

**PROFESSIONAL SERVICES
SUPPLEMENTAL AGREEMENT # 1
FOR
LIMESTONE COMMERCIAL**

**STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This Supplemental Agreement No. 1 to a contract for Professional Services is made by and between the City of Pflugerville, Texas ("City") and Kimley-Horn and Associates, Inc. ("Consultant"). City and Consultant may be referred to herein singularly as "Party" or collectively as the "Parties."

WHEREAS, the City and Consultant executed an Agreement for Professional Services ("Agreement") on the 10 day of October, 2024 for the Limestone Commercial to Pfluger Farm Lane North Project ("Project") in the amount of \$220,502.20 ; and

WHEREAS, the City and Consultant desire to enter into a Supplemental Agreement #1 for Professional Services for the Project in the amount of \$382,863.71 to add PS&E Engineering Services, and Bidding and Construction Phase Services to the agreement; and

WHEREAS, it has become necessary to amend the Agreement to modify the provisions for the Scope of Services and Compensation; and

WHEREAS, it is necessary for the City to amend its agreements from time to time to comply with changes in state law relating to contracts of municipalities.

NOW, THEREFORE, premises considered, the City and the Consultant agree that said Agreement is amended as follows:

1.

Article III. Scope of Services and Attachment A, shall be amended as set forth in the attached addendum to Attachment A.

Article IV. Compensation to Consultant and Attachment B (Fee Schedule), shall be amended by increasing by \$382,863.71 the amount payable under the Agreement for a total of \$603,365.91 as shown by the attached Addendum to Attachment B (Fee Schedule).

2.

Except as amended hereby, and as previously amended as indicated above, the terms of the Agreement shall remain unchanged and in full force and effect.

EXECUTED and **AGREED** to as of the dates indicated below.

**CITY OF
PFLUGERVILLE**

CONSULTANT

(Signature)



(Signature)

Printed Name: Sereniah Breland

Printed Name: Trey Neal

Title: City Manager

Title: Senior Vice President

Date: _____

Date: 1/28/2026

APPROVED AS TO FORM:



Charles E. Zech

City Attorney

DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, P.C.

**ADDENDUM TO ATTACHMENT A
SUPPLEMENTAL AGREEMENT #1
SCOPE OF SERVICES**

PROJECT UNDERSTANDING

This supplement consists of the preparation of plans, specifications, estimate (PS&E) and other construction contract documents for the Project. The Project generally consists of improvements to Limestone Commercial and the Abbeyglen Castle Drive Extension to Pfluger Farm Lane. The Project consists of a mini-roundabout design on Limestone Commercial within Stonehill Town Center (as shown in Attachment A), and the design of approximately 900 linear feet of Abbeyglen Castle Drive new location roadway construction, pedestrian improvements, storm sewer design, and illumination. No TxDOT Local On System Agreement (LOSA) or Advanced Funding Agreement (AFA) is anticipated.

SERVICES TO BE PROVIDED BY THE CONSULTANT

The Consultant's Services consist of the services specifically described below including the specific engineering services to be performed through the following consulting disciplines as subcontractors to the Consultant:

- (1) Altura Solutions, LLC (Altura) – TDLR review, registration and inspection
- (2) Half Associates, Inc – Survey, ROW
- (3) Stantec Consulting Services Inc. – Environmental Documentation

TASK 1 – PROJECT MANAGEMENT

The Consultant will:

- 1.1. The Consultant will perform general administrative duties associated with the project, to include monitoring/reporting, scheduling, general correspondence, office administration, and invoicing.
- 1.2. The Consultant will attend project status meetings with the City and/or adjacent Developers. Meetings anticipated to be virtual.
- 1.3. The Consultant will attend developer coordination meetings. Meetings are assumed to coordinate roadway and development grading and are anticipated to be virtual.
- 1.4. The Consultant will attend one City Council meeting.
- 1.5. The Consultant will prepare Meeting Minutes for project and status meetings.

TASK 2 – SURVEY AND RIGHT-OF-WAY DATA

This task anticipates that the Right-of-Way associated with the Abbeyglen Castle Dr extension will be donated by the Developer and Metes and Bounds will not be required. The Consultant will perform the following for Limestone Commercial:

- 2.1. Survey and Right of Way Data services will be performed via a subconsultant (Halff) and the detailed scope of services for this work is provided in the proposal form Halff Associates, Inc dated October 22, 2025, and is included in this supplemental.
- 2.2. Coordinate with subconsultant and review deliverables.

TASK 3 - SUBSURFACE UTILITY ENGINEERING/UTILITY COORDINATION

The Consultant will perform the following for the Abbeyglen Castle Dr Extension & Limestone Commercial:

- 3.1. Subsurface Utility Engineering services will be provided via a subconsultant (Halff) and the detailed scope of services for this work is provided in the proposal from Halff Associates, Inc dated October 22, 2025, and included in this supplemental.
- 3.2. Coordinate with subconsultant and review deliverables.
- 3.3. Host recurring individual utility coordination meetings/phone calls with utility owners to review schedule, cost, conflicts, and track progress.
- 3.4. Produce and send relocation notices to utility owners requiring relocation.
- 3.5. Conduct one site visit to evaluate constraints with proposed improvements.
- 3.6. Update utility conflict matrix and finalize utilities in conflict with proposed improvements.
- 3.7. Produce utility conflict exhibit for each owner to accompany relocation notices.
- 3.8. Review utility relocation plans for conformity with proposed roadway plans.
- 3.9. Conduct two site visits to verify relocations completed according to plans. Verification is limited to visual observation.

Assumptions:

- No gas transmission pipelines will require relocation.
- Relocated utilities will not be surveyed and added to base files.
- All relocation design will be performed by utility owners.
- Reimbursement agreements will not be required or will be prepared by others.

TASK 4 – ENVIRONMENTAL ASSESSMENT

This task consists of preparation of an amendment to the previously submitted environmental technical memorandum to expand the environmentally studied area to include the Abbeyglen Castle Dr Extension. The Consultant will perform the following for the Abbeyglen Castle Dr Extension:

- 4.1. Environmental Assessment services will be provided via a subconsultant (Stantec) and the detailed scope of services for this work is provided in the proposal from Stantec dated November 19, 2025, and included in this supplemental.
- 4.2. Coordinate with subconsultant and review deliverables

TASK 8 FINAL ROADWAY DESIGN

It is assumed that Abbeyglenn Castle Dr Extension grading adjacent to Lifestyles Communities will extend onto Lifestyles Communities property, this scope does not include retaining wall design. The Consultant will:

- 8.1. Prepare a Title Sheet, Index of Sheets, and a Project Layout which references survey control benchmarks.
- 8.2. Prepare existing and proposed typical section sheets incorporating any unresolved comments from the Preliminary/Schematic Design Phase.
- 8.3. Develop Removal Plans identifying and quantifying removals at a scale of 1"=40'
- 8.4. Prepare Plan-Profile Sheets at a scale of 1"=40' horizontal and 1"=4' vertical.
- 8.5. Prepare Intersection Detail Sheet for one roundabout intersection at a scale of 1"=20'
- 8.6. Prepare Intersection Grading Sheet for one roundabout intersection to include contours shown at 1' intervals and at a scale of 1"=20'
- 8.7. Prepare intersection details sheet
- 8.8. Prepare miscellaneous details sheet
- 8.9. Prepare Abbeyglenn Castle 3D model and update Limestone Commercial 3D model.
- 8.10. Update cross sections to final roadway design at a spacing no less than 100 feet and at driveways, cross drainage structures, utility crossings, and intersections.
- 8.11. Prepare a Traffic Control Plan (TCP), at a 1"=50' scale double stacked and a Sequence of Work Narrative for the intersection improvements. The Traffic Control Plan will be developed in accordance with the most recent version of the Texas Manual of Uniform Traffic Control devices (TMUTCD). The TCP will identify work areas, temporary paving, temporary shoring, signing, detour alignment, barricades, temporary drainage structures, temporary retaining walls and other TCP related items as required.
- 8.12. Prepare Roundabout Traffic Control Phasing Schematics with shading to highlight the phasing of construction, temporary traffic lanes, temporary intersection control, lane and leg closures, and if necessary, areas of pavement elevation change for temporary lanes. It is assumed that there will be up to 4 roundabout phases.
- 8.13. Prepare Advance Warning Sign Layouts for the intersection improvements depicting the overall project area including side streets. Spacing, longitudinal and lateral offsets must be included for each sign. The sheets will locate the advance warning signs that will be in place throughout the construction process;
- 8.14. Coordinate Traffic Control Signage with TxDOT for signs needed in TxDOT Right of Way.
- 8.15. Prepare TCP Typical Sections for each Phase of construction (four phases assumed) for the intersection improvements;
- 8.16. Prepare Sequence of Work narrative and General Traffic Control Notes for construction.
- 8.17. Storm Water Pollution Prevention Plan (SW3P) - Produce Erosion Control Sheets double stacked at 1"=40' scale consisting of temporary erosion and sediment control devices.
- 8.18. Calculate quantities and prepare Item Summaries Sheets tabulating project

- quantities.
- 8.19. Incorporate City standard details as applicable.
 - 8.20. Prepare General Notes
 - 8.21. Prepare a Construction Timeline Estimate
 - 8.22. Prepare an opinion of probable construction costs (OPCC) at each milestone deliverable.
 - 8.23. Prepare a Project Manual including standard general provisions, instructions to offerors, bid forms, applicable prevailing wage rates, specifications, special provisions. The City will provide the front-end documents for use by The Consultant.
 - 8.24. Attend Design Review meetings including 60% and 90% PS&E design submittals. Prepare meeting minutes and distribute to project attendees. Prepare comment responses for comments received during design review submittals.

The Consultant will prepare the following deliverables during this task:

- a) PDF of the following 60% Design Plans (11"x17"):
 - Title Sheet
 - Index of Sheets
 - Project Layout
 - Existing and Proposed Typical Sections
 - Removal Plans
 - Roadway Plan-Profile Sheets
 - Roundabout Intersection Detail Sheet
 - Drainage Area Maps
 - Hydrology/hydraulic calculation sheets
 - Drainage Plan-Profile Sheets
 - PDF of the 60% Opinion of Probable Construction Costs
 - PDF of 60% cross sections
- b) PDF of the following 90% Design Plans (11"x17"):
 - Title Sheet
 - Index of Sheets
 - General Notes
 - Item Summaries
 - Traffic Control Plans
 - Project Layout
 - Existing and Proposed Typical Sections
 - Removal Plans
 - Plan-Profile Sheets
 - Roundabout Intersection Detail Sheet
 - Roundabout Intersection Grading Sheet
 - Miscellaneous Roadway Details Sheets
 - Drainage Area Maps

- Hydrology/hydraulic calculation sheets
 - Drainage Plan-Profile Sheets
 - Miscellaneous Drainage Details Sheet
 - Illumination Layout Sheets
 - Signing and Pavement Marking Sheets
 - SW3P Sheets
 - Standards
 - PDF of the 90% Opinion of Probable Construction Costs
 - PDF of the 90% Construction Timeline
 - PDF of 90% cross sections
- c) 100% Plans Submittal to contain:
- PDF of the 100% Plans consisting of all sheets from the 90% submittal
 - PDF of the 100% Opinion of Probable Construction Costs
 - PDF of the 100% Construction Timeline
 - PDF of the 100% cross sections
 - PDF of Draft Project Manual
- d) Final Plans Submittal - Upon written approval by the City of the 100% plans, the Consultant will prepare construction plans as follows:
- Two paper copies of 11"x17" and PDF of the Final Design Plans and specifications consisting of all sheets from the 100% submittal. Plans shall be stamped, dated, and signed by a registered Engineer in State of Texas.
 - Two paper copies of 11"x17" and PDF of the final cross sections
 - Two paper copies of 11"x17" and PDF of the Project Manual and bid documentation
 - Two paper copies of 11"x17" and PDF of the Final Opinion of Probable Construction Costs
 - Two paper copies of 11"x17" and PDF of the Final Construction Timeline
 - Project Decision Log: Documentation of key design decisions

TASK 9 – FINAL DRAINAGE DESIGN

This task anticipates that the Pfluger Farm Lane project temporary detention pond accounts for Abbeyglan Castle Drive impervious cover therefore, no additional detention is included. The Consultant will:

- 9.1. Produce exterior drainage area maps at 1"=200' scale (1 sheet estimate)
- 9.2. Produce interior drainage area maps at 1"=100' scale (2 sheets estimated)
- 9.3. Calculate run-off to each inlet and produce inlet hydraulic information using "GEOPAK Drainage" software. Produce storm drain calculations using GEOPAK Drainage software. Design frequency to be established in coordination with the City.
- 9.4. Provide runoff, inlet and storm drain calculation sheets
- 9.5. Produce plan and profile sheets at 1"=50' scale for the storm sewer system and include limits of trench protection and hydraulic grade line. (3 sheets estimated)

- 9.6. Produce lateral profile sheets for the storm sewer system at 1"=50' scale (1 sheets estimated)
- 9.7. Prepare an addendum to the Pfluger Farm Lane project Drainage Study Report based on final Project configuration and design.

TASK 10 – FINAL TRAFFIC ENGINEERING

The Consultant will:

- 10.1. Prepare Signing and Pavement Marking sheets at a scale of 1"=40' double stacked. Design signing and pavement markings in accordance with the Texas Manual for Uniform Traffic Control Devices.
- 10.2. Design Continuous Roadway Illumination along Abbeyglen Castle Dr.
 - The Consultant will develop illumination plans for continuous lighting along Abbeyglen Castle Dr. The Consultant will coordinate with the City to determine appropriate location of the proposed illumination poles. The Consultant will also coordinate with the City and Oncor to determine appropriate luminaire and height of illumination poles. The Consultant will use this information to develop a photometric model using lighting software Agi 32 to determine that minimum "Illuminance" requirements are satisfied. The Consultant will conduct electrical, and voltage drop calculations to determine wire and conduit sizes, and number and details of electrical services required along the project corridor. The Consultant will coordinate with Oncor to determine locations to draw power and set electrical services.
 - The Consultant will prepare layout sheets showing location of poles, conduits, and wiring. The plans will also include conduit and wire charts, details on electrical services, and quantity summaries.
 - The scope of this work does not include design or photometrics for existing lighting outside of ROW.

TASK 14 BID PHASE SERVICES

It is anticipated that Limestone Commercial and Abbeyglen Castle Dr extension will be competitive sealed bid format. The Consultant will perform the following:

- 14.1. Attend pre-bid meeting in support of the City. Assist the City in developing meeting agenda. Consultant shall provide plans and contract documents to the City to be uploaded as a PDF in City's bidding system.
- 14.2. Receive, record and provide responses to prospective offeror's and suppliers questions. Consultant will provide a log of questions, requests, and responses.
- 14.3. Provide technical clarifications of the contract bid documents and prepare proposed responses to all bidders' questions and requests, in the form of addenda. Issue addenda as appropriate to clarify, correct, or change the bidding documents. Include addenda items in the construction plans and issue "conformed" set of plans for construction
- 14.4. Assist the City in opening of offers, review and evaluate all bid amount tabulations, general overview of offerors' qualifications, and advice on shortlist of bid

- proposers.
- 14.5. Prepare recommendation letter for award of the contract for construction incorporating City feedback on scoring criteria from Competitive Sealed Proposals.

The Consultant will prepare the following deliverables during this task:

- a) Addenda
- b) Bid tabulations
- c) Recommendation of award
- d) Updated Construction documents (if applicable)

TASK 15 CONSTRUCTION PHASE SERVICES

The Consultant will perform the following:

- 15.1. The Consultant will coordinate with Altura. The detailed scope of services for this work is provided in the proposal from Altura dated October 27, 2025, and included in this supplemental.
- 15.2. Attend the Pre-Construction meeting with the City and the Contractor.
- 15.3. Attend monthly construction status meetings (virtual) for the duration of Construction as shown in project schedule.
- 15.4. The Consultant shall be responsible for responding to RFIs necessary to clarify, coordinate, or complete any work included in the design. RFIs that arise solely from additional services, scope modifications, unforeseen conditions, or new requirements not identified in the original Scope of Services or not included in the design shall be considered out-of-scope work. In these cases, the Consultant shall provide written notice to the City before proceeding and shall not perform such work until the City issues an approved Change Order reflecting the appropriate adjustment to scope, fee, and schedule. Typical review time for RFIs and Submittals will be seven calendar days. RFI and/or Submittals that are more involved may require a fourteen calendar day review time limit.
- 15.5. As requested by the City, the Consultant shall provide necessary interpretations and clarifications of contract documents, review change orders, and make recommendations as to the acceptability of the work.
- 15.6. Review shop drawing and material submittals and approve or take other appropriate action in respect to Shop Drawings and/or material samples which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs.
- 15.7. Review Applications for Payment based on observations and review of applications for payment and supporting documentation. Recommendations will be based on Consultant's knowledge, information and belief, and will state whether in Consultant's opinion Contractor's work has progressed to the point indicated,

subject to any qualifications stated in the recommendation. Consultant's recommendations will not be a representation that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.

- 15.8. Make site visits as directed by Client in order to observe the progress of the work. Such observations will not be exhaustive or extend to every aspect of Contractor's work. Observations will to be limited to spot checking, selective measurement, and similar methods of general observation. Based on information obtained during site visits, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the work.
 - Consultant will not supervise, direct, or have control over Contractor's work, nor shall Consultant have authority to stop the Work or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. Consultant does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.
- 15.9. When requested by Contractor and Client, Consultant will conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.
- 15.10. Develop Final Notice of Acceptability of the Work. Consultant will conduct a final site visit to evaluate whether the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend final payment to Contractor.
- 15.11. Assemble project close out package consisting of approved change orders, RFIs, pay applications, materials testing reports, and record drawings.
 - The Consultant shall prepare record drawings from information provided by the City depicting any changes made to the Final Drawings during construction. The following information shall be provided by the City:
 - As-Built Survey
 - Red-Line Markups from the Contractor
 - Red-Line Markups from City Inspector
 - Copies of Approved Change Orders
 - Approved Substitutions
 - The Consultant shall modify the Final Drawings electronically and shall place a stamp on the plans indicating that they represent Record Drawings of the project as constructed. The stamp shall be signed and dated by the Consultant and shall be placed on each plan sheet, whether there are any revisions on the sheet or not. Each sheet shall clearly indicate all changes which apply to that sheet by clouding and numbering, or other suitable

means.

- The following disclaimer shall be included with the Record Drawing stamp:
 - These Record Drawings were prepared using information provided by others and represent the as constructed conditions to the extent that documented changes were provided for recording. The Consultant assumes no liability for undocumented changes and represents only that the documented changes are accurately depicted on these drawings.
- The Consultant shall submit one (1) set of sealed Final Drawings, modified and stamped as Record Drawings.
- Record Drawings shall be submitted as an PDF file.

The following services are not included in this Agreement at present and are specifically considered to be additional services:

- a. Detention Design
- b. TxDOT LOSA or AFA Coordination
- c. Retaining Walls

**ADDENDUM TO ATTACHMENT B
SUPPLEMENTAL AGREEMENT #1**

Project Name: Limestone Commercial
Prepared By: Kimley-Horn and Associates, Inc.
Method of Payment: Lump Sum
Invoicing Frequency: Monthly as Percent Complete

*For Informational Purposes Only

Task # Subtask Number	Task Name Subtask Name/Description	Assumptions	Direct Labor (Person-Hours)								Misc. Direct Expense (\$)	Standard Task Total *	Non-Standard Task Total *
			Senior Prof II	Senior Prof I	Prof	Analyst	CADD	Project Controller	Admin	Labor Total (hours)			
			\$325.00	265.00	225.00	185.00	140.00	125.00	\$110.00				
1	Project Management												
1.1	Administrative Duties & Invoicing	28 months	6	12	59						77		\$18,405
1.2	Monthly Project Status Meetings With City	11 Meetings			11	11					22		\$4,510
1.3	Developer Coordination Meetings	10 Meetings			10						20		\$4,900
1.4	City Council Meetings	1 meeting			3						6		\$1,470
1.5	Preparation of Meeting Minutes	21 meetings			21	21			22		64		\$11,360
											0		\$0
	Task Total (Hours)		6	25	104	32	0	22	0		189		
	Kimley-Horn Task Total (Dollars)		\$1,950	\$6,625	\$23,400	\$5,920	\$0	\$2,750	\$0		\$40,645.00	\$0.00	\$40,645.00
	*Task Total (Dollars)										\$40,645.00		
2	Survey and ROW Data												
2.1	Half Fee											\$21,444.33	\$21,444.33
2.2	Coordination with sub and review of deliverables			3	5						8		\$1,920.00
											0		
											0		
	Task Total (Hours)		0	3	5	0	0	0	0		8		
	Kimley-Horn Task Total (Dollars)		\$0	\$795	\$1,125	\$0	\$0	\$0	\$0		\$1,920.00	\$21,444.33	\$23,364.33
	*Task Total (Dollars)										\$23,364.33		
3	Subsurface Utility Engineering/Utility Coordination												
3.1	Half Fee										0	\$10,506.00	\$10,506.00
3.2	Coordination with sub and review of deliverables			3	5						8		\$1,920
3.3	Recurring calls and meetings as needed	10 virtual calls		2	5	10					17		\$3,505
3.4	Relocation notice packages			1	5	10					16		\$3,240
3.5	Site visit for conflict evaluation	1 visit needed			3	4					7		\$1,415
3.6	Update UCM for final roadway design			1	2	4					7		\$1,455
3.7	Utility conflict exhibits			1	2	8					11		\$2,195
3.8	Review utility plans for conformance			1	2	5					8		\$1,640
3.9	Verify relocations on site	2 verification visits			6	8					14		\$2,830
											0		\$0
											0		\$0
											0		\$0
	Task Total (Hours)		0	9	30	49	0	0	0		88		
	Kimley-Horn Task Total (Dollars)		\$0	\$2,385	\$6,750	\$9,065	\$0	\$0	\$0		\$18,200.00	\$10,506.00	\$16,280.00
	*Task Total (Dollars)										\$28,706.00		
4	Environmental Assessment												
4.1	Stantec Fee										0	\$12,071.00	\$12,071.00
4.2	Coordination with sub and review of deliverables			3	5						8		\$1,920
											0		\$0
											0		\$0
	Task Total (Hours)		0	3	5	0	0	0	0		8		
	Kimley-Horn Task Total (Dollars)		\$0	\$795	\$1,125	\$0	\$0	\$0	\$0		\$1,920.00	\$12,071.00	\$13,991.00
	*Task Total (Dollars)										\$13,991.00		

**ADDENDUM TO ATTACHMENT B
SUPPLEMENTAL AGREEMENT #1**

Project Name: Limestone Commercial
Prepared By: Kimley-Horn and Associates, Inc.
Method of Payment: Lump Sum
Invoicing Frequency: Monthly as Percent Complete

*For Informational Purposes Only

Task # Subtask Number	Task Name Subtask Name/Description	Assumptions	Direct Labor (Person-Hours)								Misc. Direct Expense (\$)	Standard Task Total *	Non-Standard Task Total *
			Senior Prof II	Senior Prof I	Prof	Analyst	CADD	Project Controller	Admin	Labor Total (hours)			
			\$325.00	265.00	225.00	185.00	140.00	125.00	\$110.00				
8	Final Roadway												
8.1	Prepare Title Sheet	Abbevglen Castle Dr & Limestone			1		5			6		\$925	
	Prepare Index of Sheets	Abbevglen Castle Dr & Limestone			2		5			7		\$1,150	
	Prepare Project Layout	Abbevglen Castle Dr & Limestone		1	2		5			8		\$1,415	
8.2	Prepare Existing and Proposed Typical Sections Sheet	Abbevglen Castle Dr & Limestone		1	3		5			9		\$1,640	
8.3	Prepare Removal Sheets	2 sheets		2	2	2	12			18		\$3,030	
8.4	Prepare Plan-Profile Sheets	6 Sheets		6	10		36			52		\$8,880	
8.5	Prepare Roundabout intersection detail	1 sheet	2	5	13	8	8			36			\$7,500
8.6	Prepare Roundabout grading detail	1 sheet	2	5	13	8	12			40			\$8,060
8.7	Prepare Intersection Details	1 sheet		2	2		8			12		\$2,100	
8.8	Prepare Miscellaneous Details	1 sheet		2	2		8			12		\$2,100	
8.9	Prepare/Update 3D Model	Abbevglen Castle Dr & Limestone		5	10	10	20			45			\$8,225
8.10	Prepare/Update Cross Sections	Abbevglen Castle Dr & Limestone		6	6		18			30		\$5,460	
8.11	Traffic Control Plan	3 phases, 3 sheets per phase	6	8	20	25	30			89			\$17,395
8.12	Prepare Roundabout TCP Phasing Schematic	2 sheets	3	3	8	10				24			\$5,420
8.13	Advance Warning Sign Layout	3 sheets		1	4		10			15		\$2,565	
8.14	TxDOT Coordination			4	4					8		\$1,960	
8.15	TCP Typical	3 sheets		3	4	6	10			23		\$4,205	
8.16	Sequence of Work	1 sheet		2	4	6				12		\$2,540	
8.17	SW3P	3 sheets		2	4		10			16		\$2,830	
8.18	Quantity Calcs and Summary Sheets	Abbevglen Castle Dr & Limestone		3	4	6	6			19		\$3,645	
8.19	Identify and Incorporate Standard Details	Abbevglen Castle Dr & Limestone		2	4	6				12		\$2,540	
8.20	General Notes	Abbevglen Castle Dr & Limestone		1	4	6				11		\$2,275	
8.21	Construction Timeline	Abbevglen Castle Dr & Limestone	5	7	6					18		\$4,830	
8.22	OPCC (for each submittal)	60%, 100%		4	4	10				18		\$3,810	
8.23	Project Manual	Abbevglen Castle Dr & Limestone		2	4	10				16		\$3,280	
8.24	Review Meeting and Comment Responses	60%, 100%		4	10					14		\$3,310	
	Task Total (Hours)		18	81	150	113	208	0	0	570			
	Kimley-Horn Task Total (Dollars)		\$5,850	\$21,465	\$33,750	\$20,905	\$29,120	\$0	\$0	\$111,090.00	\$0.00	\$64,490.00	\$46,600.00
	*Task Total (Dollars)									\$111,090.00			
9	Final Drainage Design												
9.1	Prepare Exterior Drainage Area Maps	1 sheet		2	4	6				14		\$3,190	
9.2	Prepare Interior Drainage Area Maps	6 sheets		3	6	12	5	30		56		\$10,390	
9.3	Prepare hydrologic calculations and sheets	3 sheets		3	6	8	12			29		\$6,045	
9.4	Prepare hydraulic calculations and sheets	3 sheets		3	6	8	12			29		\$6,045	
9.5	Prepare Storm plan and profile sheets	6 sheets		3	6	12	5	30		56		\$10,390	
9.6	Prepare Storm drain design (inlets/laterals) sheets	1 sheet		2	2	8	8	8		28		\$5,580	
9.7	Update Limestone Commercial drainage study report	Abbevglen Castle Dr & Limestone		2	4	8	6	6		26		\$5,460	
	Task Total (Hours)		18	32	60	30	98	0	0	238			
	Kimley-Horn Task Total (Dollars)		\$5,850	\$8,480	\$13,500	\$5,550	\$13,720	\$0	\$0	\$47,100.00	\$0.00	\$47,100.00	\$0.00
	*Task Total (Dollars)									\$47,100.00			
10	Final Traffic												
10.1	Prepare signing and pavement marking sheets	Abbevglen Castle Dr & Limestone		2	2	8	12			24		\$4,140	
10.2	Design continuous roadway illumination	Abbevglen Castle Dr								0		\$0	
	Photometric Modeling	Abbevglen Castle Dr		6	18	40				64		\$13,040	
	Electrical Calculations & Oncor Coordination	Abbevglen Castle Dr		6	6	12	24			48		\$10,680	
	Plan Sheets	Abbevglen Castle Dr		6	3	18	30			57		\$12,345	
	Task Total (Hours)		12	17	50	102	12	0	0	193			
	Kimley-Horn Task Total (Dollars)		\$3,900	\$4,505	\$11,250	\$18,870	\$1,680	\$0	\$0	\$40,205.00	\$0.00	\$40,205.00	\$0.00
	*Task Total (Dollars)									\$40,205.00			

**ADDENDUM TO ATTACHMENT B
SUPPLEMENTAL AGREEMENT #1**

Project Name: Limestone Commercial
 Prepared By: Kimley-Horn and Associates, Inc.
 Method of Payment: Lump Sum
 Invoicing Frequency: Monthly as Percent Complete

*For Informational Purposes Only

Task # Subtask Number	Task Name Subtask Name/Description	Assumptions	Direct Labor (Person-Hours)							Labor Total (hours)	Misc. Direct Expense (\$)	Standard Task Total *	Non-Standard Task Total *
			Senior Prof II	Senior Prof I	Prof	Analyst	CADD	Project Controller	Admin				
14	Bidding Phase												
14.1	Assist with Agenda and Attend Pre-Bid Meeting	Abbeyglen Castle Dr & Limestone		4	4						8		\$1,960
14.2	Respond to Bidder Questions	Abbeyglen Castle Dr & Limestone	1	2	4	2					9		\$2,125
14.3	Prepare Addenda	Abbeyglen Castle Dr & Limestone	1	2	4	6					13		\$2,865
14.4	Evaluate Bids and assist in developing shortlist	Abbeyglen Castle Dr & Limestone	1	2	4	6					13		\$2,865
14.5	Prepare Recommendation Letter	Abbeyglen Castle Dr & Limestone	1	2	4						7		\$1,755
	Task Total (Hours)		4	12	20	14	0	0	0		50		
	Kimley-Horn Task Total (Dollars)		\$1,300	\$3,180	\$4,500	\$2,590	\$0	\$0	\$0		\$11,570.00	\$0.00	\$11,570.00
	*Task Total (Dollars)										\$11,570.00		
15	Construction Phase												
15.1	Altura Fee	Abbeyglen Castle Dr & Limestone									0	\$3,250.00	\$3,250.00
15.2	Pre-Con Meeting	Abbeyglen Castle Dr & Limestone		3	3						6		\$1,470
15.3	Bi-weekly Construction Status Meetings	Abbeyglen Castle Dr & Limestone		25		25					50		\$11,250
15.4	Respond to RFIs	Abbeyglen Castle Dr & Limestone		12	14	25					51		\$10,955
15.5	Review Change Orders	Abbeyglen Castle Dr & Limestone		8	14	25					47		\$9,895
15.6	Review Shop Drawings	Abbeyglen Castle Dr & Limestone		12	14	25					51		\$10,955
15.7	Review Monthly Pay Applications	Abbeyglen Castle Dr & Limestone		12		12					24		\$5,400
15.8	Attend field meetings with the Contractor	Abbeyglen Castle Dr & Limestone		10	12						22		\$5,350
15.9	Perform Substantial Completion Walk-through/Develop Punch List	Abbeyglen Castle Dr & Limestone		3	3	5					11		\$2,395
15.10	Perform final site visit to confirm Punch List	Abbeyglen Castle Dr & Limestone		3	3						6		\$1,470
15.11	Assemble Project Close Out	Abbeyglen Castle Dr & Limestone		3	6	6					15		\$3,255
	Task Total (Hours)		0	91	69	123	0	0	0		283		
	Kimley-Horn Task Total (Dollars)		\$0	\$24,115	\$15,525	\$22,755	\$0	\$0	\$0		\$62,395.00	\$3,250.00	\$65,645.00
	*Task Total (Dollars)										\$65,645.00		
	Reimbursable Expenses												
	Mileage	meetings, site visits (225 miles at \$0.655)										\$147.38	\$147.38
	Overnight Mail	Project Manual docs, plans										\$150.00	\$150.00
	Plotting	Prints for Hard Copies										\$250.00	\$250.00
	Task Total (Dollars)											\$547.38	\$547.38
	KIMLEY-HORN TOTAL (Hours)		58	182	424	340	318	22	0		1627		
	KIMLEY-HORN TOTAL (Dollars)		\$18,850	\$48,230	\$95,400	\$62,900	\$44,520	\$2,750	\$0		\$335,045.00		
	SUBCONSULTANT (Haff)										\$31,950.33		
	SUBCONSULTANT (Stantec)										\$12,071.00		
	SUBCONSULTANT (Altura)										\$3,250.00		
	REIMBURSABLE EXPENSES (KH)										\$547.38		
	LUMP SUM GRAND TOTAL										\$382,863.71	\$300,473.38	\$82,390.33

ID	Task Name	Duration	Start	Finish	Predecessors
1	Limestone Commercial & Abbeyglen Castle Dr	607 days	Tue 1/27/26	Tue 6/6/28	
2	Design Phase	209 days	Tue 1/27/26	Wed 11/18/26	
3	Council Approval of PSSA1 (assumed)	1 day	Tue 1/27/26	Tue 1/27/26	
4	NTP PSSA1	1 day	Wed 1/28/26	Wed 1/28/26	3
5	Subconsultant Coordination	5 days	Thu 1/29/26	Wed 2/4/26	4
6	Data Collection and ROE	17 days	Thu 2/5/26	Fri 2/27/26	5
7	Prepare 60% PS&E	60 days	Mon 3/2/26	Fri 5/22/26	6
8	City Review 60% PS&E	15 days	Tue 5/26/26	Mon 6/15/26	7
9	60% PS&E Comment Resolution	10 days	Tue 6/16/26	Mon 6/29/26	8
10	Prepare 100% PS&E	45 days	Tue 6/30/26	Wed 9/2/26	9
11	City Review 100% PS&E	15 days	Thu 9/3/26	Wed 9/23/26	10
12	100% PS&E Comment Resolution	10 days	Thu 9/24/26	Wed 10/7/26	11
13	Update 100% PS&E	30 days	Thu 10/8/26	Wed 11/18/26	12
14					
15	Right of Way	235 days	Thu 1/29/26	Tue 1/5/27	
16	Right of Entry	25 days	Thu 1/29/26	Wed 3/4/26	
17	Prepare Metes and Bounds for Acquisitions	55 days	Thu 3/5/26	Wed 5/20/26	4,16
18	City Review Metes and Bounds	10 days	Thu 5/21/26	Thu 6/4/26	17
19	Finalize Metes and Bounds	20 days	Fri 6/5/26	Thu 7/2/26	18
20	Prepare/Review Appraisal	25 days	Mon 7/6/26	Fri 8/7/26	19
21	Initial Offer	25 days	Mon 8/10/26	Mon 9/14/26	20
22	Final Offer	15 days	Tue 9/15/26	Mon 10/5/26	21
23	Council Approval	35 days	Tue 10/6/26	Mon 11/23/26	22
24	Title/Closing	25 days	Tue 11/24/26	Tue 1/5/27	23
25					
26	Bidding and Construction Phase	325 days	Wed 3/10/27	Tue 6/6/28	
27	Advertise for Bidding	15 days	Wed 3/10/27	Tue 3/30/27	13,34,24,40
28	Contract Execution and Award	45 days	Wed 3/31/27	Tue 6/1/27	27
29	Construction	265 days	Wed 6/2/27	Tue 6/6/28	28
30					
31	Environmental	60 days	Mon 3/2/26	Fri 5/22/26	
32	Prepare tech memo amendment	35 days	Mon 3/2/26	Fri 4/17/26	6
33	City review tech memo amendment	10 days	Mon 4/20/26	Fri 5/1/26	32
34	Update tech memo amendment	15 days	Mon 5/4/26	Fri 5/22/26	33
35					
36	Utilities	255 days	Thu 3/5/26	Tue 3/9/27	
37	SUE QL A Potholing	20 days	Thu 3/5/26	Wed 4/1/26	4,16
38	Utility Conflict Analysis	40 days	Thu 4/2/26	Thu 5/28/26	37
39	Utility Coordination	45 days	Fri 5/29/26	Fri 7/31/26	38
40	Utility Relocations (if needed)	150 days	Mon 8/3/26	Tue 3/9/27	39

Project: Limestone Commercial
Date: Tue 12/23/25

Task Split: Milestone (blue bar), Summary (dotted line)

Project Summary: Inactive Milestone (grey bar), Inactive Task (grey bar), Manual Task (grey bar), Manual Summary Rollup (teal bar), Manual Summary (teal bar), Start-only (teal bar), Finish-only (teal bar)

External Tasks: External Milestone (grey bar), Progress (grey bar), Manual Progress (blue bar)

Half Proposal - December 22,2025

Limestone Commercial Drive Additional Survey Services

1. ROW SURVEY & PARCEL M&B/EXHIBITS

RIGHT-OF-WAY (ROW) SURVEY

The Surveyor shall prepare a Property Description for each parcel or tract consisting of two parts: (1) a metes and bounds description of the property and (2) a parcel plat. Each part of a Property Description must be signed and sealed by a RPLS. For purposes of this Supplemental Work Authorization, four additional (4) ROW parcels are estimated.

i. Metes and Bounds Description

A metes and bounds description must be prepared for each parcel of land to be acquired. Metes and bounds descriptions must include, but need not be limited to, the following items of information:

- State, County, and Survey within which the proposed parcel of land to be acquired is located.
- A reference to unrecorded and recorded subdivisions by name, lot, block, and recording data to the extent applicable.
- A reference by name to the grantor and grantee and recording data of the most current instrument(s) of conveyance describing the parent tract.
- A point of beginning with the appropriate N and E surface coordinates.
- A series of courses, identified by number and proceeding in a clockwise direction, describing the perimeter of the parcel of land to be acquired, and delineated with appropriate bearings, distances, and curve data.
- Curve data must include the radius, delta angle, arc length, and long chord bearing and distance.
- Each course must be identified either as a proposed right-of-way line, an existing right-of-way line, or a property line of the parent tract. Each property line of the parent tract must be described with an appropriate adjoiner call.
- A description of all monumentation set or found should include, as a minimum, size, and material.
- A reference to the source of bearings, coordinates, and datum used.

ii. Parcel Plat

A parcel plat must be prepared for each parcel of land to be acquired.

GENERAL SPECIFICATIONS

For purposes of this Contract, the following general specifications for right-of-way mapping apply:

- a. Parcel plats must be submitted to the City on 8 ½ inch by 11 inch paper with respective borders of 7 ½ inches by 10 inches, positioned ½ inch from the top, bottom, and right edge of the sheet. Match lines must be used where more than one sheet is required.
- b. Property descriptions shall be submitted on 8 ½ inch by 11 inch paper.

GENERAL REQUIREMENTS

For purposes of this Contract, the following general requirements shall apply:

- a. Copies of recorded instruments submitted to the City must be indexed by parcel number.
- b. Coordinates appearing on parcel plats and in property descriptions must be surface coordinates based on the Texas Coordinate System. The appropriate combined adjustment factors (sea level factor multiplied by the scale factor) for each zone of the coordinate system must be noted.

In order to obtain surface coordinates, the Surveyor shall multiply grid coordinates by the appropriate combined adjustment factor for each zone, (The Grid coordinates multiplied by the combined adjustment factor = surface coordinates).

- c. Line and curve tables may be used when necessary.
- d. A 1/2 inch Iron Rod with a plastic cap stamped "HALFF" (or other appropriate monument) will be set on the proposed right-of-way line.

DELIVERABLES for this Additional Survey work

The Surveyors shall prepare and submit the following additional Deliverables:

- The Base Map in DGN format previously described shall be revised to include the (4) additional parcels.
- Four Property Descriptions and the associated Sketches to be used for acquisition.

Job name	Limestone Commercial Drive						
Prospect #:	36819.008						
Client:	KHA						
Type of work:	SURVEY TEAM 64 WORK (Excludes SUE)						
Team Unit	Senior RPLS Team Leader	RPLS Project Manager	Senior Survey Tech/ SIT/ Senior Geospatial Tech	2 man crew	Clerical	MX9 Mobile LiDAR	Unit Total
Hourly rate	\$245.00	\$190.00	\$135.00	\$200.00	\$80.00	\$295.00	
ROW Survey & Parcel M&B/Exhibits	8	24	54	30	0	0	116
Project Management/Coordination	4	4					\$1,740.00
Verify Survey Control and Boundary Info		2	4	10			\$2,920.00
Metes and Bounds + Exhibit Drafting	2	10	30	20			\$10,440.00
Prepare Final Survey Deliverables	1	4	12				\$2,625.00
QA/QC	1	4	8				\$2,085.00
Tax (8.25%)							\$1,634.33
TOTAL:							\$21,444.33

SCOPE OF SERVICES (EXHIBIT A) – ASA#01

Client: Kimley-Horn

City/County Name: Pflugerville/Travis

Project: Pflugerville 2020 Bond – Abbeyglen Castle SUE

Halff will perform SUE in accordance with ASCE CI/ASCE 38-02 “Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data.” This standard defines the following Quality Levels:

Quality Level-A: Precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, usually at a specific point. Minimally intrusive excavation equipment is typically used to minimize the potential for utility damage. A precise horizontal and vertical location, as well as other utility attributes, is shown on plan documents.

Quality Level-B: Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality Level-B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents.

Quality Level-C: Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to Quality Level-D information.

Quality Level-D: Information derived from existing records or oral recollections.

Quality Level-A Utility Test Holes (Vacuum Excavation):

Up to three (3) test holes will be performed on various utilities at locations specified by the Client (See Attachment A). Halff will cut up to a 12-in. square test hole, excavate down to utility, record the depth to top of utility, backfill & compact the hole, and restore the surface to its original condition. An iron rod with cap or “x-cut” will be set to mark the approximate centerline location of the utility. A jackhammer will be utilized for work to be performed in asphalt and concrete areas. This Scope of Services includes all test holes being performed under one (1) mobilization.

If test holes are requested on non-conductive/non-tonable utilities depicted as Quality Level-D where the horizontal location is assumed, Halff will coordinate with the Client and respective utility owner, on-site personnel if private property and available records to pinpoint the location to perform the test hole. One (1) attempt shall be made, which may or may not expose the subject utility. Should the utility not be exposed, Halff will coordinate with the Client for direction on digging additional test holes if required and shall be compensated for each test hole dug.

Quality Level-B Utility Designating:

Halff will designate tonable subsurface utilities, for the purpose of setting up the QL-A, using geophysical prospecting equipment and mark the locations with paint and/or pin flags.

Quality Level-C Surveying:

Quality Level-A Utility Designation paint markings, pin flags, and above ground utility appurtenances will be surveyed and tied utilizing project survey control provided by Kimley-Horn. Storm and wastewater/sanitary sewer will be designated Quality Level C.

Quality Level-D Records Research:

Available Records will be provided to Halff by Kimley-Horn. Halff will perform additional utility record research as needed to successfully complete the project.

Because there are situations where the utility does not have a metallic composition, a metallic tracer line attached, or access to insert a tracer line, the approximate location of the utility may be determined by the use of utility records and direct correspondence with the utility owner/representative. In these areas, the information will be considered Quality Level-D, depicted according to utility record information only.

SUE Field Manager / Professional Engineer:

A SUE Field Manager will be on-site for a portion of this project for field crew supervision, field quality control, and coordination with on-site personnel. A Professional Engineer will be responsible for QA/QC, management of the contract, coordination with the project team and signing the final deliverables if required.

SUE Deliverables / CADD:

Deliverables for the Quality Level-A Test Hole excavations will be an 8.5-in. x 11-in. Test Hole Data Form for each Test Hole performed indicating depth, size, location, and other notable characteristics of the utility. Electronic files will be provided in MicroStation and/or AutoCAD format along with PDFs, KMZ, and photos. A Utility Investigation Report will be provided in accordance with ASCE/UESI/CI 38-22 and 75-22.

Right-of-Entry:

Right-of-Entry is not part of this SUE Scope of Services (see Survey Scope).

Permitting:

Street Cut permits will be coordinated with the City of Pflugerville and/or TxDOT as required.

Work Zone Traffic Control:

Halff will provide standard temporary work zone traffic control consisting of cones and free-standing signage for this project in accordance with the TMUTCD. As exact test holes locations are unknown, certified traffic control such as lane closure(s), flag person(s), changeable message board(s), and/or arrow board(s), if needed or required by the City of Pflugerville/TxDOT, will be provided by a certified traffic control provider.

This Scope of Services does not include an engineered traffic control plan and if required for permit approval, Halff will notify Kimley-Horn and submit a supplemental agreement for authorization prior to proceeding with additional work.

Schedule:

Halff will complete the Quality Level-A Test Hole services within Thirty (30) calendar days upon receipt of the test hole layout from the Client and approved permits from City, County, and/or TxDOT.

Due to uncontrollable factors such as ground conditions, weather, and safety hazards, Halff reserves the right to request more time to facilitate field efforts should one of these circumstances exist.

Work performed in the right-of-way shall be performed Monday through Friday, 8 am to 4 pm and Saturday and Sunday, 7 am to 7 pm barring foul weather.

WORK PLAN (EXHIBIT B)

I. UTILITY DESIGNATING/PROJECT MANAGEMENT (QUALITY LEVEL-B)

Description	Quantity	Authorized Rate	Unit	Estimated Cost
Designating 1-Man Crew	0	\$120.00	hour	\$0.00
Designating 2-Man Crew	0	\$240.00	hour	\$0.00
QC Manager	0	\$315.00	hour	\$0.00
Project Manager	1	\$252.00	hour	\$252.00
SUE Manager	1	\$163.00	hour	\$163.00
SUE Field Manager	4	\$131.00	hour	\$524.00
Utility Coordinator	0	\$168.00	hour	\$0.00
EIT	0	\$126.00	hour	\$0.00
RPLS	0	\$185.00	hour	\$0.00
SUE/Survey Coordinator	0	\$135.00	hour	\$0.00
Survey Tech	0	\$105.00	hour	\$0.00
Sr CADD Tech	0	\$131.00	hour	\$0.00
CADD Tech	0	\$110.00	hour	\$0.00
Survey Crew 2-Man	0	\$200.00	hour	\$0.00
Sr Contract Specialist	0	\$126.00	hour	\$0.00
Clerical/Admin	0	\$84.00	hour	\$0.00

Subtotal: \$939.00

II. UTILITY LOCATING (QUALITY LEVEL-A)

Depth	Quantity	Authorized Rate	Unit	Estimated Cost
All Depths	3	\$1,650.00	each	\$4,950.00

Subtotal: \$4,950.00

III. MISCELLANEOUS

Task	Quantity	Authorized Rate	Unit	Estimated Cost
Mileage	100	\$0.67	mile	\$67.00
Permitting	0	\$500.00	each	\$0.00
Certified Traffic Control	0	\$1,750.00	day	\$0.00
Certified Traffic Control w/ Flaggers	1	\$2,750.00	day	\$2,750.00
Concrete Coring	3	\$600.00	each	\$1,800.00

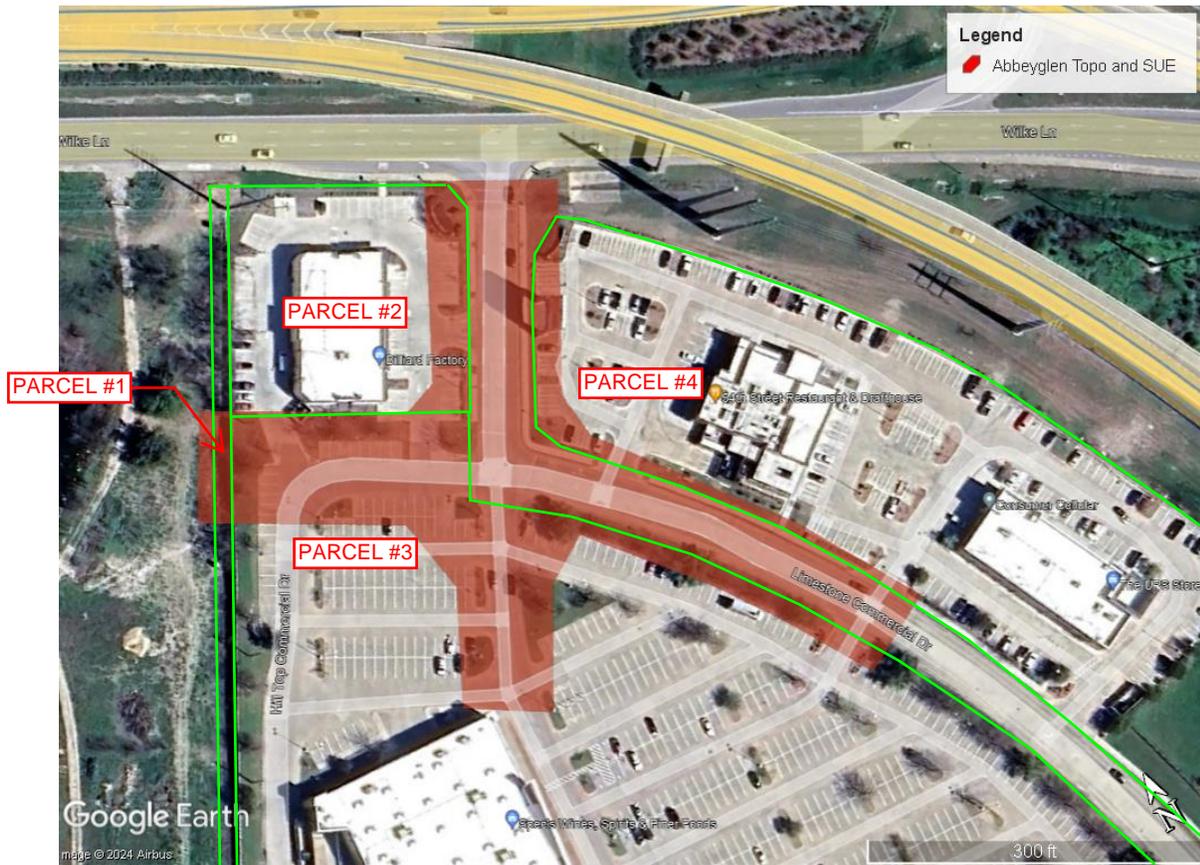
Subtotal: \$4,617.00

TOTAL \$10,506.00

Note: This is an estimate based upon the anticipated hours and personnel categories to perform Quality Level-D Utility Records Research through Quality Level-B Utility Designation and the number Quality Level-A Test Hole requested within the project limits. Due to the unknown timing of project approval and personnel availability, Halff will invoice actual hours worked and personnel categories utilized, in accordance with the attached 2024 Halff SUE Rate Schedule, and the number of test holes attempted (whether utility is located or not.) If quantities are exceeded or additional test holes are required, Halff will notify the Client for authorization and submit a supplemental agreement to increase the fee prior to proceeding with any additional work.

Halff's services will be performed in a manner consistent with that degree of skill and care ordinarily exercised by members of the same profession currently practicing under similar circumstances. Halff will make a good faith effort to locate all utilities, but shall be compensated for work performed even if the utility is not located. This proposal is valid for 30 days.

Attachment A



2024 Halff SUE Rate Schedule

A. HOURLY RATES

1-Man Designating (Utility Locating) (QL-B)	\$120.00/hr	(labor and equipment)
2-Man Designating (Utility Locating) (QL-B)	\$240.00/hr	(labor and equipment)
2-Man Spar Designating (Utility Locating) (QL-B)	\$300.00/hr	(labor and equipment)
2-Man Potholing (Vacuum Excavation) (QL-A)	\$340.00/hr	(labor and equipment)
QC Manager	\$315.00/hr	
Sr. Project Manager	\$289.00/hr	
Project Manager	\$252.00/hr	
Sr. Civil Engineer	\$205.00/hr	
Civil Engineer	\$168.00/hr	
Jr. Civil Engineer	\$147.00/hr	
EIT	\$126.00/hr	
Sr. Utility Coordinator	\$205.00/hr	
Utility Coordinator	\$168.00/hr	
Sr. Utility Field Inspector	\$137.00/hr	
Utility Field Inspector	\$105.00/hr	
Sr. SUE Manager	\$210.00/hr	
SUE Manager	\$163.00/hr	
Sr. SUE Field Manager	\$147.00/hr	
SUE Field Manager	\$131.00/hr	
Sr. RPLS	\$245.00/hr	
RPLS	\$185.00/hr	
SUE/Survey Coordinator	\$135.00/hr	
Survey Geospatial Manager	\$185.00/hr	
2-Man Surveying Crew	\$200.00/hr	(labor and equipment)
1-Man Surveying Crew	\$130.00/hr	(labor and equipment)
Sr. Survey Technician	\$135.00/hr	
Survey Technician	\$105.00/hr	
Sr. CADD Technician	\$131.00/hr	
CADD Technician	\$110.00/hr	
Sr. Contract Specialist	\$126.00/hr	
Contract Specialist	\$100.00/hr	
Clerical/Admin	\$84.00/hr	

B. REIMBURSABLE EXPENSES AND CLARIFICATIONS

1. Meals – Reimbursement will be the authorized rate for the specified area per www.gsa.gov.
2. Mileage / Rental Cars – Mileage for personal and company vehicles, while traveling on business at the request of Client, will be reimbursed at the current IRS rates. Rental cars will be reimbursed at cost
3. Motel / Hotel – Lodging will be paid at actual cost but not to exceed the authorized rate for the specified area per www.gsa.gov when documented with a receipt and associated with authorized overnight travel.
4. Subcontractors – Client approved subcontract work by other firms and provided through Halff will be invoiced at cost plus ten (10%) percent. Actual subcontractor invoice shall be provided to Client.



Stantec Consulting Services Inc.
8401 Shoal Creek Boulevard Suite 100, Austin TX 78757-7621

November 19, 2025

Attention: Sam Lundquist, PE
Kimley-Horn
10814 Jollyville Road, Avallon IV, Suite 300
Austin, TX 78759

Reference: Stantec Proposed Environmental Services for Limestone Commercial to Pflugers Farm Lane Project, Pflugerville, Travis County, Texas

Mr. Lundquist,

Stantec Consulting Services Inc. (Stantec) is pleased to submit this proposal for environmental services for the Limestone Commercial to Pflugers Farm Lane Project (Proposed Project) for the City of Pflugerville (City) in Travis County, Texas. The Proposed Project would include construction of Abbeyglens Castle Drive. The new-location street would connect Limestone Commercial Drive from near a pending roundabout intersection of with Pflugers Farm Drive. The attached exhibit shows the anticipated roundabout (not assessed here) and the intervening project area between there and Pflugers Farm Lane.

Kimley-Horn (Engineer) is designing the proposed improvements. The proposed project is owned and funded by the City of Pflugerville, a political subdivision of the State of Texas. Stantec understands that there are no federal monies assigned to the project.

Stantec proposes preparation of an Environmental Technical Memorandum. The deliverable will include impact assessments, regulatory compliance commitments, and limited agency coordination, as described below.

Task 100: Environmental Services – Scope of Work

Sub-Task 101: Cultural Resources

The Proposed Project is sponsored and funded by the City of Pflugerville, a political subdivision of the State of Texas. Therefore, the Antiquities Code of Texas applies. A potential water of the U.S. flows through the project area. Impacts to this feature may require permit authorization from the U.S. Army Corps of Engineers (USACE). This authorization would constitute a federal nexus, which would require compliance with Section 106 of the National Historic Preservation Act.

Stantec will conduct database searches for the restricted Archeological and Historic Sites Atlas maintained by the Texas Historical Commission (THC) and the Texas Archeological Research Laboratory (TARL) to identify previously documented archeological sites, cemeteries, historical markers, properties and districts listed on the National Register of Historic Places (NRHP), and State Antiquities Landmarks (SALs). Results of the search would be integrated with soil information, topographic maps, aerial photographs, and other appropriate data sources to evaluate the potential for known and previously unrecorded cultural resources within the APE. This information would be presented in a letter format to be submitted to the Client and City for review and comment before coordination with the THC.

No archeological survey is proposed, and this scope assumes that there are no historic-age properties in the APE requiring survey. If any cultural resources survey is required, these investigations could be conducted under a separate scope and fee.

Reference: Stantec Proposed Environmental Services for Limestone Commercial to Pflugger Farm Lane Project, Pflugerville, Travis County, Texas

Sub-Task 102: Waters of the U.S.

Stantec environmental specialists will review readily available aerial photography and published data including U.S. Geological Survey (USGS) topographic maps, National Wetland Inventory (NWI), National Hydrography Dataset (NHD), and United States Department of Agriculture (USDA) soils maps. Published data will be supplemented with field investigations to determine whether regulated features occur in the project area. If project design is sufficiently detailed, Stantec will quantify impacts to regulated features and summarize compliance commitments. Stantec does not anticipate impacts to require coordination with the USACE. If a need for coordination is identified, Stantec could provide those services under a separate scope and fee.

Sub-Task 103: Biological Resources

Stantec will review protected-species lists produced by the Texas Parks and Wildlife Department (TPWD) and the U.S. Fish and Wildlife Service (USFWS). Additional applicable resources will be reviewed to determine whether species or their potential habitat occur in the project area. This information will be supplemented with field investigations. The Proposed Project occurs in Karst Zone 3b; therefore, field investigations will include assessments in accordance with current USFWS guidance for assessing karst invertebrate habitat. This scope of services does not include excavation of karst features beyond removal of loose rocks and debris and shallow probing described as described by current guidance. This scope does not provide for deeper excavations or presence/absence surveys. If required, those services could be provided under a separate scope and fee.

The resulting impact investigations will be summarized in the Environmental Technical Memorandum. This will include summary of compliance commitments for regional, state, and federal regulations including the Endangered Species Act, The Migratory Bird Treaty Act, and the Parks and Wildlife Code. This scope does not provide for related agency coordination. If required, those services could be provided under a separate scope and fee.

The project area is located in USFWS Karst Zone 3b, areas which have a low probability of containing endangered karst invertebrate species. The USFWS recommends that karst feature surveys be completed on properties in Karst Zone 3b. Stantec will conduct a survey of the project area for the presence of karst features. This assessment does not include a presence/absence survey for endangered karst invertebrates. It does not include a formal karst invertebrate habitat assessment, nor does it include excavating, entering, or collection of karst invertebrates. The Environmental Technical Memorandum will be updated with the results of the karst feature survey.

Sub-Task 104: Hazardous Materials Investigation

Stantec will research public records related to known occurrence and releases of hazardous materials and petroleum products on or near the project area. These records will include a search of regulatory databases that will be procured from a third-party vendor and may include additional records procured directly from the Texas Commission on Environmental Quality. The regulatory database review will conform to the content and search buffers established by ASTM E1527-21. The review will be supplemented by field investigations and review of historical aerials and topographic maps of the project area and surroundings. The findings will be included in the Amendment to the Environmental Technical Memorandum and all records will be submitted with the final deliverable.

Reference: Stantec Proposed Environmental Services for Limestone Commercial to Pflugger Farm Lane Project, Pflugerville, Travis County, Texas

This hazardous materials investigation does not include all services that are part of a Phase I Environmental Site Assessment or any of the services that are part of a Phase II or Phase III ESA. If required, those services could be provided under a separate scope and fee.

Sub-Task 105: Environmental Technical Memorandum

Stantec will submit a draft Environmental Technical Memorandum for review by the Engineer and the City, as appropriate. Stantec will respond to one round of comments from each and incorporate resulting changes into a final version of the deliverable.

Assumptions and Exclusions

- Stantec assumes that right-of-entry (ROE) will be coordinated by others and that multiple field deployments will not be required due to restrictions in ROE.
- The Engineer will provide Stantec with digital files (kmz, dgn, dwg) of the project boundary.
- This scope assumes that the guidance documents in effect at the time of this proposal will be used to conduct the work outlined in this scope of services. If new guidance is released by any agency with jurisdiction over the proposed project, it may be necessary to amend this scope of services to account for updated guidance. Stantec reserves the right to negotiate a new scope of services pending any regulatory change affecting this scope of services.
- The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present on a site at the time of the fieldwork. The delineation will be performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the state or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to, the agency representative completing the review, the timeliness of the agency review, recent precipitation patterns, and season of the year. In addition, the physical characteristics of the site can change over time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of regulated features on the site.
- Assumes no archeological survey, monitoring, testing (Phase II), or data recovery (Phase III), human remains evaluation/coordination/removal, NRHP nominations, HABS/HAER documentation. Assumes Project construction excavations will not exceed three feet below the existing ground surface. Deeper excavations would require mechanical excavations as part of the archeological survey.
- Assumes that to the best of the Client's knowledge any areas selected for field visits are free of chemical, bacterial, and other serious contaminants. If Stantec staff encounter evidence of contamination in the field (e.g., odor or visual indications of cattle dipping chemicals, petrochemical spills, sewage, etc.) without previous notification, field efforts may be cancelled or truncated.
- Assumes no hazardous materials investigations including Phase I, II, or III activities.
- Exclusions: All excluded services could be provided under separate scope/budget.

November 19, 2025
Sam Lundquist, PE
Page 4 of 6

Reference: **Stantec Proposed Environmental Services for Limestone Commercial to Pfluger Farm Lane Project, Pflugerville, Travis County, Texas**

ESTIMATED FEES

Stantec will provide the proposed scope of services described above. The attached fee estimate provides a summary of expected effort and staff allocation for the proposed total fee of **\$12,071.00**. Efforts will be billed on a fixed-fee basis in accordance with the Terms and Conditions outlined Master Agreement for Continuing Professional Services dated September 16, 2024.

Regards,

Stantec Consulting Services Inc.



Walt Meitzen

Senior Ecologist, Project Manager

Phone: 512 831-6205

Mobile: 737-587-5831

Walter.meitzen@stantec.com

Attachment: Fee Proposal
Project Area Exhibit



FEE ESTIMATE - Limestone Commercial to Pfluger Farm Lane Project

	Managing Supervisor	Sr. Environmental Professional	Project Task Manager	Environmental Professional	Environmental Staff	Hazardous Database Search	Mileage
Project Billing Rate	\$200.00	\$172.00	\$163.00	\$125.00	\$115.00	\$400.00	\$0.70
Total Units	1.00	6.00	8.00	21.00	56.00	1.00	100.00
Fee	\$200.00	\$1,032.00	\$1,304.00	\$2,625.00	\$6,440.00	\$400.00	\$70.00

Task Name	Units						
-----------	-------	--	--	--	--	--	--

Environmental Services							
Cultural Resources	1.00	6.00	1.00	6.00	16.00		
WOTUS			1.00	5.00	12.00		
Bio Resources			1.00	4.00	12.00		50.00
Hazardous Materials			1.00	4.00		1.00	50.00
Tech Memo			4.00	2.00	16.00		

Task	Hours	Labour	Expense	Subs	Total
	92.00	\$11,601.00	\$470.00	\$0.00	\$12,071.00

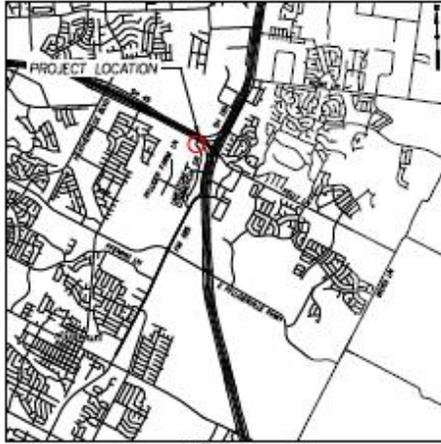
Cultural Resources	30.00	\$3,985.00	\$0.00	\$0.00	\$3,985.00
WOTUS	18.00	\$2,168.00	\$0.00	\$0.00	\$2,168.00
Bio Resources	17.00	\$2,043.00	\$35.00	\$0.00	\$2,078.00
Hazardous Materials	5.00	\$663.00	\$435.00	\$0.00	\$1,098.00
Tech Memo	22.00	\$2,742.00	\$0.00	\$0.00	\$2,742.00

Project Summary	Hours	Labour	Expense	Subs	Total
Total	92.00	\$11,601.00	\$470.00	\$0.00	\$12,071.00

PROJECT INFORMATION

LIMESTONE COMMERCIAL DR
 FUNCTIONAL CLASSIFICATION: LOCAL STREET
 DESIGN SPEED: 35 MPH - 0.075 MI
 DESIGN LANE WIDTH: 36 FT

PROJECT LOCATION MAP



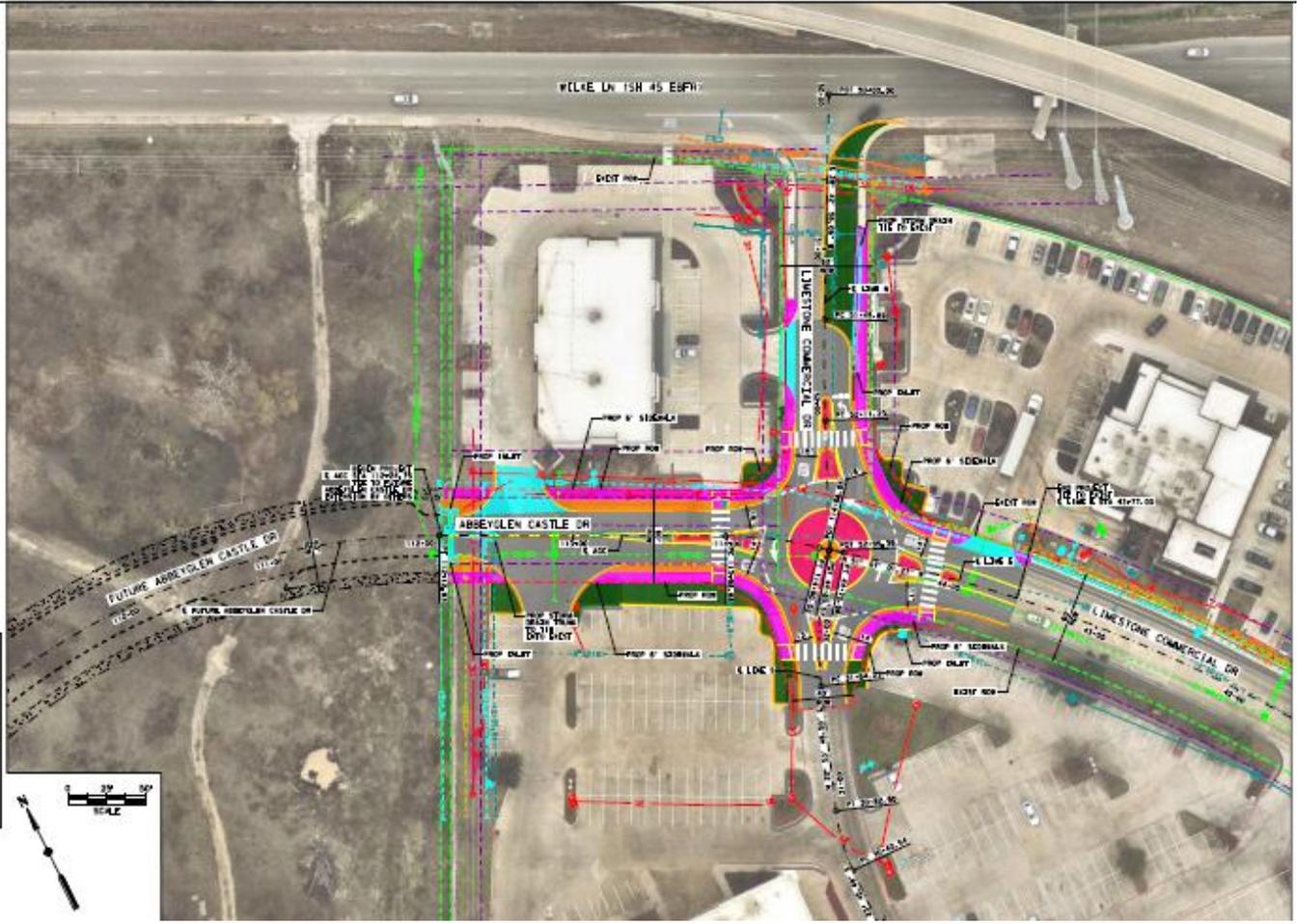
N. T. S.

LEGEND

- EXIST FEATURES
- EXIST ROW
- PROP ROW
- PROP EDGE OF PAVEMENT
- PROP BACK OF CURB
- PROP FACE OF CURB
- PROP EDGE OF SIDEWALK
- PROP CURB RAMP
- EXIST UTILITY ELEVATION
- PROPERTY BOUNDARY
- TELEPHONE LINE
- DISTURBED LINE

LEGEND CONTINUED

- PROP CONC PAVEMENT
- PROP SIDEWALK
- PROP DRIVEWAY PROPOSED CONSTRUCTION
- PROP STAINED CONCRETE NON-MOUNTABLE
- PROP STAINED CONCRETE MOUNTABLE
- PROP LANDSCAPING
- GAS LINE
- WATER LINE
- FIBER OPTIC LINE
- HYDROPHONE ELECTRIC
- POWER OPTIC LINE

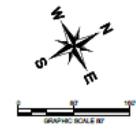
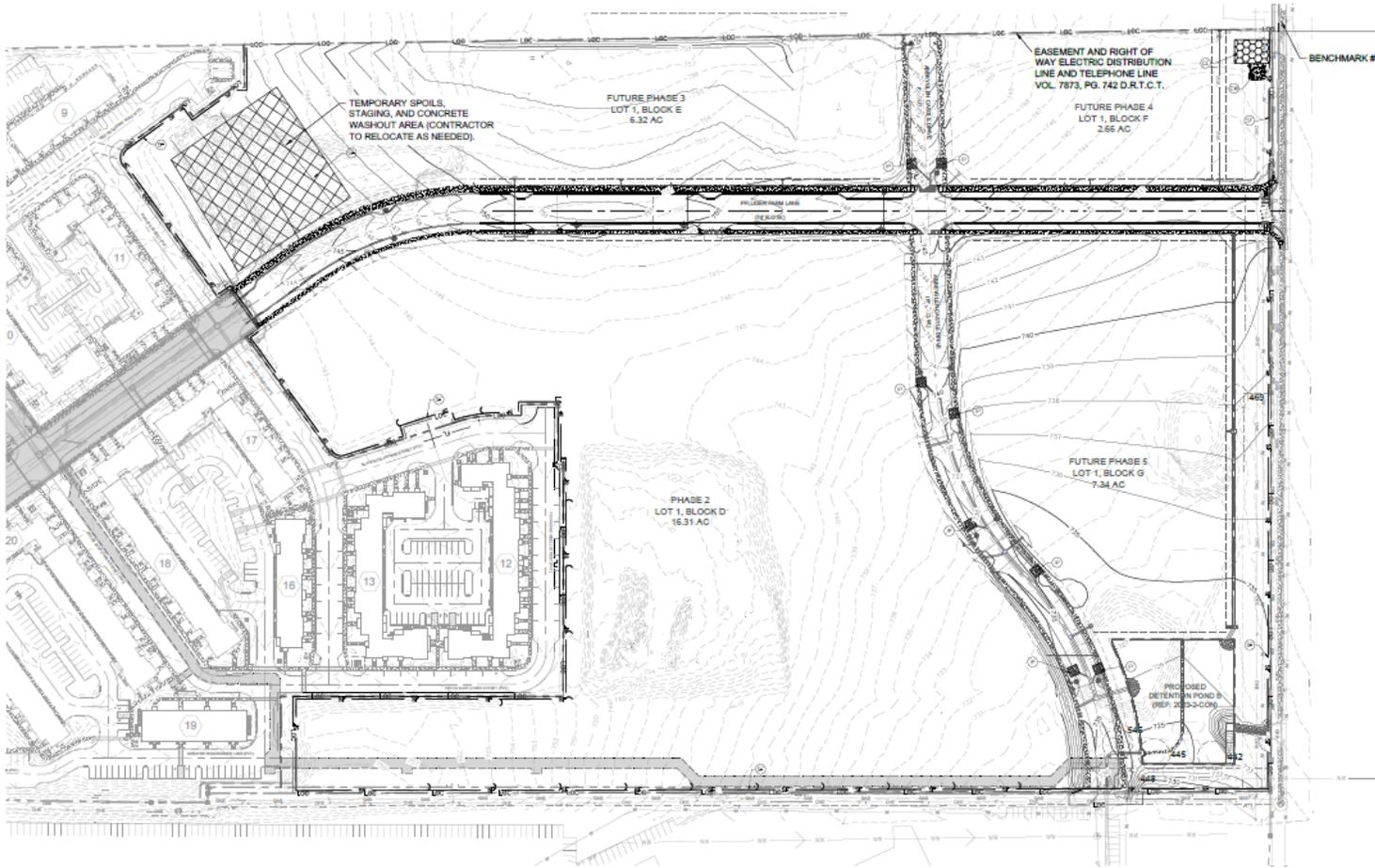


Kinley & Horn

PROJECT NO. 2024-01, DATE: 08/20/24

LIMESTONE COMMERCIAL DR 20% SCHEMATIC

6 LINK 4



LEGEND

- Silt Fence
- Tree Protection
- Proposed Inlet Protection
- Stabilized Construction Entrance
- Concrete Washout Area
- Rock Berm
- Spoils and Staging Area
- Flow Arrow
- Existing Contours
- Proposed Contours
- Limits of Construction Area
- Phase Line
- Tree Retain
- Tree to be Removed

NOTES

- CONTRACTOR TO BID ALL LIMITS OF DISTURBANCE VEGETATED AREAS.
- TOTAL DISTURBANCE = 37.17 ACRES

DATE	
REVISIONS	
NO.	

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 10818 CALDWAY ROAD, SUITE 200, AUSTIN, TX 78759
 PHONE: 512.476.4100 FAX: 512.476.4101
 WWW.KIMLEY-HORN.COM TEXAS REGISTERED CONSULTING PROFESSIONAL ENGINEERS

INHERITANCE
 107175
 107175

5/1/2023

PHS PROJECT NO. 22-25-0000
 DATE: MAY 2023
 SCALE: AS SHOWN
 DESIGNED BY: JCL
 DRAWN BY: JCL
 CHECKED BY: MGS

EROSION CONTROL PLAN



October 27, 2025

Drew Aldana
Kimley-Horn
10814 Jollyville Road, Avallon IV, Suite 200
Austin, TX, 78759

RE: PROWAG Proposal for the Limestone Commercial Drive to Pflugers Farm Lane North Project

Dear Drew:

This is a proposal for the project registration, plan review, and inspection of the Limestone Commercial Drive to Pflugers Farm Lane North Project in Pflugersville, Texas for compliance with Chapter 469 of the Texas Government Code, State of Texas Architectural Barriers Act, and TDLR Administrative Rule 68.102.

Altura Solutions proposes to perform the project registration with TDLR, perform the plan review, and inspection for compliance with the State of Texas Architectural Barriers Act. The Public Right-of-Way Accessibility Guidelines (PROWAG) will be used as the standard to achieve compliance for all work located within the Public Right-of-Way.

Feel free to contact me at (512) 410-7059 or at access@alturalp.com to answer any questions or discuss details of the proposal. Thank you for considering Altura Solutions, LLC to meet your accessibility consulting needs. We look forward to working with you on the project.

Sincerely,

A handwritten signature in black ink that reads "Jesús Lardizábal". The signature is written in a cursive style and is positioned above the printed name and title.

Jesús Lardizábal,
RAS #1051
Manager

PROJECT SCOPE AND DESCRIPTION

Extension of Limestone Commercial Drive to Pflugger Farm Lane North in Pflugerville, Texas.

SCOPE OF WORK

Altura Solutions proposes to perform the following services in compliance with Chapter 469 of the Texas Government Code, State of Texas Architectural Barriers Act. PROWAG will be used as the standard to determine compliance with TDLR Administrative Rule 68.102. The following elements will be performed by Altura:

- Register the project with TDLR
- Perform plan review of the project construction documents (as provided by client)
- Perform the final inspection of the project upon completion

EXCLUSIONS

The proposal excludes services to determine compliance with other federal, state or local accessibility requirements and accessibility requirements of building and housing codes such as the International Building Code (IBC).

SCHEDULE

Altura Solutions will perform the project registration within three working days of receiving the required documents and registration fee.

Altura Solutions will perform the plan review and provide a report of findings within fifteen working days after receiving all required documents.

Altura Solutions will perform the final inspection and deliver the Inspection Report within fifteen working days of receiving access to the site.

DELIVERABLES

The following items will be produced and delivered by Altura Solutions as part of this project:

- Altura Solutions will provide proof of project registration via the TDLR Proof of Registration Sheet.
- Altura Solutions will provide the Plan Review Report detailing the non-compliant findings of the project in the construction documents.
- Altura Solutions will provide the Inspection Report detailing the findings of the final inspection of the built project.

CONSULTING FEE AND INVOICING

The following fees are proposed for the services outlined in this proposal:

- Project Registration (includes TDLR’s required registration fee).....\$300.00
- Plan Review Report\$1,350.00
- Inspection Report.....\$1,600.00

The total proposed consulting fee under this agreement is three thousand two hundred fifty dollars and zero cents (\$3,250.00).

To initiate services, the following items must be provided:

- Signed agreement
- Completed Project Registration and Proof of Submission forms
- A set of construction documents
- A check for \$1,650.00 for the Project Registration and Plan Review fees should be made out to Altura Solutions, LLC.

The fees listed above are limited to one plan review and one hour of technical assistance/consulting, and one final inspection. Preliminary reviews, plan review revisions, meetings, site visits, re-inspections, and additional consulting will be considered additional services and will be billed in addition to the contract amount above. This consulting rate is \$195 per hour and \$250 for site visits. Plan Review fees are valid for six months from date of proposal and inspection fees are valid for twelve months from original estimated completion date, after which Altura Solutions reserves the right to propose an increased fee.

Invoices for services are due within 30 days of receipt by client.

LIMIT OF LIABILITY

Client agrees that Altura Solutions, LLC’s limit of liability for any claim against it for services performed under this contract shall be limited to the total of fees paid to Altura Solutions, LLC pursuant to this agreement, but excluding the Texas Department of Licensing and Regulation (TDLR) required project filing fees.

Altura Solutions, LLC

Client:

By: _____

By: _____

Print Name: Jesús Lardizábal

Print Name: _____

Title: Manager

Title: _____

Date: _____

Date: _____