

**EXHIBIT “F-1”
CONTRACT AMENDMENT**

*Article 1
Execution*

1.01 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.

*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.).

Brazoria County, Texas

**Freese and Nichols, Inc.,
a Texas company**

By: _____

L.M. (Matt) Sebesta, Jr

County Judge

Date: _____

By: _____

Dane Schneider

Associate

Date: _____

TO: Matthew Hanks, JD, PE, Brazoria County Engineer
ATTN: Karen O. McKinnon, PE, Assistant County Engineer
FROM: Dane Schneider, PE, ENV SP
SUBJECT: Drainage Plan and Study Review for Ashland Development (Precinct 2)
 Proposed Amendment 01 to Professional Services Agreement
DATE: January 8, 2025

Ms. McKinnon:

Freese and Nichols, Inc. (FNI) is providing Brazoria County (County) a request to fund on-call engineering services for review of drainage study, plan, and other development submittals for the proposed Ashland Development in the City of Angleton ETJ and County Precinct 2. The current professional services agreement was executed by the County Judge on July 10, 2023 acting pursuant to Commissioners Court Order No. 6.M.7 on June 27, 2023.

Record of Submittals:

As of December 2024, Quiddity Engineering, the Engineer of Record (EOR) for Ashland Development, has provided fifteen (15) submittal packages for review. The submittal packages have included drainage analysis and design within the northern portion of the 900-acre site. The table below summarizes the submittals received for review.

Ashland Development Submittals as of 12-31-2024

Submittal No.	Date	Name	Task
1	06-26-2023	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 1 st Submit
2	09-22-2023	Phase 1A Detention Pond D	Design Plan 1 st Submit
3	10-12-2023	Phase 1A Detention Pond D	Design Plan 2 nd Submit
4	11-15-2023	Phase 1A Detention Pond D	Design Plan 3 rd Submit
5	12-08-2023	Phase 1A Detention Pond D	Design Plan 4 th Submit
6	01-12-2024	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 2 nd Submit
7	02-22-2024	Detention and Mass Grading Plan	Design Plan 1 st Submit
8	03-15-2024	Detention and Mass Grading Plan	Design Plan 2 nd Submit
9	04-11-2024	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 3 rd Submit
10	05-20-2024	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 4 th Submit
11	05-17-2024	Detention and Mass Grading Plan	Design Plan 3 rd Submit



12	06-28-2024	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 5 th Submit
13	08-23-2024	Drainage and Detention Impact Analysis for Phase 1 (191.1 Ac) of 900 Ac Angleton Tract	Analysis 6 th Submit
14	10-16-2024	Phase 1 Drainage Impact Analysis Amendment and Detention Pond 1C and 1D Plans	Analysis and Design Plan 1 st Submit
15	12-19-2024	Phase 1 Detention Pond 1C and 1D Plans	Design Plan 2 nd Submit

Current Hourly Budgets:

Hourly effort for each of the submittals received has included project submittal tracking, submittal intake, comment resolution meetings/calls with EOR, developer and EOR coordination meetings/calls, review of drainage studies, review of drainage impact analysis reports, and design plan reviews. The table below summarizes the hourly not to exceed budgets as of December 2024.

Total Hourly Budgets as of 12-31-2024

Task No. and Name	Current Authorization	Remaining Budget	Amendment	Proposed Authorization
Task 1: Existing Condition H&H	\$ 20,000.00	\$ 500.00	\$ 10,000.00	\$ 30,000.00
Task 2: Proposed Condition H&H	\$ 20,000.00	\$ 1,000.00	\$ 10,000.00	\$ 30,000.00
Task 3: Design Plans	\$ 50,000.00	\$ 1,000.00	50,000.00	\$ 100,000.00
<i>Total HourlyBudget</i>	\$ 90,00.00	\$ 2,500.00	\$ 70,000.00	\$ 160,000.00

Based on the history of submittals and associated effort to achieve approval of the EOR analysis and plans, FNI anticipates the need for a \$70,000.00 amendment to fund effort through the 2025 calendar year. In addition, I have attached the 2025 Rate Schedule for your consideration and inclusion in the amendment to the current professional services agreement.

We appreciate the opportunity to be of service to the County. If you have any questions, please contact me at dane.schneider@freese.com / 832-651-5817.

Sincerely,

Dane P. Schneider
Project Manager / Associate

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

<u>Position</u>	<u>Hourly Rate</u>	
	<u>Min</u>	<u>Max</u>
Professional 1	98	195
Professional 2	132	214
Professional 3	150	327
Professional 4	173	357
Professional 5	255	387
Professional 6	259	480
Construction Manager 1	128	180
Construction Manager 2	132	222
Construction Manager 3	165	222
Construction Manager 4	192	289
Construction Manager 5	229	338
Construction Manager 6	304	402
Construction Representative 1	87	102
Construction Representative 2	102	132
Construction Representative 3	139	210
Construction Representative 4	139	210
CAD Technician/Designer 1	94	135
CAD Technician/Designer 2	113	222
CAD Technician/Designer 3	147	282
Corporate Project Support 1	79	177
Corporate Project Support 2	90	259
Corporate Project Support 3	113	375
Intern / Coop	60	105

Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>		<u>Equipment</u>	
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour) \$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each) \$500
	Large Format (per sq. ft.)			Water Quality Meter (per day) \$100
	Bond	\$0.25	\$0.75	Microscope (each) \$150
	Glossy / Mylar	\$0.75	\$1.25	Ultrasonic Thickness Guage (per day) \$275
	Vinyl / Adhesive	\$1.50	\$2.00	Coating Inspection Kit (per day) \$275
				Flushing / Cfactor (each) \$500
	Mounting (per sq. ft.)	\$2.00		Backpack Electrofisher (each) \$1,000
	Binding (per binding)	\$0.25		
				<u>Survey Grade</u> <u>Standard</u>
				Drone (per day) \$200 \$100
				GPS (per day) \$150 \$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed in-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2024.