



May 7, 2026

Wael Tabara, P.E., MASc, CFM, Env SP
Assistant County Engineer
Brazoria County Engineering
451 N. Velasco, Suite 230
Angleton, TX 77515

RE: Proposal for Construction Engineering and Inspection
and Construction Materials Testing Services
Hastings Phase II Roadways and Drainage Improvements

Dear Mr. Tabara:

Halff Associates, Inc. (Halff) is pleased to submit our proposal to provide Construction Engineering and Inspection (CEI) and Construction Materials Testing (CMT) services for the Hastings Phase II Roadways and Drainage Improvements project for Brazoria County. Halff was contracted by Brazoria County to perform engineering services on May 9th, 2019. The original scope of work consisted of SUE, Survey, Environmental, Civil Design, Drainage Analysis, Geotechnical, and Construction Administration services for the original fee amounts shown below:

Original Design Phase Services

1. Subsurface Utility Engineering Services (Halff)	\$ 35,065.00	(Lump Sum)
2. Topographic Survey (Landtech)	\$ 62,350.00	(Lump Sum)
3. Environmental (Halff)	\$ 19,500.00	(Lump Sum)
4. Civil Design Services (Halff)	\$ 100,000.00	(Lump Sum)
5. Drainage Analysis (Halff)	\$ 20,000.00	(Lump Sum)
6. Geotechnical (ATL)	\$ 16,626.00	(Lump Sum)
7. <u>Construction Administration (Halff)</u>	<u>\$ 44,969.73</u>	<u>(Lump Sum)</u>
Total:	\$ 298,510.73	

The original Construction Administration effort of \$44,969.73 to provide basic engineering support services will not cover the scope needed to provide CEI and CMT services.

This proposal will provide the additional CEI and CMT services needed during the 5 months of construction. The CEI and CMT services proposed are further described in Attachment A. For these services, Halff requests a total budget amount of \$218,775.00 billed on a monthly and Cost-Plus Max basis. Halff estimates the following services and fees:

CEI & CMT Services

1. Construction Engineering and Inspection	\$ 180,200.00	(Cost-Plus Max)
2. Construction Material Testing (ATL)	\$ 76,382.00*	(Cost-Plus Max)
3. <u>Reimbursable Expenses</u>	<u>\$ 7,163.00</u>	<u>(Reimbursable)</u>
Total:	\$ 263,745.00	
Original Construction Administration:	\$ 44,969.73	(already approved)
Proposed Fee Increase:	\$ 218,775.00	

* Includes 10% markup for subconsultant coordination



Wael Tabara, P.E., M.A.Sc., CFM, Env SP
Assistant County Engineer
May 7, 2026

We appreciate the opportunity to continue to work with you on this very important project. Please feel free to contact me if you have any questions or need additional information at 936-777-6385 or jbzielstein@halff.com.

Sincerely,
Halff Associates, Inc.

A handwritten signature in blue ink, appearing to read "Jim Bielstein".

James "Jim" Bielstein, PE
Public Works Team Leader

Attachments:

Attachment A: Detailed Scope of Services

Attachment B: Detailed Level of Effort

Attachment C: Proposal for Construction Material Testing Services

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 and coordinate materials and lab testing with Associated Testing Laboratories for quality control. The primary goal is to observe that the construction work proceeds in accordance with the approved plans and specifications for the Hastings Phase II Roadways and Drainage Improvements dated April 17th, 2026.

Task 1: Construction Engineering and Inspection Services

Construction duration is assumed to be 150 calendar days over 5 months as per the contract documents. Halff will perform all items under this task. Services to be rendered include the following:

- 1.1 Monthly invoicing and progress reports.
- 1.2 Facilitate the pre-construction meeting and compilation of notes for distribution.
- 1.3 Perform construction field inspection, including daily reports. Assume 66 inspection days (3 per week). 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.
- 1.4 Review and respond to up to sixteen (16) submittals and maintain a submittal log.
- 1.5 Review and respond to up to sixteen (16) requests for information (RFI's) and maintain an RFI log.
- 1.6 Review and respond to change orders.
- 1.7 Design changes/plan revisions.
- 1.8 Preparation of Record Drawings
- 1.9 Attend up to three (3) in-person construction meetings on-site, which will be held every other month. Compile notes and distribute meeting minutes.
- 1.10 Attend up to four (4) virtual construction meetings. Compile notes and distribute meeting minutes. Assume one (1) meeting each month, excluding the first month.
- 1.11 Perform construction site visits assuming one (1) visit every other month during construction to review contractor progress and observe critical items of construction. Assume three (3) visits in total.

- 1.12 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.
- 1.13 Coordination with private utilities to facilitate relocations of conflicts not previously identified during the design phase.
- 1.14 Attend one (1) substantial completion walkthrough. Provide punch-list items for Contractor.
- 1.15 Attend one (1) final completion walkthrough.
- 1.16 Administrative project management, including document control, and filing of all project-related correspondence, reports, plans, etc.
- 1.17 Review and approval of contractor schedule(s).
- 1.18 Coordination of Contractor work schedule and hours.
- 1.19 Coordination with homeowners during construction.
- 1.20 Review testing laboratory reports.
- 1.21 CEI services are on a Cost-Plus Max basis and will be billed monthly.

Task 2: Construction Material Testing Services

Services will be subcontracted to Associated Testing Laboratories, Inc.

- Scope of Services
 - See Attachment "C"
- Schedule
 - See Attachment "C"
- Billing
 - See Attachment "C". Subcontract invoices will be submitted as they are received in the amount received and approved up to the not-to-exceed budget included in the attached proposal along with a 10% subcontract markup.

Task 3: Reimbursable Expenses

Direct costs, including printing, plotting and reproduction, postage, and mileage (IRS Business Mileage Rate) will be considered reimbursable. They will be billed separately at 1.0 times the direct cost incurred. The direct costs incurred will be carefully monitored during the progress of this project and the fees will not exceed the amount without prior approval from client.

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
- Acquiring Right of Entries
- 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 150 calendar days
2. Three (3) inspection days per week, totaling 66 inspection days
3. No holiday or weekend construction work
4. Travel time to and from the site is billable
5. Halff shall have the authority to stop the contractor's work at any time
6. Inspector can bill coordination time with the County, Contractor, Material Testing Lab, 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"
Hastings Phase II Roadways and Drainage Improvements
Construction Engineering and Inspection and Construction Materials Testing Services

Date: 5/7/2026	Project Manager	Project Engineer	EIT	Inspector	Admin	Total Hours	Total Cost
This level of effort is for estimating purposes only. Actual billing rates will be actual raw labor rates times 3.45 multiplier							
HOURLY RATE	\$ 205	\$ 188	\$ 143	\$ 170	\$ 120		

Construction Engineering and Inspection Services:

Task 1 - CEI Services							
1.1 Monthly Invoicing & Progress Reports (assume 5 months)		4			8	12	\$ 1,712
1.2 Facilitate Pre-Construction Meeting and Distribute Notes	6			6		12	\$ 2,250
1.3 Perform Inspections, Including Daily Reports (assume 66 days, 3 per week)				660		660	\$ 112,200
1.4 Respond to Submittals & Submittal Log (16 submittals)	8	24				32	\$ 6,152
1.5 Respond to RFI & RFI Log (16 RFIs)	4	32				36	\$ 6,836
1.6 Review Change Orders	4	32				36	\$ 6,836
1.7 Plan Revisions	2	12	8			22	\$ 3,810
1.8 Preparation of Record Drawings	2	8	12			22	\$ 3,630
1.9 Attend In Person Monthly Progress Meetings (assume 3 meetings)	18			3		21	\$ 4,200
1.10 Attend Virtual Meetings (assume 4 meetings)	4	4		4		12	\$ 2,252
1.11 Construction Site Visits (assume 3 visits)	18					18	\$ 3,690
1.12 Review Contractor Payment Applications	2	10		20		32	\$ 5,690
1.13 Coordination With Private Utilities	2	16				18	\$ 3,418
1.14 Attend Substantial Completion Walkthrough and Provide Punch-List	8			8		16	\$ 3,000
1.15 Attend Final Completion Walkthrough	8			8		16	\$ 3,000
1.16 Administrative Project Management	2	8				10	\$ 1,914
1.17 Review and Approval of Contractor Schedule(s)	2	8		8		18	\$ 3,274
1.18 Coordination of Contractor Work Schedule and Hours		4		8		12	\$ 2,112
1.19 Coordination with Homeowners		4		8		12	\$ 2,112
1.20 Review Testing Laboratory Reports		4		8		12	\$ 2,112
Subtotal Hours	90	170	20	741	8	1,029	
Subtotal Fee	\$ 18,450	\$ 31,960	\$ 2,860	\$ 125,970	\$ 960		\$ 180,200
TOTAL FEES: CEI SERVICES							\$ 180,200

Construction Materials Testing Services:

Task 2 - CMT Services							
2.1 Construction Materials Testing							\$ 69,438
2.2 Subconsultant Coordination							\$ 6,944
Subtotal Fee							\$ 76,382
TOTAL FEES: CMT SERVICES							\$ 76,382

Attachment "B"
Hastings Phase II Roadways and Drainage Improvements
Construction Engineering and Inspection and Construction Materials Testing Services

Date: 5/7/2026		Project Manager	Project Engineer	EIT	Inspector	Admin	Total Hours	Total Cost
This level of effort is for estimating purposes only. Actual billing rates will be actual raw labor rates times 3.45 multiplier								
HOURLY RATE		\$ 205	\$ 188	\$ 143	\$ 170	\$ 120		
Reimbursable Expenses:								
Task 3 - Reimbursable Expenses		Units	No. Units	Unit Cost				
3.1 Vehicle Mileage		Per Mile	9,880	\$ 0.725				\$ 7,163
Subtotal Fee								\$ 7,163
TOTAL FEES: REIMBURSABLE EXPENSES								\$ 7,163
TOTAL FEES: CEI SERVICES, CMT SERVICES, & REIMBURSABLE EXPENSES								\$ 263,745
ORIGINAL DESIGN PHASE SERVICES: CONSTRUCTION ADMINISTRATION								\$ 44,969.73
ADJUSTED FEE: (CEI SERVICES, CMT SERVICES, & REIMBURSABLE EXPENSES) - (ORIGINAL DESIGN PHASE SERVICES CONSTRUCTION ADMINISTRATION)								\$ 218,775

Attachment “C”

SUB-CONSULTANT PROPOSAL – CONSTRUCTION MATERIAL TESTING SERVICES

Associated Testing Laboratories Project Proposal





Established in 1959, Associated Testing Laboratories was one of the first testing labs in Houston. Since then, ATL has served as a cornerstone of infrastructure development in the region. With decades of industry experience and a steadfast dedication to precision, we stand as your trusted partners in quality assurance.

At ATL, our professional engineers and certified lab technicians are armed with expertise, passion, and a relentless drive for excellence. We are continuously refining our processes to ensure the most advanced and effective solutions available for our clients.



**GEOTECHNICAL
ENGINEERING**



**CONSTRUCTION
MANAGEMENT**



**ENVIRONMENTAL
ENGINEERING**



**CONSTRUCTION MATERIALS
TESTING & INSPECTION**

- ✓ A2LA accredited
- ✓ Certified field & lab technicians
- ✓ Professional insurance coverage
- ✓ In-house lab

10450 Corporate Drive,
Sugar Land, TX 77478

HALFF Associates, Inc
Houston, Texas

Attention: Derek Wedel, P.E.
dwedel@halff.com

Project: Brazoria County Hastings Phase II Roadways & Drainage Improvements Project

Dear Mr. Wedel:

As per your request we are pleased to submit our cost estimate proposal for the above-mentioned project. The total was estimated using the quantities and specifications provided in drawings and construction specifications; an estimate work sheet is included with this letter. Actual charges will be based on the services requested and provided.

Scope of Work

- Provide construction materials testing (CMT) services for roadway and drainage improvements.
- Perform field density testing of embankment, subgrade, flexible base, and utility backfill.
- Conduct laboratory testing including soil classification, Atterberg limits, and Proctor compaction tests.
- Observe and test lime/cement stabilization including moisture-density relationships and treatment verification.
- Perform asphalt pavement testing including field density and laboratory analysis (gradation, asphalt content, Rice density).
- Provide concrete testing services including sampling, slump, air content, temperature, and compressive strength testing.
- Document and report all testing results and notify project team of non-compliant materials.
- Provide qualified field technicians and necessary equipment to support construction activities on an as-needed basis.

Site Safety

Site safety is the responsibility of the contractor. Therefore, we will notify the contractor's site representative, and your Project Inspector if/as directed by you for this project, whenever we are on site. The general contractor will also need to assign someone to sign our Daily Field Reports (DFRs) whenever our technicians and/or inspectors are onsite. This should be established at or before our pre-construction meeting.

Budget Estimate and Assumptions

Based on the details provided at the time of this proposal, ATL has estimated a budget of **\$69,438.00**. It should be noted that this proposal is only an estimate and that it may be impacted by unavoidable events like construction hours, delays from on-site safety meetings or orientations, permits, utility clearance, access issues, and weather-related issues. Actual charges will be based on the services requested and provided.

The project consists of roadway and drainage improvements including approximately:

- ~0.51 mi (Hastings Circle), 0.44 mi (Chigger Creek Dr), 0.37 mi (Choate Dr)
- Earthwork (excavation/embankment ~1,300 CY+)
- Lime/cement-treated subgrade
- Flexible base (~4,800 CY)
- Asphalt pavement (~1,500 tons)
- Concrete structures, culverts, and miscellaneous drainage improvements

The sequencing and pace of construction will ultimately drive the final costs associated with our observations. Attached to this letter, and an integral part of our proposal, are our “Terms and Conditions of Service”. Please complete and return that page to ATL to indicate acceptance of this proposal and to initiate work on the above-referenced project. The Client’s signature below also indicates that he/she has read or has had the opportunity to read the accompanying Terms and Conditions of Service and agrees to be bound by such Terms and Conditions of Service.

Proposal Acceptance

To accept our proposal and authorize the services requested, please sign below where indicated, and return a copy to our office.

Closure

Thank you for your consideration of Associated Testing Laboratories, Inc. We look forward to working with you on this project. Please contact us if you have any questions or require additional information.

Sincerely,
Associated Testing Laboratories, Inc.



Tiffany Price
Operations Manager

BUDGET ESTIMATE

Description	Quantity	Rate	Units	Amount
PERSONNEL				
Project Engineer, P.E.	60	\$ 176.00	Hour	\$ 10,560.00
Senior Technician	240	\$ 96.00	Hour	\$ 23,040.00
Senior Technician O/T	110	\$ 144.00	Hour	\$ 15,840.00
Vehicle Charge	240	\$ 13.00	Hour	\$ 3,120.00
Admin/Clerical Support	60	\$ 75.00	Hour	\$ 4,500.00
Nuclear Density Equipment Rental	240	\$ 13.00	Hour	\$ 3,120.00
		Subtotal:	\$	60,180.00
SOILS & TREATED SOILS				
Liquid & Plastic Limits (ASTM D-4318)	6	\$ 76.00	Each	\$ 456.00
Percent Passing #200 Sieve (ASTM D-1140)	6	\$ 59.00	Each	\$ 354.00
OMD Standard Compaction (ASTM D-698)	6	\$ 246.00	Each	\$ 1,476.00
OMD Modified Compaction (D-1557)	3	\$ 263.00	Each	\$ 789.00
OMD Standard Compaction, Treated (ASTM D-698)	3	\$ 273.00	Each	\$ 819.00
		Soils & Treated Soils Subtotal:	\$	3,894.00
PORTLAND CEMENT CONCRETE				
Compressive Strength (Cylinder)	100	\$ 21.00	Each	\$ 2,100.00
		Portland Cement Concrete Subtotal:	\$	2,100.00
ASPHALT TESTING				
Asphalt Coring (4" Diameter to 6" Thickness)	15	\$ 113.00	Each	\$ 1,695.00
Extraction & Gradation Test	3	\$ 192.00	Each	\$ 576.00
Stability: Hveem (3 per set)	3	\$ 104.00	Each	\$ 312.00
Bulk Density of Lab Molded or Field Specimen	3	\$ 59.00	Each	\$ 177.00
Molding Specimens (3 per set)	3	\$ 69.00	Each	\$ 207.00
Maximum Theoretical Specific Gravity	3	\$ 99.00	Each	\$ 297.00
		Subtotal:	\$	3,264.00
		Grand Total:	\$	69,438.00