BORING

11' = 1" 1

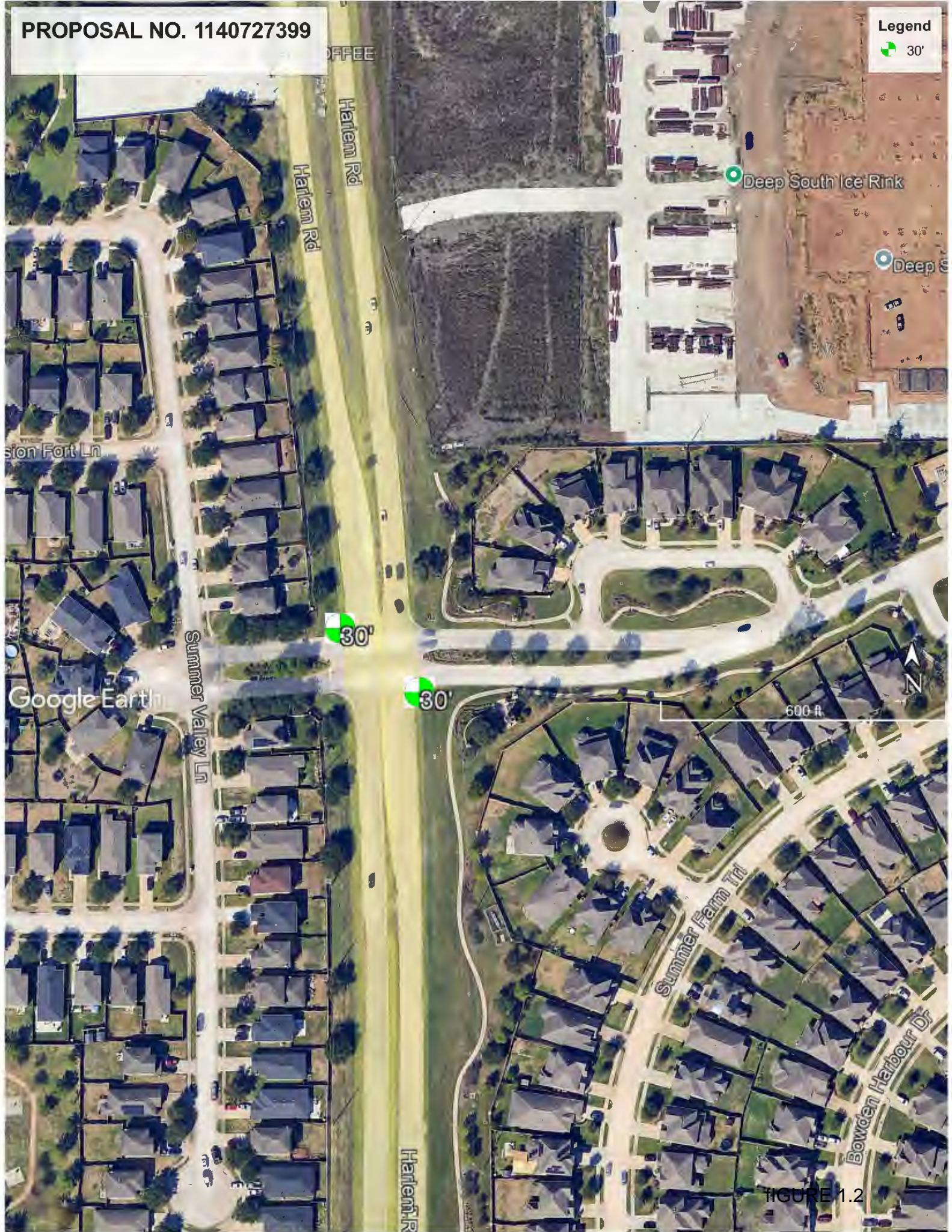


FIGURE 1.2

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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:
 2025-1364144

Date Filed:
 09/16/2025

Date Acknowledged:
 10/09/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 MBCO Engineering, LLC
 Richmond, 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.
 Fort Bend County

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.
 23403
 Bellaire Blvd at Harlem Road - land survey and subsurface utility engineering

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Moss, Bonnie	Houston, TX United States	X	
	Bletsch, Callie	Houston, TX 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 _____, _____, _____, _____.
(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)