SW/vv
05/12/16
Item #19

AN ORDINANCE **2016-05-12-0347**

AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF $620,000.00 WITH BAIN MEDINA BAIN, INC. TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION FOR AN ADDITIONAL 3.5-MILE EXTENSION OF THE HOWARD W. PEAK GREENWAY TRAIL SYSTEM, FROM THE 2015 PROPOSITION 2 SALES TAX INITIATIVE.

* * * * *

WHEREAS, the Greenway Trail System has been funded through a portion of a 1/8-cent voter-approved sales tax since its inception in 2000; and

WHEREAS, the objectives of the program are to acquire and preserve open space along the San Antonio creekways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors; and

WHEREAS, on June 12, 2014, City Council approved a professional services agreement with Bain Medina Bain, Inc. in an amount up to $809,634.00, through Ordinance 2014-06-12-0442; and

WHEREAS, under this agreement, Bain Medina Bain, Inc. has begun design on two trail segments: the Leon Creek Greenway (I-10 to Eisenhower Park) in Council District 8 and Salado Creek Greenway (Huebner Road to Loop 1604) in Council District 9; and

WHEREAS, to complete the full connection between the Leon and the Salado Creek Greenway Trail systems, an additional 3.5 mile extension needs to be designed and subsequently constructed along Salado Creek from Loop 1604 to Eisenhower Park; and

WHEREAS, at the time of the original professional services agreement, the City had not acquired the necessary land to perform planning, design and construction for this segment; and

WHEREAS, because the land is now available, the design work on the final necessary segment can proceed; and

WHEREAS, the proposed amendment will increase Bain Medina Bain, Inc.'s base contract value of $809,634.00 by $620,000.00 to a total contract amount of $1,429,634.00, providing for the additional design and construction administration required in order to move forward with the third and final segment of the Leon to Salado Creek connection; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is authorized to execute an amendment in the amount of $620,000.00 to a Professional Services Agreement with Bain Medina Bain, Inc. to provide design and construction administration for an additional 3.5-mile extension of the Howard W. Peak Greenway

Trail System, from the 2015 proposition 2 sales tax initiative. A copy of the amendment, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I.**

SECTION 2. Payment in the amount of $620,000.00 in SAP Fund 40005000, Park Improvements, SAP Project Definition 26-0065X, Salado North (1604 to Eisenhower Park), is authorized to be encumbered and made payable to Bain Medina Bain, Inc., for professional service agreements.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 4. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 12th day of May, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**19 (in consent vote: 4, 5, 6, 7, 10, 11, 12, 14, 15, 16, 17, 18, 19)**
Date:	05/12/2016
Time:	09:26:39 AM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing an amendment of a Professional Services Agreement in the amount of $620,000.00 and authorizes payment for $60,000.00 in contingency and $60,000.00 in required project fees from the 2015 Proposition 2 Sales Tax Initiative to Bain Medina Bain, Inc. in the total amount of $740,000.00 to provide design and construction administration for an additional 3.5-mile extension of the Howard W. Peak Greenway Trail System along Salado Creek from Loop 1604 to Eisenhower Park in Council District 9. [María D. Villagómez, Assistant City Manager; Janet A. Martin, Interim Director, Parks and Recreation]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Attachment I

AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT

WITH BAIN MEDINA BAIN, INC.

This Amendment No. 1 to the Professional Services Agreement with Bain Medina Bain, Inc. is made by and through the City of San Antonio, a Texas municipal corporation ("City"), acting by and through its City Manager or her designee, pursuant to Ordinance No. _____, passed and approved on _____, 2016, and Bain Medina Bain, Inc. a Texas for-profit corporation ("Consultant").

WHEREAS, Ordinance No. 2014-06-12-0442 authorized the City and Consultant to enter into a Professional Services Agreement for the design and construction administration for architectural and engineering design services for the Howard W. Peak Greenway Trail System Project ("Project"); and

WHEREAS, City and Consultant wish to expand the Project to include newly acquired City-owned property to connect the Leon Creek Greenway in Council District 8 and Salado Creek Greenway in Council District 9; and

WHEREAS, City and Consultant wish to complete the full connection between the Leon and Salado Creek Greenway Trail systems to include the design and construction of 3.5 miles of trail along Salado Creek from Loop 1604 to Eisenhower Park.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City and Consultant hereby agree as follows:

A. Article I Definitions is hereby modified to include Section 1.14 and Section 1.15 as follows:

   1.14 "Compensation to Consultant" shall mean units of service completed and approved by City and the associated unit price for such service, as may be described in Scope of Services, and Compensation for Additional Services; as referenced in Exhibit 1, Exhibit 1-A, Exhibit 3 and Exhibit 3-A, accordingly.

   1.15 "Scope of Services" shall mean the approved Scope of Services attached hereto, incorporated by reference herein and labeled as Exhibit 3, and Exhibit 3-A.

B. Article II Compensation, Section 2.1 is deleted in its entirety and is hereby replaced with the following: The compensation for all services included in this Agreement and in the Scope of Services for this Agreement shall not exceed $1,429,634.00. The amount to be paid to Consultant, including authorized adjustments, is the total amount payable by City to Consultant for performance of the Services under this Agreement. It is agreed and understood that such amount will constitute full Compensation to Consultant for Services included in the Scope of Services and shall meet all applicable requirements of City's Design Guidelines. Unless and until City makes further appropriations for additional services not included in the Scope of Services of this Agreement, the obligation of City to

Consultant for Compensation in connection with this Agreement cannot and will not exceed such sum of $1,429,634.00 without further amendment to this Agreement.

C. Exhibit 1-A is added as an attachment herein.

D. Exhibit 3-A is added as an attachment herein.

Except as modified herein, all terms and conditions contained in the Agreement entered into under authority of Ordinance No. 2014-06-12-0442 shall remain in full force and effect.

All other terms of the original License Agreement shall stand as otherwise stated.

Signed this _____day of _____, 2016.

City of San Antonio, a Texas municipal corporation

By: _____
Janet A. Martin, Acting Director
Parks and Recreation Department

Date: _____

Consultant: Bain Medina Bain, Inc.

By: _____
Name:
Title:

Date: _____

Attest:_____
City Clerk

Approved as to Form:

_____
City Attorney

EXHIBIT 1

PROJECT FEE SUMMARY
(TO INCLUDE REIMBURSEABLES, IF ANY)
AND TIMELINE FOR DESIGN PHASE SERVICES

Fee Summary and Timeline for Design Phase Services

Project Name: CoSA - HOWARD W PEAK GREENWAY TRAILS SYSTEM

Date: May 13, 2014

Activity	Timeline in Calendar Days	Fee
Engineering Services Phase - Project Initiation		
1. Bain Medina Bain, Inc.		$ 38,575.50
2. CFZ Group, LLC (Landscape Architect)		$ 3,367.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ 1,935.00
4. Structural Engineering Associates, Inc.		$ 2,103.20
5. Pape-Dawson Engineers, Inc.		$ 4,000.00
Engineering Services Phase Subtotal		**$ 49,980.70**
Schematic Design Phase	90	
1. Bain Medina Bain, Inc.		$ 71,699.00
2. CFZ Group, LLC (Landscape Architect)		$ 10,568.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ -
4. Structural Engineering Associates, Inc.		$ 330.00
5. Pape-Dawson Engineers, Inc.		$ -
Schematic Design Phase Subtotal		**$ 82,597.00**
Construction Document Basic Services		
1. Bain Medina Bain, Inc.		$ 24,966.00
2. CFZ Group, LLC (Landscape Architect)		$ 280.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ -
4. Structural Engineering Associates, Inc.		$ 330.00
5. Pape-Dawson Engineers, Inc.		$ -
Construction Document Phase Subtotal		**$ 25,576.00**
50% Design Phase	90	
1. Bain Medina Bain, Inc.		$ 63,979.00
2. CFZ Group, LLC (Landscape Architect)		$ 20,540.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ 3,725.00
4. Structural Engineering Associates, Inc.		$ 18,773.04
5. Pape-Dawson Engineers, Inc.		$ 4,000.00
50% Design Phase Subtotal		**$ 111,017.04**
95% Design Phase	90	
1. Bain Medina Bain, Inc.		$ 43,608.50
2. CFZ Group, LLC (Landscape Architect)		$ 17,149.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ 5,015.00
4. Structural Engineering Associates, Inc.		$ 18,443.04
5. Pape-Dawson Engineers, Inc.		$ 4,000.00
95% Design Phase Subtotal		**$ 88,215.54**
Final Submittal Phase	30	
1. Bain Medina Bain, Inc.		$ 17,402.00
2. CFZ Group, LLC (Landscape Architect)		$ 1,544.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$ -
4. Structural Engineering Associates, Inc.		$ 165.00
5. Pape-Dawson Engineers, Inc.		$ -
Construction Document Phase Subtotal		**$ 19,111.00**

Bid Phase	60		
1. Bain Medina Bain, Inc.		$	15,028.00
2. CFZ Group, LLC (Landscape Architect)		$	1,627.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$	-
4. Structural Engineering Associates, Inc.		$	825.00
5. Pape-Dawson Engineers, Inc.		$	-
Bid Phase Subtotal		**$**	**17,480.00**
Construction Phase	365		
1. Bain Medina Bain, Inc.		$	20,168.00
2. CFZ Group, LLC (Landscape Architect)		$	3,040.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$	806.25
4. Structural Engineering Associates, Inc.		$	2,145.00
5. Pape-Dawson Engineers, Inc.		$	-
Construction Phase Subtotal		**$**	**26,159.25**
Evaluation of the Work			
1. Bain Medina Bain, Inc.		$	44,082.00
2. CFZ Group, LLC (Landscape Architect)		$	6,940.00
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$	1,612.50
4. Structural Engineering Associates, Inc.		$	3,960.00
5. Pape-Dawson Engineers, Inc.		$	-
Evaluation of the Work Subtotal		**$**	**56,594.50**
Substantial Project Completion Phase			
1. Bain Medina Bain, Inc.		$	18,786.50
2. CFZ Group, LLC (Landscape Architect)		$	-
3. Cleary Zimmermann Engineers (MEP Engineering Services)		$	806.25
4. Structural Engineering Associates, Inc.		$	2,640.00
5. Pape-Dawson Engineers, Inc.		$	-
Substantial Project Completion Phase Subtotal		**$**	**22,232.75**
Additional Subconsultant Participation Services			
1. Archaeological Services - UTSA Center for Archaeological Research		$	24,866.00
2. Environmental Services - Adams Environmental, Inc.		$	13,030.00
3. Geotechnical Services - Burge-Martinez Consulting, Inc.		$	8,285.00
Additional Subconsultant Participation Services Subtotal		**$**	**46,181.00**
Additional Services			
1. Bain Medina Bain, Inc.			
a. Drainage Study		$	17,177.00
b. Stormwater Management Report		$	9,786.00
Additional Services Subtotal		**$**	**26,963.00**
Additional Services - Water Pollution Abatement Plan			
1. Pape-Dawson Engineers, Inc.		$	24,450.00
Additional Services WPAP Subtotal		**$**	**24,450.00**
Surveying Services			
1. Bain Medina Bain, Inc.		$	172,300.00
Surveying Services Subtotal		**$**	**172,300.00**
SUBTOTAL FEE		**$**	**768,857.78**
PRINTING & MISCELLANOUS		$	10,000.00
TOTAL		**$**	**778,857.78**

Optional Services			
Additional Subconsultant Participation (UTSA - Archaeological)		$	2,442.00
Additional Subconsultant Participation (Adams - Environmental)		$	6,690.00
Additional Subconsultant Participation (Burge-Martinez - Geotechnical)		$	4,500.00
Additional Consultant Surveying Services (BMB)		$	17,144.00
Optional Services Subtotal		**$**	**30,776.00**
GRAND TOTAL		**$**	**809,633.78**

Exhibit 1-A
Compensation

Fee Summary and Timeline for Design Phase Services

Project Name: CoSA - HOWARD W PEAK GREENWAY TRAILS SYSTEM
ADDITIONAL SERVICES - ROGERS RANCH SEGMENT

Date: APRIL 14, 2016

Activity	Timeline in Calendar Days	Fee
Engineering Services Phase - Project Initiation		
1. Bain Medina Bain, Inc.		$ 40,183.50
2. Landscape Subconsultant		$ 833.00
3. Structural Subconsultant		$ -
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Engineering Services Phase Project Initiation Subtotal		**$ 41,016.50**
Schematic Design Phase	90	
1. Bain Medina Bain, Inc.		$ 54,236.00
2. Landscape Subconsultant		$ 4,352.00
3. Structural Subconsultant		$ -
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Schematic Design Phase Subtotal		**$ 58,588.00**
Construction Document Basic Services	90	
1. Bain Medina Bain, Inc.		$ 25,288.00
2. Landscape Subconsultant		$ -
3. Structural Subconsultant		$ -
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Construction Document Basic Services		**$ 25,288.00**
Construction Drawing Submittals 50% Design Phase Services	90	
1. Bain Medina Bain, Inc.		$ 52,431.00
2. Landscape Subconsultant		$ 8,588.00
3. Structural Subconsultant		$ 7,798.28
4. MEP Subconsultant		$ 5,000.00
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Construction Drawing Submittals 50% Design Phase Services		**$ 73,817.28**
Construction Drawing Submittals 95% Design Phase Services	90	
1. Bain Medina Bain, Inc.		$ 37,992.50
2. Landscape Subconsultant		$ 6,637.00
3. Structural Subconsultant		$ 2,546.56
4. MEP Subconsultant		$ 7,700.00
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Construction Drawing Submittals 95% Design Phase Subtotal		**$ 54,876.06**
Construction Drawing Final Submittal Phase Services	30	
1. Bain Medina Bain, Inc.		$ 13,370.00
2. Landscape Subconsultant		$ -
3. Structural Subconsultant		$ -
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Construction Drawing Final Submittal Phase Subtotal		**$ 13,370.00**
Construction Drawing Bidding Submittal Phase Services	365	
1. Bain Medina Bain, Inc.		$ 13,612.00
2. Landscape Subconsultant		$ 1,340.00
3. Structural Subconsultant		$ -
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -
Construction Drawing Bidding Submittal Phase Subtotal		**$ 14,952.00**
Construction Phase	365	
1. Bain Medina Bain, Inc.		$ 16,773.00
2. Landscape Subconsultant		$ 3,685.00
3. Structural Subconsultant		$ 3,135.00
4. MEP Subconsultant		$ -
5. Environmental & Archaeological Engineering Subconsultant		$ -
6. Geotechnical Subconsultant		$ -

Construction Phase Subtotal		$	23,593.00
Evaluation of the Work			
1. Bain Medina Bain, Inc.		$	38,376.00
2. Landscape Subconsultant		$	-
3. Structural Subconsultant		$	-
4. MEP Subconsultant		$	-
5. Environmental & Archaeological Engineering Subconsultant		$	-
6. Geotechnical Subconsultant		$	-
Evaluation of the Work Subtotal		$	38,376.00
Substantial Project Completion Phase			
1. Bain Medina Bain, Inc.		$	15,198.50
2. Landscape Subconsultant		$	-
3. Structural Subconsultant		$	-
4. MEP Subconsultant		$	-
5. Environmental & Archaeological Engineering Subconsultant		$	-
6. Geotechnical Subconsultant		$	-
Substantial Project Completion Phase Subtotal		$	15,198.50
Additional Subconsultant Participation Services			
1. Environmental & Archaeological Engineering Subconsultant		$	58,799.64
2. Geotechnical Subconsultant		$	6,750.00
Additional Subconsultant Participation Services Subtotal		$	65,549.64
Additional Services			
1. Bain Medina Bain, Inc.			
a. Drainage Study		$	14,553.00
b. Stormwater Management Report		$	7,942.00
Additional Services Subtotal		$	22,495.00
Additional Services - Water Pollution Abatement Plan			
1. Landscape Subconsultant		$	40,650.00
Additional Services WPAP Subtotal		$	40,650.00
Surveying Services			
1. Bain Medina Bain, Inc.		$	108,564.00
Surveying Services Subtotal		$	108,564.00
BMB Subtotal		$	438,519.50
Subconsultant Participation			
Structural Subconsultant		$	13,479.84
Landscape Subconsultant		$	66,085.00
MEP Subconsultant		$	12,700.00
Environmental & Archaeological		$	58,799.64
Geotechnical Subconsultant		$	6,750.00
Subconsultant Subtotal		$	157,814.48
SUBTOTAL FEE		$	596,333.98
PRINTING & MISCELLANOUS		$	10,556.02
TOTAL		$	606,890.00
Additional Survey Services For Easements			
A Easements - Roger's Ranch		$	5,846.00
B Easements - Salado North		$	7,264.00
Additional Survey Services		$	13,110.00
GRAND TOTAL		$	620,000.00

HOWARD W PEAK (GREENWAY TRAILS) PROGRAM - ROGERS RANCH SEGMENT
ESTIMATED LEVEL OF EFFORT 03/02/16
ADDITIONAL SERVICES - APRIL 14, 2016

	POSITION DESCRIPTION	Project Manager	Project Engineer	Designer EIT	CADD Tech II	Admin	Project Surveyor	Survey Tech	Abstractor	Survey Crew 3-Person	Total Labor hrs.	Cost
	BILLABLE LABOR RATES	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	DETAILED DESIGN PHASE SERVICES											
	1) ENGINEERING SERVICES											
	PROJECT INITIATION											
3.1	REVIEW AND BRIEFING OF SCOPE											
A	Attend Scope Development & Project Initiation Meeting	1.0	1.0								2.0	$ 300.00
B	Revise Scope, as needed	2.0	8.0	4.0		1.0					15.0	$ 1,841.00
	Subtotal Cost:											$ 2,141.00
3.2	TDLR REVIEW AND COMPLIANCE											
A	Prepare TDLR Forms and Request TDLR Review Fee from Owner		1.0		1.0	1.0					3.0	$ 286.00
	(TDLR FEES: $850.00 for REVIEW, plus $725.00 for INSPECTION = $1,575.00)											
B	Submit Project Documents for TDLR Review				0.5	0.5					1.0	$ 78.00
C	Revise Plans per Comments, as necessary			3.0	0.5	0.5					4.0	$ 375.00
D	Request TDLR Inspection		0.5			0.5					1.0	$ 97.50
E	Attend TDLR Inspection		1.5	1.5							3.0	$ 343.50
F	Provide Contractor Punchlist of Items to be Addressed, if necessary		0.5	1.0		0.5					2.0	$ 196.50
	Subtotal Cost:											$ 1,376.50
3.3	CONSULTANT RESPONSIBILITY											
A	Review Project Jurisdictions and Expected Reviewing Agencies	1.0	3.0								4.0	$ 560.00
B	Contact and Gather Points of Contacts and Submittal Requirements		1.0	2.0		2.0					5.0	$ 458.00
	Subtotal Cost:											$ 1,018.00
3.4	CONSULTANT, CONTRACTOR, AND CITY COORDINATION											
A	Consultant Authority Modification, Processing, and Team Notification										0.0	$ -
	Subtotal Cost:											$ -
3.5	SITE VISITS / MEETINGS											
A	Project Initiation (1 Site Walk-thru with Design Team)	16.0	16.0				8.0				40.0	$ 5,920.00
B	Schematic (3 Site Visits, 1 Site Meeting with City, 1 Coordination Meeting with Property Owner)	24.0	24.0	24.0			16.0				88.0	$ 11,816.00
C	Construction Documents - 50%, 95% and 100% Submittals (3 Site Visits and 1 Owner Coordination Site Meeting)	12.0	16.0	16.0			16.0				60.0	$ 7,944.00
D	Construction Phase (See Construction Phase Services Section)											
3.6	CONSTRUCTABILITY REVIEW (INCLUDED IN DESIGN)											
3.7	CITY SERVICES AND COORDINATION											
A	Request Information from pertinent City Departments (such as Traffic, Drainage, and/or Public Works)		2.0	2.0	1.0	4.0			1.0		10.0	$ 889.00
B	Coordinate with such City Departments		2.0	2.0	1.0						5.0	$ 549.00
	Subtotal Cost:											$ 27,118.00
3.8	VERIFY DESIGN CRITERIA; PROJECT MEETINGS, PRESENTATIONS TO OFFICIALS, PUBLIC HEARINGS; STAKEHOLDER MEETINGS											
A	Verify Applicable Design Criteria	4.0	2.0	2.0							8.0	$ 1,138.00
B	Project Team Meetings (1 per submittal, 4 submittals)	8.0	8.0	8.0							24.0	$ 3,192.00
C	Public Hearings (3 Hearings)	6.0	6.0								12.0	$ 1,800.00
D	Presentations to City Officials (2 Presentations)	8.0	8.0								16.0	$ 2,400.00
	Subtotal Cost:											$ 8,530.00
	SUMMARY - ENGINEERING SERVICES - PROJECT INITIATION											
	HOURS SUB-TOTALS	82.00	100.50	65.50	4.00	10.00	40.00	0.00	1.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$13,940.00	$13,065.00	$6,484.50	$364.00	$650.00	$5,600.00	$0.00	$80.00	$0.00		$ 40,183.50
	Subconsultant Participation											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											$ 833.00
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ 833.00
	TOTAL											$ 41,016.50
3.9	**SCHEMATIC DESIGN PHASE SERVICES**											
3.9.1	PRELIMINARY EVALUATION OF CITY'S PROJECT PLAN											
A	Evaluate City's Program	3.0	1.0	1.0							5.0	$ 739.00
B	Evaluate City's Schedule	3.0	1.0								4.0	$ 640.00
C	Evaluate City's Budget	3.0	1.0								4.0	$ 640.00
D	Evaluate City's Project Site	3.0	1.0								4.0	$ 640.00
E	Evaluate City's Delivery Method and other initial Information	2.0	1.0								3.0	$ 470.00
F	Provide Comments based on Evaluation	3.0	1.0	1.0		1.0					6.0	$ 804.00
	Subtotal Cost:											$ 3,933.00
3.9.2	PRELIMINARY EVALUATION SUBMITTAL (INCLUDING DESIGN SUMMARY REPORT)											
A	Present Preliminary Evaluation	4.0	4.0	4.0		4.0					16.0	$ 1,856.00
B	Present Design Approaches	4.0	4.0	4.0		4.0					16.0	$ 1,856.00
	Subtotal Cost:											$ 3,712.00
3.9.3	VALUE DESIGN / ENGINEERING											
A	Research Alternative Value Engineering and Materials	4.0	2.0	4.0							10.0	$ 1,336.00
	Subtotal Cost:											$ 1,336.00
3.9.4	PRELIMINARY DESIGN PRESENTATION											
A	Prepare Presentation Exhibits	4.0	4.0	8.0	16.0	8.0					40.0	$ 3,968.00
B	Present to City	4.0	2.0								6.0	$ 940.00
	Subtotal Cost:											$ 4,908.00
3.9.5	SCHEMATIC DESIGN DOCUMENTS											
A	Cover Sheet		1.0	2.0	2.0						5.0	$ 510.00
B	Prepare Preliminary Site Layout with Proposed Trail Alignments including alternatives	8.0	12.0	12.0	12.0						44.0	$ 5,200.00
C	Prepare Preliminary Trail Head and Parking Layouts	2.0	12.0	12.0	24.0						50.0	$ 5,272.00
D	Prepare Preliminary Typical Sections at Pertinent Locations	8.0	4.0	8.0	12.0						32.0	$ 3,764.00
E	Prepare Preliminary Drainage Area Maps (Existing Conditions)	2.0	8.0	12.0	8.0						30.0	$ 3,296.00
F	Prepare Preliminary Salado Creek Crossing Layouts	2.0	8.0	12.0	16.0						38.0	$ 4,024.00
G	Prepare Preliminary Utility Plan	2.0	4.0	4.0	8.0						18.0	$ 1,984.00
3.9.6	HISTORICAL DESIGN REVIEW COMMISSION (HDRC)						NOT INCLUDED					
3.9.7	ESTIMATED COST OF WORK											
A	Prepare Preliminary Cost Estimate	8.0	8.0	12.0	8.0	1.0					37.0	$ 4,381.00
	Subtotal Cost:											$ 28,431.00
3.9.8	SCHEMATIC DESIGN PACKAGE SUBMITTAL											
A	Quality Control/Quality Assurance	4.0	8.0	12.0	8.0	4.0					36.0	$ 3,896.00
B	Prepare Submittal Package		1.0	2.0	4.0	2.0					9.0	$ 822.00
C	Submit Package to City		1.0	1.0	1.0	2.0					5.0	$ 450.00
	Subtotal Cost:											$ 5,168.00
3.10.3	PREPARE BIDDING DOCUMENTS (PERFORMED DURING FINAL SUBMITTAL)											
A	Bidding and Procurement Information	2.0		8.0		4.0					14.0	$ 1,392.00
B	Form of Agreement between City and Contractor	2.0	4.0	2.0		4.0					12.0	$ 1,318.00
C	Conditions of the Construction Contract and General, Supplementary, and other Conditions	2.0	4.0	4.0		4.0					14.0	$ 1,516.00
D	Prepare a Project Manual	1.0	8.0	8.0		8.0					25.0	$ 2,522.00
	Subtotal Cost:											$ 6,748.00
	SUMMARY - SCHEMATIC DESIGN PHASE											
	HOURS SUB-TOTALS	80.00	105.00	133.00	119.00	46.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$13,600.00	$13,650.00	$13,167.00	$10,829.00	$2,990.00	$0.00	$0.00	$0.00	$0.00		$ 54,236.00
	Subconsultant Participation											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											$ 4,352.00
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ 4,352.00
	TOTAL											$ 58,588.00
3.11	**CONSTRUCTION DOCUMENT PHASE SERVICES**											
A	Request and Attend a Schematic Design Comment Review Meeting	4.0	4.0								8.0	$ 1,200.00
3.11.1	PREPARE CONSTRUCTION DOCUMENTS FOR CITY APPROVAL											
3.11.2	FURTHER DEVELOPMENT PLAN											
3.11.3	OTHER GOVERNMENTAL AGENCIES											
A	San Antonio Water Systems (SAWS)											
	a. Submit Plans and Specifications for Review (1 Submittal)	1.0	4.0	4.0	4.0	2.0					15.0	$ 1,580.00
	b. Revise Plans per Comments and Resubmit	1.0	4.0	2.0	2.0	2.0					11.0	$ 1,200.00
	Subtotal Cost:											$ 3,980.00
B	CPS Energy											
	a. Submit Plans and Specifications for Review (1 Submittal)	1.0	2.0	8.0	4.0	2.0					17.0	$ 1,716.00
	b. Revise Plans per Comments and Resubmit	1.0	2.0	4.0	2.0	2.0					11.0	$ 1,138.00
	Subtotal Cost:											$ 2,854.00
C	TxDOT											
	a. Submit Plans and Specifications for Review (1 Submittal)	2.0	8.0	4.0	4.0	2.0					20.0	$ 2,270.00
	b. Revise Plans per Comments and Resubmit	2.0	8.0	4.0	2.0	2.0					18.0	$ 2,088.00
	Subtotal Cost:											$ 4,358.00
D	Rogers Ranch Property											
	a. Meet with Developer Representative	2.0	2.0	2.0							6.0	$ 798.00
	b. Submit Plans and Specifications for Review (1 Submittal)	2.0	4.0	4.0	4.0	2.0					16.0	$ 1,750.00
	c. Revise Plans per Comments and Resubmit	1.0	2.0	2.0	2.0	2.0					9.0	$ 940.00
	Subtotal Cost:											$ 3,488.00
E	TCEQ											
	a. Meet with TCEQ	2.0	2.0	2.0							6.0	$ 798.00
	b. Submit Plans and Specifications for Review (1 Submittal)	1.0	4.0	8.0	4.0	2.0					19.0	$ 1,975.00
	c. Revise Plans per Comments and Resubmit	1.0	2.0	2.0	2.0	2.0					9.0	$ 940.00
	Subtotal Cost:											$ 3,714.00
F	HOA's (2 HOA's estimated)											
	a. Meet with HOA Representative	4.0	4.0	4.0							12.0	$ 1,596.00
	b. Submit Plans and Specifications for Review (1 Submittal)	4.0	8.0	4.0	4.0	4.0					24.0	$ 2,740.00
	c. Revise Plans per Comments and Resubmit	4.0	8.0	4.0	2.0	4.0					22.0	$ 2,558.00
	Subtotal Cost:											$ 6,894.00
	SUMMARY - CONSTRUCTION DOCUMENT BASIC SERVICES											
	HOURS SUB-TOTALS	33.00	68.00	56.00	36.00	28.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$5,610.00	$8,840.00	$5,742.00	$3,276.00	$1,820.00	$0.00	$0.00	$0.00	$0.00		$ 25,288.00
	Subconsultant Participation											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ -
	TOTAL											$ 25,288.00

HOWARD W PEAK (GREENWAY TRAILS) PROGRAM - ROGERS RANCH SEGMENT
ESTIMATED LEVEL OF EFFORT 03/02/16
ADDITIONAL SERVICES - APRIL 14, 2016

POSITION DESCRIPTION	Project Manager	Project Engineer	Designer EIT	CADD Tech II	Admin	Project Surveyor	Survey Tech	Abstractor	Survey Crew 3-Person	Total Labor hrs.	Cost
BILLABLE LABOR RATES	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
3.11.4 CONSTRUCTION DRAWINGS SUBMITTALS											
A. 50% SUBMITTAL											
a. PLAN SHEETS											
1. Cover Sheet		1.0	2.0	2.0						5.0	$ 510.00
2. Site Survey			4.0	8.0						12.0	$ 1,124.00
3. Tree Catalog		2.0	12.0	16.0						30.0	$ 2,904.00
4. Index of Sheets		0.5	1.0	1.0						2.5	$ 255.00
5. Project Layout/Control		4.0	6.0	6.0						16.0	$ 1,660.00
6. General Notes		2.0	4.0	4.0						10.0	$ 1,020.00
7. Preliminary/Typical Sections		2.0	4.0	4.0						10.0	$ 1,020.00
8. Proposed Typical Sections, Retaining Wall Design, and Pavement Design	4.0	12.0	24.0	12.0						52.0	$ 5,708.00
9. Bid Item Summary	1.0	3.0	6.0	6.0						16.0	$ 1,700.00
10. Preliminary Grading Plan	4.0	12.0	16.0	40.0						72.0	$ 7,464.00
11. Drainage Area Map and Calculations	1.0	8.0	8.0	6.0						23.0	$ 2,548.00
12. Low Water Creek Crossing Layouts	2.0	8.0	8.0	16.0						34.0	$ 3,628.00
13. Traffic Control Standard Details	1.0	1.0	2.0	2.0						6.0	$ 680.00
14. SWPPP Plan (Coordination)		1.0	1.0	1.0						3.0	$ 320.00
b. PREPARE DESIGN SUMMARY REPORT	2.0	4.0	8.0		4.0					18.0	$ 1,912.00
c. UTILITY COORDINATION REPORT	2.0	4.0	8.0		4.0					18.0	$ 1,912.00
d. 50% COST ESTIMATE	4.0	16.0	16.0		4.0					40.0	$ 4,604.00
e. LIST OF GOVERNING AND SPECIAL SPECIFICATIONS	2.0	8.0	8.0		4.0					22.0	$ 2,432.00
f. PROJECT SCHEDULE	2.0	4.0	4.0		2.0					12.0	$ 1,388.00
g. GEOTECHNICAL REPORT (Coordination)		2.0	2.0	1.0						5.0	$ 549.00
h. WRITTEN RESPONSE TO SCHEMATIC DESIGN DOCUMENT COMMENTS	1.0	4.0	4.0		2.0					11.0	$ 1,216.00
i. QA/QC CERTIFICATION FORM	1.0	1.0	2.0		1.0					5.0	$ 563.00
j. SCHEDULE/ATTEND PUBLIC MEETING	2.0	2.0								4.0	$ 600.00
k. SCHEDULE/ATTEND 50% REVIEW MEETING	2.0	2.0								4.0	$ 600.00
l. 50% PACKAGE SUBMITTAL											
a. Quality Control/Quality Assurance	8.0	16.0	8.0	8.0						40.0	$ 4,960.00
b. Prepare Submittal Package	1.0	1.0	2.0	3.0	2.0					9.0	$ 901.00
c. Submit Package to City				1.0						1.0	$ 91.00
1. CD WITH PDF'S OF DELIVERABLES			1.0		1.0					2.0	$ 164.00
Subtotal Cost:											**$ 52,431.00**
SUMMARY - CONSTRUCTION DOCUMENT SERVICES - 50% DESIGN PHASE											
HOURS SUB-TOTALS	40.00	120.50	161.00	137.00	24.00	0.00	0.00	0.00	0.00		
BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
SUBTOTAL	$6,800.00	$15,665.00	$15,939.00	$12,467.00	$1,560.00	$0.00	$0.00	$0.00	$0.00		**$ 52,431.00**
Subconsultant Participation											
a. Structural Subconsultant											$ 7,798.28
b. Landscape Subconsultant											$ 8,588.00
c. MEP Subconsultant											$ 5,000.00
d. Environmental & Archaeological Engineering Subconsultant											
e. Geotechnical Subconsultant											
SUBCONSULTANT SUBTOTAL											**$ 21,386.28**
TOTAL											**$ 73,817.28**
B. 95% SUBMITTAL											
a. PLAN SHEETS											
1. Finalize Cover Sheet			0.5	1.0						1.5	$ 140.50
2. Finalize Site Survey			2.0	4.0						6.0	$ 562.00
3. Finalize Tree Catalog		2.0	8.0	12.0						22.0	$ 2,144.00
4. Finalize Index of Sheets		0.5	0.5	1.0						2.0	$ 205.50
5. Finalize Project Layout/Control		0.5	1.0	4.0						5.5	$ 526.00
6. Finalize General Notes		0.5	1.0	4.0						5.5	$ 526.00
7. Finalize Typical Sections		2.0	2.0	2.0						6.0	$ 640.00
8. Finalize Typical Sections, Retaining Wall Design, and Pavement Design	4.0	12.0	24.0	16.0						56.0	$ 6,072.00
9. Finalize Bid Item Summary		2.0	2.0	2.0						6.0	$ 640.00
10. Finalize Grading Plan	4.0	8.0	16.0	16.0						44.0	$ 4,760.00
11. Finalize Drainage Area Map and Calculations		6.0	8.0	4.0						18.0	$ 1,936.00
12. Finalize Low Water Creek Crossing Layouts	2.0	6.0	4.0	8.0						20.0	$ 2,244.00
13. Finalize Traffic Control Standard Details	2.0	1.0	2.0	2.0						7.0	$ 850.00
14. Standard Details, as required		0.5	1.0	2.0						3.5	$ 346.00
15. SWPPP Plan (Coordination)	2.0	0.5	0.5							3.0	$ 454.50
16. EPIC SHEET		1.0	4.0	1.0						6.0	$ 617.00
b. FINALIZE DESIGN SUMMARY REPORT	2.0	2.0	2.0		1.0					7.0	$ 863.00
c. FINALIZE UTILITY COORDINATION REPORT	1.0	2.0	4.0		4.0					11.0	$ 1,086.00
d. 95% COST ESTIMATE	4.0	8.0	8.0		2.0					22.0	$ 2,642.00
e. UPDATE LIST OF GOVERNING AND SPECIAL SPECIFICATIONS	1.0	4.0	8.0	4.0						17.0	$ 1,846.00
f. FINALIZE PROJECT SCHEDULE	2.0	4.0	4.0		4.0					14.0	$ 1,516.00
g. GEOTECHNICAL REPORT (Coordination)		1.0	1.0	1.0						3.0	$ 320.00
h. WRITTEN RESPONSE TO 50% DOCUMENT COMMENTS	2.0	8.0	8.0		4.0					22.0	$ 2,432.00
i. QA/QC CERTIFICATION FORM	1.0	1.0			1.0					3.0	$ 365.00
j. PREPARE TDLR SUBMITTAL		1.0		1.0	1.0					3.0	$ 286.00
k. SCHEDULE/ATTEND 95% REVIEW MEETING	2.0	2.0								4.0	$ 600.00
Subtotal Cost:											**$ 34,623.50**
l. 95% PACKAGE SUBMITTAL											
a. Quality Control/Quality Assurance	4.0	4.0	8.0							16.0	$ 1,992.00
b. Prepare Submittal Package - Plans, Specifications and Front End Documents	1.0	1.0	2.0	4.0	4.0					12.0	$ 1,122.00
c. Submit Package to City				1.0						1.0	$ 91.00
1. CD WITH PDF'S OF DELIVERABLES			1.0		1.0					2.0	$ 164.00
Subtotal Cost:											**$ 3,369.00**
SUMMARY - CONSTRUCTION DOCUMENT SERVICES - 95% DESIGN PHASE											
HOURS SUB-TOTALS	34.00	80.50	122.50	90.00	22.00	0.00	0.00	0.00	0.00		
BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
SUBTOTAL	$5,780.00	$10,465.00	$12,127.50	$8,190.00	$1,430.00	$0.00	$0.00	$0.00	$0.00		**$ 37,992.50**
Subconsultant Participation											
a. Structural Subconsultant											$ 2,546.56
b. Landscape Subconsultant											$ 6,637.00
c. MEP Subconsultant											$ 7,700.00
d. Environmental & Archaeological Engineering Subconsultant											
e. Geotechnical Subconsultant											
SUBCONSULTANT SUBTOTAL											**$ 16,883.56**
TOTAL											**$ 54,876.06**
3.11.6 FINAL SUBMITTAL											
A. WRITTEN RESPONSE TO 95% DOCUMENT COMMENTS	2.0	4.0	4.0		2.0					12.0	$ 1,386.00
B. FINAL CONSTRUCTION DOCUMENTS											
a. Submit (1) copy of Plans for Final Review	2.0	2.0	6.0	8.0	6.0					24.0	$ 2,312.00
b. Revise Plans per Comments	2.0	8.0	8.0	8.0	2.0					28.0	$ 3,030.00
Subtotal Cost:											**$ 6,728.00**
C. FINAL SUBMITTAL											
a. Submit Final Package	2.0	4.0	4.0	8.0	4.0					22.0	$ 2,244.00
b. Revise Plans per Comments	2.0	4.0	4.0	8.0	4.0					22.0	$ 2,244.00
Subtotal Cost:											**$ 4,488.00**
3.11.6.2 ELECTRONIC SUBMITTAL											
A. Submit Plans and Specifications in PDF format			2.0	2.0	2.0					6.0	$ 510.00
Subtotal Cost:											**$ 510.00**
3.11.6.3 PERMITTING PACKAGE											
A. Submit Permit Application and Pertinent information along with Fees		2.0	4.0	8.0	4.0					18.0	$ 1,644.00
Subtotal Cost:											**$ 1,644.00**
SUMMARY - CONSTRUCTION DOCUMENTS PHASE - FINAL SUBMITTAL PHASE											
HOURS SUB-TOTALS	10.00	24.00	32.00	42.00	24.00	0.00	0.00	0.00	0.00		
BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
SUBTOTAL	$1,700.00	$3,120.00	$3,168.00	$3,822.00	$1,560.00	$0.00	$0.00	$0.00	$0.00		**$ 13,370.00**
Subconsultant Participation											
a. Structural Subconsultant											
b. Landscape Subconsultant											
c. MEP Subconsultant											
d. Environmental & Archaeological Engineering Subconsultant											
e. Geotechnical Subconsultant											
SUBCONSULTANT SUBTOTAL											**$ -**
TOTAL											**$ 13,370.00**
3.12 BIDDING PHASE											
3.12.1 ASSIST IN:											
A. Obtaining Bids	4.0	4.0	2.0		2.0					12.0	$ 1,528.00
B. Confirming Responsiveness of Bids and Proposals	2.0	2.0	1.0		2.0					7.0	$ 829.00
C. Determining Successful Bid	2.0	2.0	2.0		2.0					8.0	$ 928.00
D. Preparing Construction Contract	2.0				2.0					4.0	$ 470.00
Subtotal Cost:											**$ 3,755.00**
3.12.2 BIDDING ASSISTANCE											
A. Prepare Bid Packages	2.0	4.0	12.0	12.0	12.0					42.0	$ 3,920.00
B. Distribute Bid Packages and Maintain Distribution List			4.0		8.0					12.0	$ 916.00
C. Participate in Pre-Bid Conference	2.0	2.0								4.0	$ 600.00
D. Respond to Questions and Provide Clarification by Addenda	4.0	8.0	8.0		6.0					26.0	$ 2,902.00
Subtotal Cost:											**$ 8,338.00**
3.12.3 EVALUATE PRODUCT AND MATERIAL SUBSTITUTIONS											
A. Consider and Evaluate Substitution, if any	1.0	2.0	2.0							5.0	$ 628.00
B. Prepare Addenda for Substitutions	1.0	2.0	4.0		1.0					8.0	$ 891.00
Subtotal Cost:											**$ 1,519.00**
SUMMARY - BIDDING PHASE											
HOURS SUB-TOTALS	20.00	26.00	35.00	12.00	35.00	0.00	0.00	0.00	0.00		
BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
SUBTOTAL	$3,400.00	$3,380.00	$3,465.00	$1,092.00	$2,275.00	$0.00	$0.00	$0.00	$0.00		**$ 13,612.00**
Subconsultant Participation											
a. Structural Subconsultant											
b. Landscape Subconsultant											$ 1,340.00
c. MEP Subconsultant											
d. Environmental & Archaeological Engineering Subconsultant											
e. Geotechnical Subconsultant											
SUBCONSULTANT SUBTOTAL											**$ 1,340.00**
TOTAL											**$ 14,952.00**

HOWARD W PEAK (GREENWAY TRAILS) PROGRAM - ROGERS RANCH SEGMENT
ESTIMATED LEVEL OF EFFORT 03/02/16
ADDITIONAL SERVICES - APRIL 14, 2016

	POSITION DESCRIPTION	Project Manager	Project Engineer	Designer EIT	CADD Tech II	Admin	Project Surveyor	Survey Tech	Abstractor	Survey Crew 3-Person	Total Labor hrs.	Cost
	BILLABLE LABOR RATES	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
3.14	CONSTRUCTION PHASE SERVICES											
3.14.1	Pre-construction Meeting	4	4			4					12.0	$ 1,460.00
3.14.2	PROVIDE ADMINISTRATION OF CONSTRUCTION CONTRACT (9 MONTHS)	9.0	9.0			9.0					27.0	$ 3,285.00
	Subtotal Cost:											$ 4,745.00
3.14.3	REVIEW RFI'S (1.5 RFI's PER MONTH, 9 MONTHS)	8.0	8.0	8.0		4.0					28.0	$ 3,452.00
	Subtotal Cost:											$ 3,452.00
3.14.4	PROCESS AND RESPOND TO RFI'S											
A.	RFI'S PROCESSING (1.5 RFI'S PER MONTH, 9 MONTHS)	2.0	8.0	8.0		8.0					26.0	$ 2,692.00
	Subtotal Cost:											$ 2,692.00
3.14.5	COORDINATE AESTHETIC DECISIONS											
A.	COORDINATION (4 INSTANCES)	2.0	8.0	8.0							18.0	$ 2,172.00
	Subtotal Cost:											$ 2,172.00
3.14.6	ADVISE AND CONSULT WITH CITY											
A.	CONSULTATIONS AND COMMUNICATION (2 PER MONTH, 9 MONTHS)	8.0	8.0	8.0		8.0					32.0	$ 3,712.00
	Subtotal Cost:											$ 3,712.00
3.14.7	FINAL INSPECTIONS (SEE 3.17.2)											
3.14.8	WARRANTY INSPECTION					SEE EVALUATION OF WORK						
A.	Produce Punchlist of Items to be Addressed											
B.	Verify Punchlist of Items to be Addressed											
3.14.9	CONSULTANT RESPONSIBILITY (INFORMATION ONLY NO TASKS)											
3.14.10	EVALUATE SUBSTITUTIONS					INCLUDED IN EVALUATION OF WORK						
A.	Review Substitution Requests (1 per month, 9 months)											
B.	Make Recommendations (1 per month, 9 months)											
SUMMARY - CONSTRUCTION PHASE SERVICES												
	HOURS SUB-TOTALS	33.00	45.00	32.00	0.00	33.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$5,610.00	$5,850.00	$3,168.00	$0.00	$2,145.00	$0.00	$0.00	$0.00	$0.00		$ 16,773.00
	Subconsultant Labor											
	a. Structural Subconsultant											$ 3,135.00
	b. Landscape Subconsultant											$ 3,685.00
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ 6,820.00
	TOTAL											$ 23,593.00
3.15	EVALUATION OF THE WORK											
3.15.1	INITIAL START UP											
A.	Observe Initial Start Up and Necessary Performance Tests as required by Specs, if any					NOT ANTICIPATED						
3.15.2	SITE VISITS AND INSPECTIONS											
A.	Site Visits (3 visits per month, 9 months)	36.0	36.0	36.0							108.0	$ 14,364.00
B.	Prepare Site Visit Reports (3 per month, 9 months)	8.0	24.0	8.0		8.0					48.0	$ 5,792.00
C.	Prepare Monthly Progress Report (9 months)	4.0	12.0	12.0		4.0					32.0	$ 3,688.00
	Subtotal Cost:											$ 23,844.00
3.15.3	ASSESS CONFORMITY TO PLANS AND SPECIFICATIONS											
A	Report Non-Conforming or Deficient Work (4 cases)	2.0	4.0	4.0		1.0					11.0	$ 1,321.00
	Subtotal Cost:											$ 1,321.00
3.15.4	SUBMITTALS											
A.	Review and Respond to Submittals (Approx 9 Submittals)	5.0	9.0	9.0							23.0	$ 2,911.00
	Subtotal Cost:											$ 2,911.00
3.15.5	INSPECTION, TESTING, AND REQUIRED APPROVALS											
A.	Review and Process Certificates of Inspection	2.0	4.0	4.0							10.0	$ 1,256.00
B.	Review and Process Testing Results	1.0	2.0	8.0							11.0	$ 1,222.00
C.	Review and Process Any Additional Required Approvals	1.0	4.0	8.0							13.0	$ 1,482.00
	Subtotal Cost:											$ 3,960.00
3.15.6	SUBSTANTIAL COMPLETION AND FINAL INSPECTION											
A.	Participate in Substantial Completion Inspection											
B	Prepare Substantial Completion Punchlist											
C	Final Inspection					INCLUDED IN PROJECT COMPLETION						
	Subtotal Cost:											$ -
3.15.7	CHANGE ORDER REQUESTS BY CITY											
A.	Develop Change Orders (6 Change Orders)	1.0	6.0	6.0	6.0						19.0	$ 2,090.00
B.	Submit to Contractor for Acceptance (6 Change Orders)		3.0	3.0							6.0	$ 687.00
C	Submit to City for Approval (6 Change Orders)		3.0	3.0							6.0	$ 687.00
	Subtotal Cost:											$ 3,464.00
3.15.8	NON CONFORMING WORK											
A.	Assess Work for Acceptance (3 Instances)	4.0	4.0	4.0							12.0	$ 1,596.00
B.	Provide City Opinion of Acceptance or Rejection of Non-Conforming Work (3 Instances)		4.0	4.0	4.0						12.0	$ 1,280.00
	Subtotal Cost:											$ 2,876.00
SUMMARY - EVALUATION OF THE WORK												
	HOURS SUB-TOTALS	64.00	115.00	109.00	10.00	13.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$10,880.00	$14,950.00	$10,791.00	$910.00	$845.00	$0.00	$0.00	$0.00	$0.00		$ 38,376.00
	Subconsultant Labor											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ -
	TOTAL											$ 38,376.00
3.16	APPLICATION FOR PAYMENT BY CONSTRUCTION CONTRACTOR					INCLUDED IN CONSTRUCTION PHASE SERVICES						
3.16.1	SCHEDULE OF VALUES											
A.	Review and Comment on Contractor Schedule of Values (9 Submittals)										0.0	$ -
3.16.2	PAYMENT SUBMITTAL TO CITY PORTAL											
A.	Monitor Portal and Retrieve Applications (Weekly, 9 months)										0.0	$ -
3.16.3	APPLICATIONS OF PAYMENT											
A.	Review Monthly Applications of Payment (9 Applications)										0.0	$ -
3.16.4	PROCESS OF APPLICATION											
A.	Process Application as Approved or Rejected (9 Applications)										0.0	$ -
B.	Provide Reasons for Rejections (3 Rejections Estimated)										0.0	$ -
3.16.5	APPROVAL OF APPLICATION											
A.	Inform City of Application Approval (9 Applications)										0.0	$ -
B	Provide Remaining Balances, Retained Balances, and Sum to be Paid (9 Applications)										0.0	$ -
3.16.6	REJECTION OF APPLICATION											
A.	Notify City of Rejected Applications Based on Criteria Outlined in 3.16.6.1 Thru 3.16.6.7 of Professional Services Agreement (3 Rejections Assumed)										0.0	$ -
3.16.7	PROCESS OF APPLICATION RESUBMITTAL											
A	Review Resubmittal of Rejected Applications (3 Resubmittals Assumed)										0.0	$ -
B	Process Application As Applicable										0.0	$ -
SUMMARY - APPLICATION FOR PAYMENT BY CONSTRUCTION CONTRACTOR												
	HOURS SUB-TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$ -
	Subconsultant Labor											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ -
	TOTAL											$ -
3.17	SUBSTANTIAL PROJECT COMPLETION											
3.17.1	TASKS (CONSULTANT AND CITY)											
A.	Inspect Project and Set a Date for Substantial Completion	8.0	8.0	8.0							24.0	$ 3,192.00
B.	Produce and Issue Certificate of Substantial Completion	1.0	1.0	2.0	1.0	2.0					7.0	$ 719.00
C	Request Written Warranties and Related Documents from Contractor		1.0	1.0							2.0	$ 229.00
D.	Review Documents and Submit to City	2.0	4.0	4.0		2.0					12.0	$ 1,386.00
	Subtotal Cost:											$ 5,526.00
3.17.2	FINAL INSPECTION											
A.	Process Final Completion Request from Contractor	0.5	0.5	1.0							2.0	$ 249.00
B.	Set Date for Final Inspections	0.5	0.5	0.5							1.5	$ 199.50
C	Conduct Final Inspection with City and Contractor	8.0	8.0	8.0	2.0						26.0	$ 3,374.00
D	Produce Punchlist of Items That May Need to be Addressed	2.0	4.0	2.0		2.0					10.0	$ 1,188.00
E	Verify Punchlist Items were Addressed	2.0	4.0	2.0							8.0	$ 1,056.00
F.	Review Close-Out of Documents	1.0	1.0	2.0							4.0	$ 498.00
	Subtotal Cost:											$ 6,566.50
3.17.3	RECOMMENDATION OF PAYMENT											
A.	Review Final Payment	2.0	2.0	2.0							6.0	$ 798.00
B.	Review Record Drawings	2.0	6.0	12.0							20.0	$ 2,308.00
	Subtotal Cost:											$ 3,106.00
3.17.4	REVIEW OF WARRANTIES, MANUALS, ETC											
A.	Review Pertinant Warranties, Bonds, Manuals, Etc.					NOT ANTICIPATED						
B	Attend Operator Training of Systems and Equipment, As Applicable					NOT ANTICIPATED						
3.17.5	FINAL INFORMATION SUBMITTAL											
A.	Forward Consent of Surety, Release Retainage, Affidavits, Releases and Waivers of Liens or Bonds					NOT ANTICIPATED						
	Subtotal Cost:											
SUMMARY - SUBSTANTIAL PROJECT COMPLETION												
	HOURS SUB-TOTALS	29.00	40.00	44.50	3.00	6.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	SUBTOTAL	$4,930.00	$5,200.00	$4,405.50	$273.00	$390.00	$0.00	$0.00	$0.00	$0.00		$ 15,198.50
	Subconsultant Labor											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											$ -
	TOTAL											$ 15,198.50

HOWARD W PEAK (GREENWAY TRAILS) PROGRAM - ROGERS RANCH SEGMENT
ESTIMATED LEVEL OF EFFORT 03/02/16
ADDITIONAL SERVICES - APRIL 14, 2016

	POSITION DESCRIPTION	Project Manager	Project Engineer	Designer EIT	CADD Tech II	Admin	Project Surveyor	Survey Tech	Abstractor	Survey Crew 3-Person	Total Labor hrs.	Cost
	BILLABLE LABOR RATES	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	a. Structural Subconsultant											
	b. Landscape Subconsultant											
	c. MEP Subconsultant											
	d. Environmental and Cultural Resources Services (See Attached Proposal dated January 15, 2016)											$ 58,799.64
	e. Geotechnical Engineering Services (See Attached Proposal dated February 25, 2016)											$ 6,750.00
	SUBCONSULTANT SUBTOTAL											$65,549.64
	TOTAL											
	BMB ADDITIONAL SERVICES											
A)	DRAINAGE STUDY											
	1. Gather existing studies for Salado Creek Crossings, topography, and meet with City of San Antonio (COSA)		4.0	8.0							12.0	$ 1,312.00
	2. Review SARA hydrologic computations for existing and ultimate conditions	2.0	4.0	8.0							14.0	$ 1,652.00
	3. Review SARA hydraulic computations for existing and ultimate conditions	2.0	4.0	8.0							14.0	$ 1,652.00
	4. Revise SARA hydraulics to include trail crossings	2.0	8.0	8.0							18.0	$ 2,172.00
	5. Provide the City of San Antonio with digital files of hydrologic and hydraulic models		2.0	8.0	2.0	2.0					14.0	$ 1,364.00
	6. Prepare a map with existing and ultimate floodplain based on existing site topographycy and proposed site topography	2.0	4.0	8.0	4.0						18.0	$ 2,016.00
	7. Provide items required to satisfy City of San Antonio regulatory requirements		4.0	8.0							12.0	$ 1,312.00
	8. Prepare and submit complete study following City of San Antonio requirements to City	0.5	4.0	8.0		2.0					14.5	$ 1,527.00
	9. Revise reports per comments and resubmit		2.0	8.0	4.0	2.0					16.0	$ 1,546.00
	Subtotal Cost:											$ 14,553.00
B)	STORMWATER MANAGEMENT REPORT											
	1. Meet with City Drainage Department	2.0	2.0	2.0							6.0	$ 798.00
	2. Determine & verify hydrology for the site and for downstream of the site based on existing conditions and developed conditions	2.0	4.0	8.0	4.0						18.0	$ 2,016.00
	3. Determine if increase runoff significantly affects downstream conditions		4.0	6.0							12.0	$ 1,312.00
	4. Prepare report and calculate appropriate fees if required	1.0	4.0	8.0	4.0	4.0					21.0	$ 2,106.00
	5. Prepare a Storm Water Participation form		0.5	1.0							1.5	$ 164.00
	6. Submit report to the City of San Antonio		0.5	4.0	2.0	2.0					8.5	$ 773.00
	7. Revise report per comments and resubmit		0.5	4.0	2.0	2.0					8.5	$ 773.00
	Subtotal Cost:											$ 7,942.00
SUMMARY - BMB ADDITIONAL SERVICES												
	HOURS SUB-TOTALS	13.50	51.50	107.00	22.00	14.00	0.00	0.00	0.00	0.00		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	TOTAL	$2,295.00	$6,695.00	$10,593.00	$2,002.00	$910.00	$0.00	$0.00	$0.00	$0.00		$ 22,495.00
	WATER POLLUTION ABATEMENT PLAN (WPAP) & STORMWATER POLLUTION PREVENTION PLAN (SWPPP)											
	a. Structural Subconsultant											
	b. Landscape Subconsultant											$ 40,650.00
	c. MEP Subconsultant											
	d. Environmental & Archaeological Engineering Subconsultant											
	e. Geotechnical Subconsultant											
	SUBCONSULTANT SUBTOTAL											
	TOTAL											$ 40,650.00
BMB Surveying Services												
PHASE 1 - ROGERS RANCH												
A)	MOBILIZATION											
	1) Gathering Maps, Plats, Surveys, Meta Data						8.0		24.0		32.0	$ 3,040.00
	Subtotal Cost											$ 3,040.00
B)	PROJECT CONTROL											
	1) Establish Primary Control - Horizontal						4.0	18.0		24.0	46.0	$ 6,944.00
	2) Establish Primary Control - Vertical (Level Loops)						4.0	20.0		32.0	56.0	$ 8,704.00
	3) Set Secondary Control						4.0	18.0		24.0	46.0	$ 6,944.00
	Subtotal Cost											$ 22,608.00
C)	RESEARCH											
	1) Utilities, Right-of-Way, Ownership (Public and Private)						8.0	20.0	40.0		68.0	$ 6,080.00
	Subtotal Cost											$ 6,080.00
D)	FIELD SURVEY											
	1) On-the-ground Traverse						4.0	12.0		40.0	56.0	$ 9,616.00
	2) Set Preliminary Alignment - Topo, Tree, Utility						4.0	24.0		100.0	128.0	$ 22,672.00
	3) Set Preliminary Alignment - Boundary and Improvements						8.0	18.0		24.0	50.0	$ 7,504.00
	Subtotal Cost											$ 39,792.00
E)	CADD AND ANALYSIS											
	1) From Control ties set boundaries, showing road right-of-ways, and Adjoiner Boundaries				80.0		12.0				92.0	$ 8,960.00
	2) Add Utilities Locations from field ties & record locations				40.0		8.0				48.0	$ 4,760.00
	3) Add topographic features, trees, fences, etc.				80.0		8.0				88.0	$ 8,400.00
	4) Field check survey				20.0		16.0				36.0	$ 4,060.00
	5) Create Control Point Sheet with description, northing, easting & elevations				20.0		4.0				24.0	$ 2,380.00
	Subtotal Cost											$ 28,560.00
F)	QUALITY ASSURANCE - QUALITY CONTROL											
	1) Quality Assurance/Quality Control				24.0		16.0				40.0	$ 4,424.00
	2) Respond to comments				20.0		16.0				36.0	$ 4,060.00
	Subtotal Cost											$ 8,484.00
	BMB Surveying Services Cost - PHASE 1:											$ 108,564.00
SUMMARY - SURVEYING SERVICES												
	HOURS SUB-TOTALS	0.0	0.0	0.0	284.0	0.0	124.0	130.0	64.0	244.0		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$170.00	$130.00	$99.00	$91.00	$65.00	$140.00	$88.00	$80.00	$200.00		
	TOTAL	$0.00	$0.00	$0.00	$25,844.00	$0.00	$17,360.00	$11,440.00	$5,120.00	$48,800.00		$108,564.00
SUMMARY												
	BMB TOTAL HOURS	438.50	776.00	899.50	759.00	255.00	164.00	130.00	65.00	244.00		-
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$ 170.00	$ 130.00	$ 99.00	$ 91.00	$ 65.00	$ 140.00	$ 88.00	$ 80.00	$ 200.00		-
	SUBTOTAL BMB ENGINEERING & SURVEYING FEE	$74,545.00	$100,880.00	$89,050.50	$69,069.00	$16,575.00	$22,960.00	$11,440.00	$5,200.00	$48,800.00		$ 438,519.50
	SUBCONSULTANT PARTICIPATION											
	Structural Subconsultant											$13,479.84
	Landscape Subconsultant											$66,085.00
	MEP Subconsultant											$12,700.00
	Environmental & Archaeological Engineering Subconsultant											$58,799.64
	Geotechnical Subconsultant											$6,750.00
	SUBTOTAL SUBCONSULTANT PARTICIPATION											$ 157,814.48
	SUBTOTAL											$ 596,333.98
	PRINTING AND MISCELLANEOUS											$ 10,556.02
	Grand Total											$ 606,890.00
ADDITIONAL SURVEY SERVICES FOR EASEMENTS												
ROGERS RANCH EASEMENTS												
G)	A. EASEMENTS - ROGERS RANCH											
	1. Recover and verify existing horizontal & vertical control points						1	2		2	5.0	$ 716.00
	2. Research property owners and adjoiners				2		4		4		10.0	$ 1,082.00
	3. Recover sufficient boundary monuments to establish location of property lines							4		4	8.0	$ 1,152.00
	4. Prepare easement plat & metes and bounds description (up to 9 easements)				4		8				12.0	$ 1,484.00
	5. Set iron rods at easement corners (at entry and exit plus every 400', est. 120 monuments)						2	4		4	10.0	$ 1,432.00
	Subtotal Cost:											$ 5,846.00
	BMB Surveying Services Cost - PHASE 2:											$ 5,846.00
SALADO NORTH EASEMENTS												
H)	B EASEMENTS - SALADO NORTH											
	1. Recover and verify existing horizontal & vertical control points							4		4	8.0	$ 1,152.00
	2. Research property owners and adjoiners				4		4		4		12.0	$ 1,244.00
	3. Recover sufficient boundary monuments to establish location of property lines							4		4	8.0	$ 1,152.00
	4. Prepare easement plat & metes and bounds description (up to 4 easements)				4		8				12.0	$ 1,484.00
	5. Set iron rods at easement corners(at entry and exit plus every 400', est. 80 monuments)						2	4		8	14.0	$ 2,232.00
	Subtotal Cost:											$ 7,264.00
	BMB Surveying Services Cost - PHASE 3:											$ 7,264.00
	SUMMARY - ADDITIONAL SURVEY SERVICES											
	HOURS SUB-TOTALS	0	0	0	14	0	29	22	8	26		
	BILLABLE RATE PER HOUR (LABOR BURDEN & OVERHEAD)	$ 170.00	$ 130.00	$ 99.00	$ 91.00	$ 65.00	$ 140.00	$ 88.00	$ 80.00	$ 200.00		
	TOTAL	$ -	$ -	$ -	$ 1,274.00	$ -	$ 4,060.00	$ 1,936.00	$ 640.00	$ 5,200.00		$ 13,110.00
	GRAND TOTAL											$ 620,000.00

EXHIBIT 3

SCOPE OF SERVICES

(Shall include the role and responsibilities of Consultant, as detailed in City's General Conditions attached hereto)

May 13, 2014

City of San Antonio

Capital Improvement Management Services

THE HOWARD W. PEAK GREENWAY TRAILS SYSTEM

SCOPE OF WORK NARRATIVE

PROJECT SCOPE

DETAILED DESIGN PHASE SERVICES	
1) ENGINEERING SERVICES	
	PROJECT INITIATION (3.1 THRU 3.8)
3.1	REVIEW AND BRIEFING OF SCOPE
A.	Attend Scope Development & Project Initiation Meeting
B.	Revise Scope, as needed
3.2	TDLR REVIEW AND COMPLIANCE
A.	Prepare TDLR Forms and Request TDLR Review Fee from Owner
	(TDLR FEES: $825.00 for REVIEW, plus $650.00 for INSPECTION = $1,475.00)
B.	Submit Project Documents for TDLR Review
C.	Revise Plans per Comments, as necessary
D.	Request TDLR Inspection
E.	Attend TDLR Inspection
F.	Provide Contractor Punchlist of Items to be Addressed, if necessary
3.3	CONSULTANT RESPONSIBILITY
A.	Review Project Jurisdictions and Expected Reviewing Agencies
B.	Contact and Gather Points of Contacts and Submittal Requirements
3.4	CONSULTANT, CONTRACTOR, AND CITY COORDINATION
A.	Consultant Authority Modification, Processing, and Team Notification
3.5	SITE VISITS / MEETINGS
A.	Project Initiation (1 Site Walk-thru with Design Team)
B.	Schematic (3 Site Visits, 1 Site Meeting with City,1 Coordination Meeting with Property Owner)
C.	Construction Documents - 50%, 95% and 100% Submittals (3 Site Visits and 1 Owner Coordination Site Meeting)
D.	Construction Phase (See Construction Phase Services Section)
E.	Subconsultant Participation
	a. Structural Subconsultant
	1. Trail Walk Thru
	2. Progress Meetings - Kick-Off, 50%, 95% Design Review Meetings, (1 per Phase) Construction Phase (1)

	b. Landscape Subconsultant
	1. Progress Meetings - Review of Site Analysis Findings, 50% 95% and 100% Design Review Meetings
	c. MEP Subconsultant
	1. Construction Documents - 50% 95% and Final Design Review Meetings (1 per Phase)
	d. Environmental Engineering Subconsultant
	1. Construction Documents - 50% 95% and Final Design Review Meetings (1 per Phase)
3.6	CONSTRUCTABILITY REVIEW (INCLUDED IN DESIGN)
3.7	CITY SERVICES AND COORDINATION
A.	Request Information from pertinent City Departments (such as Traffic, Drainage, and/or Public Works)
B.	Coordinate with such City Departments
3.8	VERIFY DESIGN CRITERIA; PROJECT MEETINGS; PRESENTATIONS TO OFFICIALS; PUBLIC HEARINGS; STAKEHOLDER MEETINGS
A.	Verify Applicable Design Criteria
B.	Project Team Meetings (1 per submittal, 4 submittals)
C.	Subconsultant Participation
	a. Environmental Engineering Subconsultant
	1. Project Development Team Meeting
D.	Public Hearings (3 Hearings)
E.	Presentations to City Officials (2 Presentations)
3.9	SCHEMATIC DESIGN PHASE SERVICES
3.9.1	PRELIMINARY EVALUATION OF CITY'S PROJECT PLAN
A.	Evaluate City's Program
B.	Evaluate City's Schedule
C.	Evaluate City's Budget
D.	Evaluate City's Project Site
E.	Evaluate City's Delivery Method and other Initial Information
F.	Provide Comments based on Evaluation
3.9.2	PRELIMINARY EVALUATION SUBMITTAL (INCLUDING DESIGN SUMMARY REPORT)
A.	Present Preliminary Evaluation
B.	Present Design Approaches
3.9.3	VALUE DESIGN / ENGINEERING
A.	Research Alternative Value Engineering and Materials
3.9.4	PRELIMINARY DESIGN PRESENTATION
A.	Prepare Presentation Exhibits
B.	Present to City
C.	Subconsultant Participation
	a. Landscape Subconsultant
3.9.5	SCHEMATIC DESIGN DOCUMENTS
A.	Cover Sheet
B.	Prepare Preliminary Site Layout with Proposed Trail Alignments including alternatives
C.	Prepare Preliminary Trail Head and Parking Layouts
D.	Prepare Preliminary Typical Sections at Pertinent Locations
E.	Prepare Preliminary Drainage Area Maps (Existing Conditions)
F.	Prepare Preliminary Leon/Salado Creek Crossing Layouts
G.	Prepare Preliminary Utility Plan

H.	Subconsultant Participation
	a. Landscape Subconsultant
	1. Prepare Schematic Design Plan, to include temporary irrigation and hose bib at trail heads, and finish of retaining wall; Preliminary Cost Estimate
3.9.6	HISTORICAL DESIGN REVIEW COMMISSION (HDRC)
3.9.7	ESTIMATED COST OF WORK
A.	Prepare Preliminary Cost Estimate
B.	Subconsultant Participation
	a. Structural Subconsultant
	1. Prepare Preliminary Cost Estimate
3.9.8	SCHEMATIC DESIGN PACKAGE SUBMITTAL
A.	Quality Control/Quality Assurance
B.	Prepare Submittal Package
C.	Submit Package to City
3.10.3	PREPARE BIDDING DOCUMENTS (PERFORMED DURING FINAL SUBMITTAL)
A.	Bidding and Procurement Information
B.	Form of Agreement between City and Contractor
C.	Conditions of the Construction Contract and General, Supplementary, and other Conditions
D.	Prepare a Project Manual
3.11	CONSTRUCTION DOCUMENT PHASE SERVICES
A.	Request and Attend a Schematic Design Comment Review Meeting
B.	Subconsultant Participation
	a. Structural Subconsultant
	b. Landscape Subconsultant
3.11.1	PREPARE CONSTRUCTION DOCUMENTS FOR CITY APPROVAL
3.11.2	FURTHER DEVELOPMENT PLAN
3.11.3	OTHER GOVERNMENTAL AGENCIES
A.	San Antonio Water Systems (SAWS)
	a. Submit Plans and Specifications for Review (1 Submittal)
	b. Revise Plans per Comments and Resubmit
B.	CPS Energy
	a. Submit Plans and Specifications for Review (1 Submittal)
	b. Revise Plans per Comments and Resubmit
C.	TxDOT
	a. Submit Plans and Specifications for Review (1 Submittal)
	b. Revise Plans per Comments and Resubmit
D.	Mall Property
	a. Meet with Mall Representative
	b. Submit Plans and Specifications for Review (1 Submittal)
	c. Revise Plans per Comments and Resubmit
E.	TCEQ
	a. Meet with TCEQ
	b. Submit Plans and Specifications for Review (1 Submittal)
	c. Revise Plans per Comments and Resubmit
F	HOA's (2 HOA's estimated)
	a. Meet with HOA Representative

	b. Submit Plans and Specifications for Review (1 Submittal)
	c. Revise Plans per Comments and Resubmit
	Subtotal Cost:
3.11.4	CONSTRUCTION DRAWINGS SUBMITTALS
A.	50% SUBMITTAL
	a. PLAN SHEETS
	1. Cover Sheet
	2. Site Survey
	3. Tree Catalog
	4. Index of Sheets
	5. Project Layout/Control
	6. General Notes
	7. Preliminary/Typical Sections
	8. Proposed Typical Sections and Pavement Design
	9. Bid Item Summary
	10. Preliminary Grading Plan
	11. Drainage Area Map and Calculations
	12. Low Water Creek Crossing Layouts
	13. Traffic Control Standard Details
	14. SWPPP Plan (Coordination)
	a. Subconsultant Participation
	1. SW3P Plan
	15. Provide cross-sections every 50-feet along Trail
	16. Structural Plans
	a. Subconsultant Participation
	1. Coordination with Geotech
	2. Foundation for Portable Toilet & Water Fountain, Foundation for Monument & Light Poles, Retaining Wall Layouts and Details
	17. Landscape Plans
	a. Subconsultant Participation
	1. Site Plan Details to include signage, Landscape Plans and Details, Canopy & Heritage Tree Protection Plans and Details, and Finish of Retaining Wall
	18. Electrical Plans
	a. Subconsultant Participation
	1. Electrical Design to include power and site lighting
	b. PREPARE DESIGN SUMMARY REPORT
	c. UTILITY COORDINATION REPORT
	d. 50% COST ESTIMATE
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Update Cost Estimate
	e. LIST OF GOVERNING AND SPECIAL SPECIFICATIONS
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. List of Governing Specifications
	2. Landscape Subconsultant

	a. List of Specifications
	f. PROJECT SCHEDULE
	g. GEOTECHNICAL REPORT (Coordination)
	h. WRITTEN RESPONSE TO SCHEMATIC DESIGN DOCUMENT COMMENTS
	a. Subconsultant Participation
	1. Structural Subconsultant
	i. QA/QC CERTIFICATION FORM
	j. SCHEDULE/ATTEND PUBLIC MEETING
	k. SCHEDULE/ATTEND 50% REVIEW MEETING
	a. Subconsultant Participation
	1. Structural Subconsultant
	l. 50% PACKAGE SUBMITTAL
	a. Quality Control/Quality Assurance
	b. Prepare Submittal Package
	a. Subconsultant Participation
	1. Structural Subconsultant
	c. Submit Package to City
	1. CD WITH PDF'S OF DELIVERABLES
B.	95% SUBMITTAL
	a. PLAN SHEETS
	1. Finalize Cover Sheet
	2. Finalize Site Survey
	3. Finalize Tree Catalog
	4. Finalize Index of Sheets
	5. Finalize Project Layout/Control
	6. Finalize General Notes
	7. Finalize Typical Sections
	8. Finalize Typical Sections and Pavement Design
	9. Finalize Bid Item Summary
	10. Finalize Grading Plan
	11. Finalize Drainage Area Map and Calculations
	12. Finalize Low Water Creek Crossing Layouts
	13. Finalize Traffic Control Standard Details
	14. Standard Details, as required
	15. SWPPP Plan (Coordination)
	a. Subconsultant Participation
	1. SW3P Plan
	16. Finalize cross-sections every 50-feet along Trail
	17. Structural Plans
	a. Subconsultant Participation
	1. Foundation for Portable Toilet & Water Fountain, Foundation for Monument & Light Poles, Retaining Wall Layouts and Details; List of Specifications
	18. Landscape Plans
	a. Subconsultant Participation
	1. Site Layout & Grading Plans, Site Plans & Details to include signage, Landscape Plans & Details, Canopy & Heritage Tree Protection Plans & Details, Temporary Irrigation and Hose Bib at Trail Heads, and Finish of Retaining Wall

	19. Electrical Plans
	a. Subconsultant Participation
	1. Electrical Design to include power and site lighting
	20. EPIC SHEET
	b. FINALIZE DESIGN SUMMARY REPORT
	c. FINALIZE UTILITY COORDINATION REPORT
	d. 95% COST ESTIMATE
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Update Cost Estimate
	e. UPDATE LIST OF GOVERNING AND SPECIAL SPECIFICATIONS
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Update List of Governing Specifications
	2. Landscape Subconsultant
	a. Update List of Specifications
	f. FINALIZE PROJECT SCHEDULE
	g. GEOTECHNICAL REPORT (Coordination)
	h. WRITTEN RESPONSE TO 50% DOCUMENT COMMENTS
	a. Subconsultant Participation
	1. Structural Subconsultant
	i. QA/QC CERTIFICATION FORM
	j. PREPARE TDLR SUBMITTAL
	k. SCHEDULE/ATTEND 95% REVIEW MEETING
	a. Subconsultant Participation
	1. Structural Subconsultant
	l. 95% PACKAGE SUBMITTAL
	a. Quality Control/Quality Assurance
	b. Prepare Submittal Package - Plans, Specifications and Front End Documents
	a. Subconsultant Participation
	1. Structural Subconsultant
	m. Submit Package to City
	1. CD WITH PDF'S OF DELIVERABLES
3.11.6	FINAL SUBMITTAL
A.	WRITTEN RESPONSE TO 95% DOCUMENT COMMENTS
	a. Subconsultant Participation
	1. Structural Subconsultant
B.	FINAL CONSTRUCTION DOCUMENTS
	a. Submit (1) copy of Plans for Final Review
	b. Revise Plans per Comments
	a. Subconsultant Participation
	1. Landscape Subconsultant
C.	FINAL SUBMITTAL
	a. Submit Final Package
	b. Revise Plans per Comments
3.11.6.2	ELECTRONIC SUBMITTAL

A.	Submit Plans and Specifications in PDF format
3.11.6.3	PERMITTING PACKAGE
A.	Submit Permit Application and Pertinent Information along with Fees
3.12	BIDDING PHASE
3.12.1	ASSIST IN:
A.	Obtaining Bids
B.	Confirming Responsiveness of Bids and Proposals
C.	Determining Successful Bid
D.	Preparing Construction Contract
3.12.2	BIDDING ASSISTANCE
A.	Prepare Bid Packages
B.	Distribute Bid Packages and Maintain Distribution List
C.	Participate in Pre-Bid Conference
	a. Subconsultant Participation
	1. Landscape Subconsultant
	a. Assist in Pre-Bidding meeting
D.	Respond to Questions and Provide Clarification by Addenda
3.12.3	EVALUATE PRODUCT AND MATERIAL SUBSTITUTIONS
A.	Consider and Evaluate Substitution, if any
B.	Prepare Addenda for Substitutions
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Assist in preparing addendum/clarification documents as required to update contract documents
	2. Landscape Subconsultant
	a. Assist in preparing addendum documents as required to update contract documents
3.14	CONSTRUCTION PHASE SERVICES
3.14.1	Pre-construction Meeting
	a. Subconsultant Participation
	1. Landscape Subconsultant
3.14.2	PROVIDE ADMINISTRATION OF CONSTRUCTION CONTRACT (12 MONTHS)
3.14.3	REVIEW RFI'S (1.5 RFI's PER MONTH, 12 MONTHS)
	a. Subconsultant Participation
	1. Structural Subconsultant - RFIs (2); Review Shop Drawings (2); Prepare Field Alterations (1)
	2. Landscape Subconsultant
	3. MEP Subconsultant
3.14.4	PROCESS AND RESPOND TO RFI'S
A.	RFI'S PROCESSING (1.5 RFI'S PER MONTH, 12 MONTH)
3.14.5	COORDINATE AESTHETIC DECISIONS
A.	COORDINATION (4 INSTANCES)
3.14.6	ADVISE AND CONSULT WITH CITY
A.	CONSULTATIONS AND COMMUNICATION (2 PER MONTH, 12 MONTHS)
3.14.7	FINAL INSPECTIONS (SEE 3.17.2)
3.14.8	WARRANTY INSPECTION
A.	Produce Punchlist of Items to be Addressed

B.	Verify Punchlist of Items to be Addressed
3.14.9	CONSULTANT RESPONSIBILITY (INFORMATION ONLY NO TASKS)
3.14.10	EVALUATE SUBSTITUTIONS
A.	Review Substitution Requests (1 per month, 12 months)
B.	Make Recommendations (1 per month, 12 months)
3.15	EVALUATION OF THE WORK
3.15.1	INITIAL START UP
A.	Observe Initial Start Up and Necessary Performance Tests as required by Specs, if any
3.15.2	SITE VISITS AND INSPECTIONS
A.	Site Visits (3visits per month, 12 months)
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Customary site visits (1/Month = 6 visits)
	2. Landscape Subconsultant
	a. General site visits as needed to observe progress & adherence
	3. MEP Subconsultant
	a. General site visits (3) to observe progress & adherence
B.	Prepare Site Visit Reports (3 per month, 12 months)
C.	Prepare Monthly Progress Report (12 months)
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Monthly Reports of site visits (6)
3.15.3	ASSESS CONFORMITY TO PLANS AND SPECIFICATIONS
A.	Report Non-Conforming or Deficient Work (4 cases)
3.15.4	SUBMITTALS
A.	Review and Respond to Submittals (Approx 9 Submittals)
	a. Subconsultant Participation
	1. MEP Subconsultant
3.15.5	INSPECTION, TESTING, AND REQUIRED APPROVALS
A.	Review and Process Certificates of Inspection
B.	Review and Process Testing Results
C.	Review and Process Any Additional Required Approvals
3.15.6	SUBSTANTIAL COMPLETION AND FINAL INSPECTION
A.	Participate in Substantial Completion Inspection
B.	Prepare Substantial Completion Punchlist
C.	Final Inspection
3.15.7	CHANGE ORDER REQUESTS BY CITY
A.	Develop Change Orders (6 Change Orders)
B.	Submit to Contractor for Acceptance (6 Change Orders)
C.	Submit to City for Approval (6 Change Orders)
3.15.8	NON CONFORMING WORK
A.	Assess Work for Acceptance (3 Instances)
B.	Provide City Opinion of Acceptance or Rejection of Non-Conforming Work (3 Instances)
3.16	APPLICATION FOR PAYMENT BY CONSTRUCTION CONTRACTOR (INCLUDED IN CONSTRUCTION PHASE SERVICES (3.16.1 THRU 3.16.7)

3.16.1	SCHEDULE OF VALUES
A.	Review and Comment on Contractor Schedule of Values (9 Submittals)
3.16.2	PAYMENT SUBMITTAL TO CITY PORTAL
A.	Monitor Portal and Retrieve Applications (Weekly, 12 months)
3.16.3	APPLICATIONS OF PAYMENT
A.	Review Monthly Applications of Payment (12 Applications)
3.16.4	PROCESS OF APPLICATION
A.	Process Application as Approved or Rejected (12 Applications)
B.	Provide Reasons for Rejections (3 Rejections Estimated).
3.16.5	APPROVAL OF APPLICATION
A.	Inform City of Application Approval (12 Applications)
B.	Provide Remaining Balances, Retained Balances, and Sum to be Paid (12 Applications)
3.16.6	REJECTION OF APPLICATION
A.	Notify City of Rejected Applications Based on Criteria Outlined in 3.16.6.1 Thru 3.16.6.7 of Professional Services Agreement. (3 Rejections Assumed).
3.16.7	PROCESS OF APPLICATION RESUBMITTAL
A.	Review Resubmittal of Rejected Applications. (3 Resubmittals Assumed).
B.	Process Application As Applicable.
3.17	SUBSTANTIAL PROJECT COMPLETION
3.17.1	TASKS (CONSULTANT AND CITY)
A.	Inspect Project and Set a Date for Substantial Completion.
B.	Produce and Issue Certificate of Substantial Completion.
C.	Request Written Warranties and Related Documents from Contractor.
D.	Review Documents and Submit to City.
3.17.2	FINAL INSPECTION
A.	Process Final Completion Request from Contractor
B.	Set Date for Final Inspections
C.	Conduct Final Inspection with City and Contractor
	a. Subconsultant Participation
	1. Structural Subconsultant - (1) "conditional" approval site visit & punch list and (1) "Final" approval site visit & punch list
	2. MEP Subconsultant - (1) site visit to perform substantial completion inspection
D.	Produce Punchlist of Items That May Need to be Addressed
E.	Verify Punchlist Items were Addressed
F.	Review Close-Out of Documents
3.17.3	RECOMMENDATION OF PAYMENT
A.	Review Final Payment
B.	Review Record Drawings
	a. Subconsultant Participation
	1. Structural Subconsultant
	a. Prepare Record Drawings
3.17.4	REVIEW OF WARRANTIES, MANUALS, ETC
A.	Review Pertinant Warranties, Bonds, Manuals, Etc.
B.	Attend Operator Training of Systems and Equipment, As Applicable.
3.17.5	FINAL INFORMATION SUBMITTAL
A.	Forward Consent of Surety, Release Retainage, Affidavits, Releases and Waivers of Liens or Bonds.

ADDITIONAL SUBCONSULTANT PARTICIPATION SERVICES	
Environmental Services (See Attached Proposal and Fee by Adams Environmental, Inc., dated April 8, 2014)	
Archaeological Services (See Attached Proposal and Fee by UTSA Center for Archaeological Research, dated April 14, 2014)	
Geotechnical Engineering Services (See Attached Proposal and Fee by Burge Martinez Consulting, Inc., dated April 18, 2014)	
C.	Final Inspection
BMB ADDITIONAL SERVICES	
A)	**DRAINAGE STUDY**
	1. Gather existing studies for Leon/Salado Creek Crossings, topography, and meet with City of San Antonio (COSA)
	2. Review SARA hydrologic computations for existing and ultimate conditions
	3. Review SARA hydraulic computations for existing and ultimate conditions
	4. Revise SARA hydraulics to include trail crossings
	5. Provide the City of San Antonio with digital files of hydrologic and hydraulic models
	6. Prepare a map with existing and ultimate floodplain based on existing site topographcy and proposed site topography
	7. Provide items required to satisfy City of San Antonio regulatory requirements
	8. Prepare and submit complete study following City of San Antonio requirements to City
	9. Revise reports per comments and resubmit
B)	**STORMWATER MANAGEMENT REPORT**
	1. Meet with City Drainage Department
	2. Determine & verify hydrology for the site and for downstream of the site based on existing conditions and developed conditions
	3. Determine if increase runoff significantly affects downstream conditions
	4. Prepare report and calculate appropriate fees if required
	5. Prepare a Storm Water Participation form
	6. Submit report to the City of San Antonio
	7. Revise report per comments and resubmit
	WATER POLLUTION ABATEMENT PLAN (WPAP)
	Subconsultant Participation
	a. Environmental Engineering Subconsultant
	a.1. WPAP Submittal
	a.2. Geologic Assessment Submittal
	a.3. KARST Feature Evaluation

BMB Surveying Services	
PHASE 1 - LEON NORTH (I-10 @ 1604 TO EISENHOWER PARK)	
	-
A)	MOBILIZATION
	1) Gathering Maps, Plats, Surveys, Meta Data
B)	PROJECT CONTROL:
	1) Establish Primary Control - Horizontal
	2) Establish Primary Control - Vertical (Level Loops)
	3) Set Secondary Control
C)	RESEARCH
	1) Utilities, Right-of-Way, Ownership (Public and Private)
D)	FIELD SURVEY
	1) On-the-ground Traverse
	2) Set Preliminary Alignment - Topo, Tree, Utility
	3) Set Preliminary Alignment - Boundary and Improvements
E)	CADD AND ANALYSIS
	1) From Control ties set boundaries: showing road right-of-ways, and Adjoiner Boundaries
	2) Add Utilities Locations from field ties & record locations
	3) Add topographic features, trees, fences, etc.
	4) Field check survey
	5) Create Control Point Sheet with description, northing, easting & elevations
F)	QUALITY ASSURANCE - QUALITY CONTROL
	1) Quality Assurance/Quality Control
	2) Respond to comments
PHASE 2 - SALADO NORTH (LOOP 1604 TO HUEBNER ROAD BRIDGE)	
A)	MOBILIZATION
	1) Gathering Maps, Plats, Surveys, Meta Data
B)	PROJECT CONTROL:
	1) Establish Primary Control - Horizontal
	2) Establish Primary Control - Vertical (Level Loops)
	3) Set Secondary Control
C)	RESEARCH
	1) Utilities, Right-of-Way, Ownership (Public and Private)
D)	FIELD SURVEY
	1) On-the-ground Traverse
	2) Set Preliminary Alignment - Topo, Tree, Utility
	3) Set Preliminary Alignment - Boundary and Improvements
E)	CADD AND ANALYSIS
	1) From Control ties set boundaries: showing road right-of-ways, and Adjoiner Boundaries
	2) Add Utilities Locations from field ties & record locations
	3) Add topographic features, trees, fences, etc.
	4) Field check survey
	5) Create Control Point Sheet with description, northing, easting & elevations
F)	QUALITY ASSURANCE - QUALITY CONTROL

	1) Quality Assurance/Quality Control
	2) Respond to comments
	OPTIONAL SERVICES
	ADDITIONAL SUBCONSULTANT PARTICIPATION (UTSA - Archaelogical)
A.	1. Section 106 coordination and consultation
	ADDITIONAL SUBCONSULTANT PARTICIPATION (Adams - Environmental)
B.	1. Preparation of Nationwide Permit 14 PCN Package
	2. Agency Coordination with the USACE and Preparation of Final PCN
	ADDITIONAL SUBCONSULTANT PARTICIPATION (Burge-Martinez- Geotechnical)
C.	1. Global Stability Analysis (6 @ $750.00 each)
	ADDITIONAL CONSULTANT SURVEYING SERVICES (BMB)
A.	PHASE I EASEMENTS
	1. Recover and verify existing horizontal & vertical control points
	2. Research property owners and adjoiners
	3. Recover sufficient boundary monuments to establish location of property lines
	4. Prepare easement plat & metes and bounds description
	5. Set iron rods at all easement corners
B.	PHASE II EASEMENTS
	1. Recover and verify existing horizontal & vertical control points
	2. Research property owners and adjoiners
	3. Recover sufficient boundary monuments to establish location of property lines
	4. Prepare easement plat & metes and bounds description
	5. Set iron rods at all easement corners

Exhibit 3-A:
Scope of Services

April 14, 2016

City of San Antonio

Capital Improvement Management Services

THE HOWARD W. PEAK GREENWAY TRAILS SYSTEM - ROGERS RANCH SEGMENT

SCOPE OF WORK NARRATIVE

ADDITIONAL SERVICES

PROJECT SCOPE

DETAILED DESIGN PHASE SERVICES	
1) ENGINEERING SERVICES	
	PROJECT INITIATION (3.1 THRU 3.8)
3.1	REVIEW AND BRIEFING OF SCOPE
A.	Attend Scope Development & Project Initiation Meeting
B.	Revise Scope, as needed
3.2	TDLR REVIEW AND COMPLIANCE
A.	Prepare TDLR Forms and Request TDLR Review Fee from Owner
	(TDLR FEES: $850.00 for REVIEW, plus $725.00 for INSPECTION = $1,575.00)
B.	Submit Project Documents for TDLR Review
C.	Revise Plans per Comments, as necessary
D.	Request TDLR Inspection
E.	Attend TDLR Inspection
F.	Provide Contractor Punchlist of Items to be Addressed, if necessary
3.3	CONSULTANT RESPONSIBILITY
A.	Review Project Jurisdictions and Expected Reviewing Agencies
B.	Contact and Gather Points of Contacts and Submittal Requirements
3.4	CONSULTANT, CONTRACTOR, AND CITY COORDINATION
A.	Consultant Authority Modification, Processing, and Team Notification
3.5	SITE VISITS / MEETINGS
A.	Project Initiation (1 Site Walk-thru with Design Team)
B.	Schematic (3 Site Visits, 1 Site Meeting with City,1 Coordination Meeting with Property Owner)
C.	Construction Documents - 50%, 95% and 100% Submittals (3 Site Visits and 1 Owner Coordination Site Meeting)
D.	Construction Phase (See Construction Phase Services Section)
3.6	CONSTRUCTABILITY REVIEW (INCLUDED IN DESIGN)
3.7	CITY SERVICES AND COORDINATION