

October 7, 2025

Eric Mueller, PE, CFM
 Stormwater Engineer
 City of Farmers Branch

Re: Proposal for Rawhide Creek Bank Reconstruction

Dear Mr. Mueller:

In response to your request, Freese and Nichols, Inc. is pleased to present this proposal for the above referenced project. A detailed scope of work is attached. This proposal includes the following services and tasks:

Fee Breakdown by Task		
Task	Description	Basic Services
1	Design Management	\$ 17,608.00
2	Data Collection/Site Visit	\$ 6,002.00
3	Preliminary Design (60 Percent)	\$ 67,992.00
4	Final Design (90 Percent)	\$ 52,718.00
5	Construction Documents (100 Percent)	\$ 40,955.00
6	Bid Phase Services	\$ 7,212.00
7	Construction Phase Services	\$ 13,688.00
8	Hydraulic Analysis	\$ 24,443.00
9	Survey Services	\$ 20,447.00
10	Geotechnical Investigation	\$ 39,964.00
11	Environmental	\$ 29,695.00
Total		\$320,725.00

Thank you for the opportunity to assist the City of Farmers Branch on this project. If you have any questions, please call me at (817) 735-7509. We will be pleased to discuss this proposal with you and are willing to structure the contract as needed to best meet the needs and goals of the City.

Sincerely,

Freese and Nichols, Inc.



Jonathan Schwartzberg, P.E., CFM
 Project Manager



Scott Hubley, P.E., CFM
 Vice-President

ATTACHMENT “A”

Scope of Services for Rawhide Creek Bank Reconstruction Plans and Specifications

The scope set forth herein defines the work to be performed by the ENGINEER, Freese and Nichols, Inc. (FNI), in completing the project. Both the CITY and FNI have attempted to clearly define the work to be performed and address the needs of the Project. Under this scope, “FNI” is expanded to include any sub-consultant, including surveyor, employed or contracted by Freese and Nichols, Inc.

GENERAL OVERVIEW

FNI has been contracted by the City of Farmers Branch (CITY) to produce plans and specifications for the reconstruction of bank protection for failed gabions along and reconstruction of three drop structures along Rawhide Creek. Gabion issues were documented in the Rawhide Creek Infrastructure Assessment Final Technical Memorandum, dated December 18, 2020, performed by FNI. The CITY has requested that the following area be repaired as part of this scope, as shown in **Exhibit 1**. This includes:

- Bank reconstruction of approximately 900 linear feet (LF) along both banks located upstream of the existing low water pedestrian crossing. Additional protection will be added to the existing channel drop structures (three structures total) to protect them from continued erosion.

Below is a description of the scope requirements including hydraulic analysis, geotechnical services, topographic survey and SUE services, environmental permitting, and construction documentation development.

WORK TO BE PERFORMED

- Task 1. Design Management
- Task 2. Data Collection/Site Visit
- Task 3. Preliminary Design (60 Percent)
- Task 4. Final Design (90 Percent)
- Task 5. Construction Documents (100 Percent)
- Task 6. Bid Phase Services
- Task 7. Construction Phase Services
- Task 8. Hydraulic Analysis
- Task 9. Survey Services
- Task 10. Geotechnical Investigation
- Task 11. Environmental Permitting

TASK 1. DESIGN MANAGEMENT.

FNI will manage the work outlined in this scope to make efficient and effective use of FNI and the CITY’s time and resources. FNI will manage change, communicate and coordinate internally and externally as needed, and address issues with the CITY’s Project Manager and others as necessary to make progress on the work.

1.1 Managing the Team

- Lead, manage, and direct the design team activities.
- Promote quality control is practiced in performance of the work.

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- Communicate internally among team members.
 - Task and allocate team resources.

1.2 Communications and Reporting

- FNI will coordinate internally, track the progress of the project, and submit monthly status updates via e-mail. Items in the monthly updates may include project updates, upcoming activities, project schedule, upcoming deliverables, and outstanding issues or information requirements.
- Conduct up to two (2) review meetings with the CITY, one at the end of each design phase (see Tasks 3 and 4).
- Conduct one (1) meeting during the Bid Phase with the CITY.
- Provide and maintain project schedule with updates as needed and verify scope is on task (send in monthly status updates).

ASSUMPTIONS

- FNI assumes project duration of twelve (12) months from notice to proceed.
- A total of six (6) meetings are assumed, including one (1) project kickoff meeting, two (2) during the 60% design phase, one (1) meeting during the 90% design phase, one (1) meeting during the bid phase, and up to one (1) additional meeting to coordinate various project elements.

DELIVERABLES

- A. FNI will submit meeting summaries with action items.
- B. FNI to provide monthly progress reports.
- C. FNI will provide a baseline project design schedule and updates as needed.

TASK 2. DATA COLLECTION/SITE VISIT.

FNI to review site information and coordinate with the CITY to obtain the most current and appropriate data for the site as needed. FNI to review all available existing data provided including:

- Current regulatory hydrologic and hydraulic models
- Any available storm drain data (record drawings) and models.
- Previous studies, GIS data.

FNI project team will perform a site visit to observe and measure the existing conditions of the site and determine additional improvements if needed.

TASK 3. PRELIMINARY DESIGN (60 PERCENT).

Preliminary plans shall be submitted to the CITY per the approved Project Schedule. The proposed improvements will consist of repairing the failed bank protection primarily within the same footprint and extents.

FNI will develop the preliminary design of the infrastructure outline of technical specifications, itemized quantities, and an opinion of probable construction cost.

3.1 Development of conceptual bank stabilization alternatives:

- Develop up to three conceptual cross-section alternatives to evaluate different bank stabilization approaches. Alternatives may include, but are not limited to, the use of gabion baskets or mattresses, stone toe protection, native vegetation, or combinations thereof. Each concept will illustrate the typical section to support evaluation and selection of a preferred stabilization strategy.

3.2 Development of Preliminary Design Drawings shall include the following:

- Cover Sheet
- General Notes and Legend
- Overall Project Layout
- Erosion Control
- Rough Grading
- Plan and Profiles
- Cross Sections
- Drainage Details
- Geotech Details
- General Details (as needed)

ASSUMPTIONS

- Conceptual bank stabilization alternatives will be formatted for one 11"x17" sheet pdf for each alternative.
- Conceptual bank stabilization alternatives will not include Opinion of Probable Construction Costs (OPCC'S), environmental review, or a memorandum.
- FNI will attend one (1) meeting with the CITY to review the bank stabilization alternatives. The preferred alternative will be documented as part of meeting minutes provided to the CITY.
- FNI will proceed with Preliminary Design Drawings following selection of bank stabilization alternative by CITY.
- Draft plan sheets will be formatted for 22" x 34" sheets. FNI will provide a half scaled 11" x 17" pdf.
- Plan sheets will be setup using FNI CAD standards with City of Farmers Branch title block.
- When applicable, proposed work items will refer to City of Farmers Branch, NCTCOG, or TxDOT Standard Specifications. FNI will provide an outline of additional Special Technical Specifications and/or notes to address other work items not covered.
- This scope includes addressing one (1) round of comments to the 60% Design Documents and such comments, if any, will be incorporated into the 90% Design Documents.

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- Assumes two (2) week review period for the CITY.
 - FNI will attend one (1) meeting with the CITY to review the 60% Design Documents.
 - Additional and/or later revisions to the 60% Design Documents may require additional effort and are not covered by this scope.
 - CAD files will not be submitted as part of the 60% Design.
 - No utility improvements are required for this project.

DELIVERABLES

- A. Conceptual bank stabilization alternatives identified above, submitted as (11"x17") PDF submitted digitally.
- B. 60% final design plans and specifications containing: Two (2) copies of half-size (11"x17"), two (2) copies of the 60% Opinion of Probable Construction Cost, draft technical specification outline, and a PDF copy of each of the above items.

TASK 4. FINAL DESIGN (90 PERCENT).

FNI will incorporate comments from Task 3 to develop the 90% Design documents, including draft construction plan sheets, technical specifications, draft Bid Proposal, and an opinion of probable cost. Draft construction plans and specifications shall be submitted to the CITY per the approved Project Schedule.

FNI will provide technical specifications and draft Bid Proposal for the site design. CITY will compile provided data along with CITY front end documents to create a final bid book.

4.1 FNI will prepare final design plans that include the following sheets:

- Cover Sheet
- General Notes and Legend
- Overall Project Layout
- Erosion Control
- Detailed Grading
- Plan and Profiles
- Cross Sections
- Drainage Details
- Geotech Details
- General Details (as needed)

ASSUMPTIONS

- All assumptions from Task 3 apply to Task 4.
- This scope includes addressing one (1) round of comments to the 90% Design Documents and such comments, if any, will be incorporated into the 100% Construction Documents. FNI will attend one (1) meeting with the CITY to review the 90% Design documents.
- Assumes two (2) week review time for the CITY.

DELIVERABLES

- C. 90% final design plans and specifications containing: Two (2) copies of half-size (11"x17"), two (2) copies of the 90% Opinion of Probable Construction Cost, draft Bid Proposal, and a PDF copy of each of the above items.

TASK 5. CONSTRUCTION DOCUMENTS (100 PERCENT).

FNI will incorporate comments from Task 4 to develop the 100% Construction Documents, including a final construction plan set, technical specifications, Final Bid Proposal, and an opinion of probable cost. Final construction plans and specifications shall be submitted to the CITY per the approved Project Schedule. Each plan sheet shall be stamped, dated, and signed by the ENGINEER licensed in the State of Texas.

Upon completion of construction FNI will provide the CITY with As-Built drawings for the site in .pdf, .TIF, and AutoCAD format.

ASSUMPTIONS

- All assumptions from Task 4 apply to Task 5.
- One document with all As-Built markups will be provided. No verification or survey of construction will be required.

DELIVERABLES

- A. 100% construction plans and specifications containing: Two (2) copies of half-size (11"x17"), two (2) copies of the final estimate of probable construction cost, Final Bid Proposal, and a PDF copy of each of the above items.
- B. As-built documents will be provided digitally.

TASK 6. BID PHASE SERVICES.

6.1 Bid Support

- Attend the prebid conference in support of the CITY.
- Assist the CITY in determining the qualifications and acceptability of prospective contractors, subcontractors, and suppliers.
- When substitution prior to award of contracts is allowed in the contract documents, the ENGINEER will advise the CITY as to the acceptability of alternate materials.
- Attend the bid opening in support of the CITY.
- Assist the CITY with assembling and awarding contracts for construction, materials, equipment, and services.
- Incorporate all addenda into the contract documents and issue conformed sets.

6.2 Final Conformed Design Drawings

- A. Conformed Construction Drawings containing: six (6) copies of full size (22"x34"), specifications, and a pdf copy.

ASSUMPTIONS

- The project will be bid only once and awarded to one contractor.
- Plans will be made available online via CivCast Website. No printed plans will be provided for bidding.
- 6 sets of full size plans and specifications will be delivered to the CITY.

DELIVERABLES

- A. Plan Revisions and/or addendums (if required)
- B. Addenda
- C. Bid tabulations
- D. Recommendation of award
- E. Conformed Construction documents

TASK 7. CONSTRUCTION PHASE SERVICES.

FNI shall observe the progress and the quality of work associated with construction and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. FNI will report any observed deficiencies to the CITY. It is understood that FNI does not guarantee the CONTRACTOR'S performance, nor is FNI responsible for supervision of the CONTRACTOR'S operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR, or any safety precautions and programs relating in any way to the condition of the premises, the work of the CONTRACTOR or any Sub-CONTRACTOR. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project. Visits to the site more than the specified number are an Additional Service and shall not be performed unless authorized in advance by the CITY. At the request of the CITY, and as budget allows, FNI shall:

- Provide general representation during construction. This will include the following site visits:
 - a. Initial construction limit staking
 - b. Excavation progress inspection of riprap material
 - c. Verification of excavation prior to material placement
 - d. Placement of stream structures
 - e. Placement of bank material protection

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- f. Up to two (2) additional site visits, as needed
 - Assist the CITY in interpreting the construction documents for the CONTRACTOR;
 - Conduct, in company with CITY representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Visiting the site to review completed work in excess of two trips are an additional service and shall not be performed unless authorized in advance by the CITY.
 - After the completion of construction, FNI will provide record drawings of the final constructed project based on data provided by CONTRACTOR.

ASSUMPTIONS

- Expenses (if any) will be applied as needed based on requested task.

DELIVERABLES

- A. Documentation, correspondence, meeting minutes, project management, or changes to construction documents as needed based on requested task.

TASK 8. HYDRAULIC ANALYSIS.

FNI to perform a Hydraulic Analysis outlining the effects of the proposed improvements as it relates to the mapped floodplain of Rawhide Creek. In accordance with the CITY's Drainage Design Manual, a Flood Study will be prepared and submitted to the CITY's Floodplain Administrator.

- 8.1. The CITY will provide models for FNI use in this analysis.
- 8.2 FNI shall prepare a **Revised Existing** condition model using the provided models as a base. Any required cross sections to perform the hydraulic analysis will be generated and included in the Revised Existing Conditions model. Survey data will be used to define hydraulic parameters of the cross sections. FNI assumes no additional changes will be required to the hydraulic model more than three (3) FEMA Effective cross sections.
- 8.4 FNI shall prepare a **Post-Project** condition model that defines the proposed hydraulic parameters at the same cross sections used in the Revised Existing model.
- 8.6 FNI shall prepare a **Floodplain Study** documenting the development of the Revised Existing and Post-Project condition models. The Floodplain Study will discuss results from each scenario for the 100-year storm event and determine impacts, if any.

ASSUMPTIONS

- No floodway modeling is included in the proposal.
- A CLOMR/LOMR is not required as part of this project because no increase in water surface elevation is anticipated.

DELIVERABLES

FNI will provide the following hydraulic analysis deliverables:

- Revised Existing and Post-Project Hydraulic Model
- Technical Memorandum documenting development of models

TASK 9. SURVEY SERVICES.

ENGINEER will provide survey support as follows.

9.1 Design Survey

- ENGINEER will perform field surveys to collect horizontal and vertical elevations and other information needed by ENGINEER in design and preparation of plans for the project. Information gathered during the survey shall include topographic data, utilities based on CITY records and observable surface features (it is assumed that no SUE will be necessary), structures, trees 6" and larger (DBH), and other features relevant to the final plan sheets.
- The minimum survey information to be provided on the plans shall include the following:
 - A Project Control Sheet, showing **ALL** Control Points, used or set while gathering data. In general, on a scale of no less than 1:400:
 - The following information about each Control Point shall be included;
 - a. Identified (Existing. CITY Monument #8901, PK Nail, 5/8" Iron Rod)
 - b. X, Y and Z Coordinates, in an identified coordinate system, and a referred bearing base. Z coordinate on CITY Datum only.
 - c. Descriptive Location (Ex. Set in the centerline of the inlet in the South curb line of North Side Drive at the East end of radius at the Southeast corner of North Side Drive and North Main Street).

9.2 Subsurface Utility Engineering

Provide a Subsurface Utility Engineering (SUE) Quality Level B as described below. The SUE shall be performed in accordance with CI/ASCE 38-02.

Quality Level D

- Conduct appropriate investigations (e.g., owner records, county/city records, personal interviews, visual inspections, etc.), to help identify utility owners that may have facilities within the project limits or that may be affected by the project.
- Collect applicable records (e.g., utility owner base maps, "as built" or record drawings, permit records, field notes, geographic information system data, oral histories, etc.) on the existence and approximate location of existing involved utilities.
- Review records for: evidence or indication of additional available records; duplicate or conflicting information; need for clarification.
- Develop SUE plan sheets and transfer information on all involved utilities to appropriate design plan sheets, electronic files, and/or other documents as

required. Exercise professional judgment to resolve conflicting information. For information depicted, indicate: utility type and ownership; date of depiction; quality level(s); end points of any utility data; line status (e.g., active, abandoned, out of service); line size and condition; number of jointly buried cables; and encasement.

Quality Level C (includes tasks as described for Quality Level D)

- Identify surface features, from project topographic data and from field observations, that are surface appurtenances of subsurface utilities.
- Include survey and correlation of aerial or ground-mounted utility facilities in Quality Level C tasks.
- Survey surface features of subsurface utility facilities or systems.
- The survey shall also include (in addition to subsurface utility features visible at the ground surface): determination of invert elevations of any manholes and vaults; sketches showing interior dimensions and line connections of such manholes and vaults; any surface markings denoting subsurface utilities, furnished by utility owners for design purposes.
- Exercise professional judgment to correlate data from different sources, and to resolve conflicting information.
- Update (or prepare) plan sheets, electronic files, and/or other documents to reflect the integration of Quality Level D and Quality Level C information.
- Recommend follow-up investigations (e.g., additional surveys, consultation with utility owners, etc.) as may be needed to further resolve discrepancies.
- Provide Quality Level C to identify overhead utilities on the project and provide the overhead utility information on the SUE plan sheets.

Level B (includes tasks as described for Quality Level C)

- Select and apply appropriate surface geophysical method(s) to search for and detect subsurface utilities within the project limits, and/or to trace a particular utility line or system.
- Based on an interpretation of data, mark the indications of utilities on the ground surface for subsequent survey. Utilize paint or other method acceptable for marking of lines.
- Unless otherwise directed, mark centerline of single-conduit lines, and outside edges of multi-conduit systems.
- Resolve differences between designated utilities and utility records and surveyed appurtenances.
- Recommend additional measures to resolve differences if they still exist. Recommendations may include additional or different surface geophysical methods, exploratory excavation, or upgrade to Quality Level A data.
- As an alternative to the physical marking of lines, the ENGINEER may, with CITY's approval, utilize other means of data collection, storage, retrieval, and reduction, that enables the correlation of surface geophysical data to the project's survey control.

Level A (includes tasks as described for Quality Level B)

- Expose and locate utilities at specific locations.

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- Tie horizontal and vertical location of utility to survey control.
 - Provide utility size and configuration.
 - Provide paving thickness and type, where applicable.
 - Provide general soil type and site conditions and such other pertinent information as is reasonably ascertainable from each test hole site.

ASSUMPTIONS

- All work will be performed with existing CITY ROW and easements. No easement preparation is anticipated for this project.
- No Level A SUE will be provided for the project. Any utility potholing for the project will be an additional cost.

TASK 10. GEOTECHNICAL INVESTIGATION

The geotechnical scope includes geotechnical exploration activities and associated design services for approximately 900 linear feet of proposed bank stabilization improvements along both right and left banks of Rawhide Creek. The geotechnical exploration will include geotechnical drilling and sampling, laboratory testing, geotechnical engineering analysis, and reporting. The purpose of the exploration will be to determine subsurface conditions and geotechnical design parameters for the bank stabilization.

10.1. Field Exploration

- Exploration activities will include geotechnical drilling and sampling with a truck mounted drilling rig at the following locations:
 - a. Three, 25-foot-deep borings along the banks of the creek, two borings on the South bank and one boring on the North bank.
- Select and mark the boring locations as stated above. Notify Texas 811 and CITY personnel to request location and marking of existing underground utilities prior to the field exploration.
- Samples will be collected intermittently using continuous flight augers or hollow stem augers and either split-spoon or tube samplers. Rock and rock-like materials will be tested insitu using a TxDOT Cone Penetration Test, as appropriate for the material. At completion, the boreholes will be backfilled with cuttings.
- Groundwater observations within the borings will be recorded at the time of drilling and at the completion of drilling and sampling.
- Provide an Engineer or Geologist experienced in logging borings to direct the drilling, log the boring, and handle and transport the samples. Visual classification of the subsurface stratigraphy shall be provided per the Unified Soil Classification System (USCS).

10.2. Laboratory Testing

- Testing shall be performed by a geotechnical testing subcontractor on samples obtained from the boring to determine soil classification of the subsurface materials.
- The Engineer will select samples for laboratory testing, assign tests, and review the test results.
- Laboratory tests will be appropriately assigned for the specific subsurface materials encountered during exploration, but are expected to include:
 - a. Atterberg Limits (liquid and plastic)
 - b. Moisture Content
 - c. Percent Passing the No. 200 Sieve
 - d. Sieve Analysis
 - e. Unconfined Compression Testing
 - UU Triaxial Testing

10.3. Geotechnical Engineering Analysis and Reporting

- Prepare a Geotechnical Memorandum to include:
 - a. Appendix with the sample locations, sample/boring log, laboratory test results, and a key to the symbols used.
 - b. Develop shear strength characterizations and geotechnical design parameters based on the boring and laboratory test data.
 - c. Evaluate and analyze representative channel cross sections for the proposed bank stabilization design. The analyses will include slope stability and expansive soil movement potential.
 - d. Summarize the analyses and conceptual design. The memorandum will include a summary of the soil properties and shear strength parameters, geotechnical design parameters, results and summaries of the analyses performed, and other general recommendations related to the design and analysis of the bank stabilization.
- Develop up to three (3) detail sheets, including section views, details, and general notes for the bank stabilization for the 60%, 90%, and 100% design submittals.
- Prepare technical specifications, as necessary, for the bank stabilization design for the 60%, 90%, and 100% design submittals.

TASK 11. ENVIRONMENTAL

FNI assumes that the proposed repairs can be designed to meet the terms and conditions of Nationwide Permit (NWP) 43, *Stormwater Facilities*, and will require the submittal of a Pre-construction Notification (PCN) for Clean Water Act Section 404 authorization from the U.S. Army Corps of Engineers (USACE).

11.1 Gather and Review Existing Information

Once the limits of construction (LOC) have been defined, FNI will compile readily available existing information and review pertinent data to the project area in preparation of a pedestrian survey. The types of information that will be gathered will

include, but are not limited to, U.S. Geological Survey (USGS) 7.5-minute topographic maps, USGS National Hydrography Dataset (NHD) information, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) data, Natural Resources Conservation Service (NRCS) soils maps, as well as recent and historical aerial photographs of the site.

11.2 Conduct Site Visit

Once the LOC have been defined, FNI scientists will conduct a pedestrian survey and document the existing conditions of Rawhide Creek within the proposed limits of construction. During the pedestrian survey FNI scientists will document the presence of waters of the U.S., such as streams, wetlands, or open water bodies, and will GPS map the boundaries of these features. FNI scientists will also evaluate the site regarding potential federally listed threatened and endangered species habitat(s).

11.3 Cultural Resources Review

Once the LOC have been defined, FNI scientists will review the APE for potential cultural resources with FNI's certified archeologist. If the proposed project would disturb any known cultural resource sites, or result in disturbance of greater than 5 acres or 5,000 cubic yards of land, FNI can prepare and submit a coordination letter to the Texas Historical Commission (THC) requesting concurrence that no cultural resources survey is required as an additional service. Because the project will impact Rawhide Branch, coordination with the USACE archeologist would be required by NWP General Condition 20,

11.4 Pre-Application Meeting with USACE

FNI will prepare a letter to the USACE requesting a pre-application meeting. The letter will include a description of the project, its purpose and need, maps, and conceptual design drawings. FNI will coordinate and attend the pre-application meeting with the USACE and prepare meeting documentation. This scope assumes that the pre-application meeting will be held using the USACE's preferred virtual platform.

11.5 Delineation Report

FNI will prepare a Delineation Report in accordance with USACE guidance to document potential waters of the U.S., including wetlands. The Delineation Report will include the required data forms and maps.

11.6 Pre-construction Notification

FNI will prepare a PCN in accordance with the requirements of NWP General Condition 32. A draft Pre-construction Notification (PCN) will be prepared for the District's review and comment. The PCN will include the Delineation Report, a USACE Fort Worth District NWP application form, cultural resources information, federally listed threatened or endangered species information, and the required supporting documentation and engineering drawings depicting the proposed impacts to waters of the U.S. The final PCN will be prepared by incorporating the CITY's comments and will be submitted to the USACE.

11.7 Address USACE comments

FNI will address up to two rounds of USACE comments/requests for additional information or clarification. This scope assumes no mitigation would be required as

part of the PCN application. Additional requests by the USACE for site visits, preparation of a compensatory mitigation plan, consultation with other resource agencies, or excessive request for additional information resulting in expenditures beyond FNI's project budget will be considered additional services.

11.8 Project Team Coordination

FNI environmental scientists will coordinate with the project team (design team and CITY) on the results of the site visit and pre-application meeting, and provide environmental permitting input into the design.

DELIVERABLES

A. USACE Pre-construction Notification

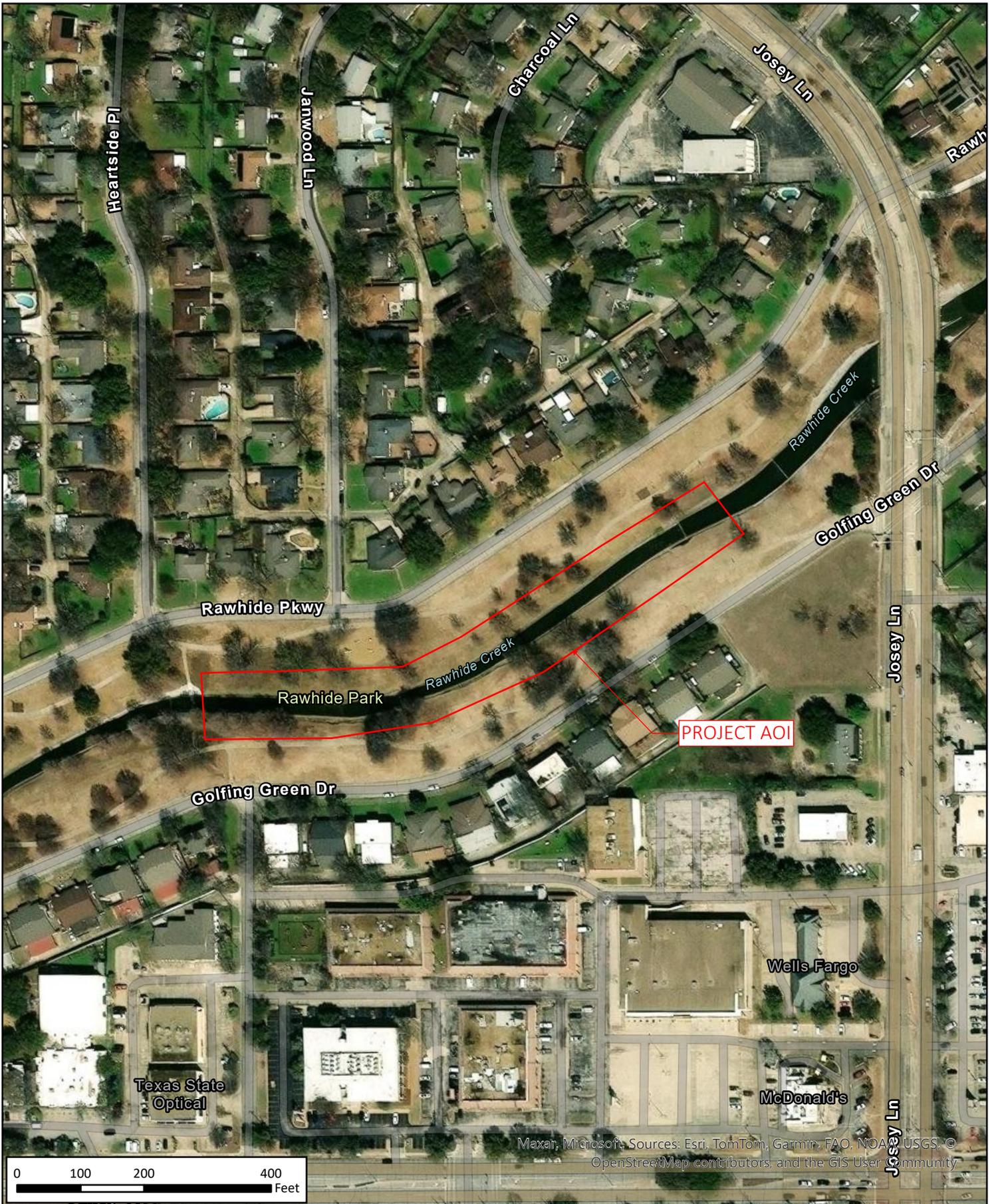
ADDITIONAL SERVICES NOT INCLUDED IN THE EXISTING SCOPE OF SERVICES

City of Farmers Branch and FNI agree that the following services are beyond the Scope of Services described in the tasks above. However, FNI can provide these services, if needed, upon the CITY's written request. Any additional amounts paid to FNI as a result of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These additional services include the following:

- Negotiation of easements or property acquisition or revisions to existing easements.
- Services to prepare a CLOMR and LOMR
- Bid or construction phase services such as: disputes over pre-qualification, bid protests, bid rejection and re-bidding of the contract for construction, construction management, and inspections.
- Environmental permitting and applications not explicitly stated in the environmental task of this scope are not included.
- Performance of materials testing or specialty testing services.
- Services to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by the CITY.
- Performance of miscellaneous and supplemental services related to the project as requested by the CITY.
- Stormwater Pollution Prevention Plan (SWPPP) permitting
- Evaluation of stability for existing walls or other infrastructure.
- Geotechnical exploration activities for additional structures outside the proposed scope.
- Additional geotechnical drilling and associated laboratory testing due to unexpected subsurface conditions found during the site exploration.

Effort Breakdown by Task:

Fee Breakdown by Task		
Task	Description	Basic Services
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 Fort Worth, TX 76102
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Rawhide Creek Bank Stabilization

Farmers Branch, Texas

FN JOB NO	
FILE	Figure 1
DATE	7/8/2025
SCALE	1" = 200'
DRAFTED	02845

EXHIBIT
1