

**EXHIBIT “F-1”
CONTRACT AMENDMENT**

*Article 2
Character and Extent of Services*

2.01 The Consultant shall perform its obligations under this Contract Amendment in accordance with the original Scope of Work and any additional Scope of Work within the Consultant’s proposal attached hereto as **Exhibit “F-.”** County and Consultant may agree to amend this contract. Any further amendments to this contract will be added as **“Exhibit F-”** (F-1, F-2, etc.).

2.07 Effective January 1, 2020, the requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this contract and the Consultant agrees that the contract can be terminated if the Consultant knowingly or intentionally fails to comply with a requirement of that subchapter.

*Article 10
Consultant’s Insurance Requirements*

10.02 County shall be named as additional insured to all required coverage except for Workers’ Compensation and Professional Liability. All liability policies including Workers’ Compensation written on behalf of Consultant shall contain a waiver of subrogation in favor of County and members of Commissioners Court.

Execution

The County executes this Agreement by and through the County Judge acting pursuant to Order of the Commissioners Court of Brazoria County, Texas, so authorizing. This Agreement shall not become effective until executed by all Parties hereto.

Brazoria County, Texas

**Halff Associates
a Texas company**

By: _____

**L.M. (Matt) Sebesta, Jr
County Judge**

Date: _____

By: _____

**Long Nguyen, PE
Vice President**

Date: _____



February 18, 2026

Karen McKinnon
Engineer
451 N. Velasco Street, Suite 230
Angleton, TX 77515

RE: Proposal for Additional Construction Engineering and Inspection Services
Wild Peach Village Drainage Improvements

Dear Mrs. McKinnon:

Halff Associates Inc. (Halff) is pleased to submit our proposal to provide additional Construction Engineering and Inspection (CEI) services for the Wild Peach Village Drainage Improvements project for Brazoria County. Halff was contracted by Brazoria County to perform construction Engineering and Inspection (CEI) services for the Wild Peach Village Drainage Improvements project on August 12th, 2025. Construction duration was assumed to be 180 calendar days over 6 months as per the contract documents, beginning August 12th 2025 through February 11th, 2026 and the original scope assumed 5 working days per week for a total of 123 working days. Due to project delays, the estimated construction completion date is now projected to extend to June 30th, 2026. This proposal will provide the supplemental CEI services for the additional construction duration.

Original Design Phase Services

1. Topographic Survey (Landtech)	\$ 197,040.00	(Lump Sum)
2. Environmental (Halff)	\$ 41,300.00	(Lump Sum)
3. Civil Design Services (Halff)	\$ 228,900.00	(Lump Sum)
4. Drainage Analysis (Halff)	\$ 41,500.00	(Lump Sum)
5. Geotechnical (ATL)	\$ 17,930.00	(Lump Sum)
6. <u>Construction Administration (Halff)</u>	<u>\$ 54,880.00</u>	<u>(Lump Sum)</u>
Total:	\$ 581,550.00	

ADDED CEI & CMT Services

1. Construction Engineering and Inspection (Halff)	\$ 359,790.00	(Cost-Plus Max)
2. Construction Material Testing (ATL)	\$ 206,954.00	(Cost-Plus Max)
3. <u>Reimbursable Expenses</u>	<u>\$ 28,023.00</u>	<u>(Reimbursable)</u>
Total:	\$ 594,767.00	
Original Construction Administration:	\$ 54,880.00	
Adjusted Total:	\$ 539,887.00	

The Additional CEI services proposed are further described in Attachment "A". For these services, Halff requests a total budget amount of \$197,600.00 billed on a monthly and Cost-Plus Max basis, as noted in Attachment "A". Halff estimates the following fee for these services:

ADDITIONAL CEI Services (This Proposal)

1. <u>Construction Engineering and Inspection (Halff)</u>	\$ 197,600.00	(Cost-Plus Max)
Total:	\$ 197,600.00	

We appreciate the opportunity to be of service to you and Brazoria County on this very important project. Please feel free to contact me if you have any questions or comments concerning this proposal at 936-777-6385 or jbielstein@halff.com.

Sincerely,
Halff Associates, Inc.



James "Jim" Bielstein
Public Works Team Leader

Attachments:

Attachment "A": Detailed Scope of Services

Attachment "B": Detailed Level of Effort

Cc. File

Attachment “A”

Project Understanding

Halff will serve as Brazoria County’s project field representative and engineer of record to report on observed field conditions. The primary goal is to observe that the construction work proceeds in accordance with the approved plans and specifications for the Wild Peach Village Drainage Improvements dated April 2nd, 2025.

Task 1: Construction Engineering and Inspection Services*

Construction duration is assumed to be up to an additional 99 working days. Halff will perform all items under this task. Services to be rendered include the following:

- 1.1 Monthly invoicing and progress reports.
- 1.2 Perform construction field inspection, including daily reports. Assume 99 inspection days. Prepare daily reports recording observed Contractor’s and Subcontractors present at the site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions. Site Visitors, deliveries of equipment or materials, known weekly activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures.
- 1.3 Review and respond to request for information (RFI’s) and maintain an RFI log.
- 1.4 Review and respond to change orders.
- 1.5 Design changes/plan revisions.
- 1.6 Attend up to four (4) in-person construction meetings on-site, compile notes and distribute meeting minutes.
- 1.7 Attend up to four (4) virtual construction meetings. Compile notes and distribute meeting minutes. Assume 1 meeting each month.
- 1.8 Review contractor payment applications for compliance with the schedule of quantities, work completed, materials and equipment delivered at the project site. Use previous site visits, inspector’s daily reports, and site observation reports.
- 1.9 Administrative project management, including record keeping, document control, and filing of all project-related correspondence, reports, plans, technical data, etc.
- 1.10 Review and approval of contractor schedule(s).
- 1.11 Coordination of Contractor work schedule and hours.

*Task 1 services are on a Cost-Plus Max basis and will be billed monthly.

SERVICES NOT INCLUDED IN THIS SCOPE OF WORK:

The services or deliverables listed below are specifically excluded from the scope of services included in this fee proposal. However, should the need for any of these services arise, Halff would be capable and willing to provide requested service(s) corresponding to a scope, fee, and schedule that is agreeable to the County.

- Attending public meetings
- Halff shall not have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Contractor, or the safety precautions and programs incident thereto, for security or safety at the project site, nor for any failure of a Contractor to comply with laws and regulations applicable to such Contractor's furnishing and performing of its work.

List of assumptions:

1. Construction duration of 99 additional working days
2. No holiday and weekend work
3. Travel mileage to and from the site is billable
4. Halff shall have the authority to stop the contractor's work at any time
5. Inspector can bill coordination time with the County, Contractor, etc.

Any additional services required beyond those specifically identified in this proposal are beyond the scope of services to be provided. Additional services, if requested, will be separately identified, and negotiated and such additional scope and commensurate fee will be authorized under a supplemental agreement to this proposal/contract.

**Attachment "B" - Level of Effort
Wild Peach Village Drainage Improvements
Construction Engineering and Inspection Services**

Date: 2/18/2026

This level of effort is for estimating purposes only. Actual billing rates will be actual raw labor rates times 3.45 multiplier

	Project Manager	Project Engineer	Record Keeper	Senior CADD Technician	Inspector	Admin	Total Hours	Total Cost
HOURLY RATE	\$ 200	\$ 180	\$ 120	\$ 135	\$ 165	\$ 90		
Construction Engineering and Inspection Services:								
Task 1 - CEI Services								
1.1 Monthly Invoicing & Progress Reports (assume 3 months)		2				4	6	\$ 720
1.2 Perform Inspections, Including Daily Reports (assume 99 days)					990		990	\$ 163,350
1.3 Respond to RFI & RFI Log	2	8					10	\$ 1,840
1.4 Review Change Orders	1	8					9	\$ 1,640
1.5 Plan Revisions	2	6		8			16	\$ 2,560
1.6 Attend In Person Progress Meetings (assume 4 meetings)		32			32		64	\$ 11,040
1.7 Attend Virtual Meetings (assume 4 meetings)	4	4			4		12	\$ 2,180
1.8 Review Contractor Payment Applications	2	8			12		22	\$ 3,820
1.9 Administrative Project Management, Including Record Keeping	1	6	48				55	\$ 7,040
1.10 Review and Approval of Contractor Schedule(s)	1	3			12		16	\$ 2,720
1.11 Coordination of Contractor Work Schedule and Hours		2			2		4	\$ 690
Subtotal Hours	13	79	48	8	1,052	4	1,204	
Subtotal Fee	\$ 2,600	\$ 14,220	\$ 5,760	\$ 1,080	\$ 173,580	\$ 360		\$ 197,600
TOTAL FEES: CEI SERVICES								\$ 197,600