

**AGREEMENT SUMMARY
CITY OF BROKEN ARROW
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROFESSIONAL CONSULTANT AGREEMENT
PROJECT NO. SW1910**

Agenda Item 25-1129

1.0 Professional Consulting Firm:

- 1.1 Name: Freese and Nichols, Inc.
- 1.2 Telephone No.: 539.444.8677
- 1.3 Address: 5100 E. Skelly Dr., Suite 602
Tulsa, OK 74135

2.0 Project Name/Location: Stone Ridge Town Center Drainage Improvements, Broken Arrow, OK

3.0 Statement of Purpose: CONSULTANT understands that the OWNER has retained their professional services in order to prepare hydrology and hydraulics modeling and memo of Stone Ridge Town Center near 1754 E Albany Street, Broken Arrow, OK. These documents shall include, but not be limited to, the following: HEC-RAS model version 6.6 and technical memorandum of findings.

4.0 Agreement Summary:

- 4.1 Modeling and Technical Memorandum Fees \$ 41,965.00
- TOTAL AGREEMENT AMOUNT** \$ 41,965.00
- 4.2 Agreement Time: 70 calendar days
- 4.3 Estimated Construction Cost: \$ 0.00

5.0 Agreement Approved by the Owner on: _____ 2025

**AGREEMENT
FOR
PROFESSIONAL CONSULTANT SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
FREESE AND NICHOLS, INC.
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROJECT SW1910
Agenda Item 25-1129**

This AGREEMENT, including Attachment A through Attachment E, between the City of Broken Arrow (OWNER) and Freese and Nichols, Inc., (CONSULTANT);

WITNESSETH:

WHEREAS, OWNER intends to provide drainage improvements at Stone Ridge Town Center at W. Albany St. and S. Elm Ave. (PROJECT) for which, OWNER has requested that CONSULTANT provide certain professional services as required and,

WHEREAS, CONSULTANT is qualified and capable to provide the professional services required;

NOW, therefore, in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree as follows:

ARTICLE 1 - EFFECTIVE DATE

This AGREEMENT shall be effective upon signature of both parties.

ARTICLE 2 - GOVERNING LAW

This AGREEMENT shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

ARTICLE 3 - SERVICES TO BE PERFORMED BY CONSULTANT

CONSULTANT shall perform the SERVICES described in Attachment A, Scope of Services. CONSULTANT and OWNER agree CONSULTANT'S work performed under this AGREEMENT are performed as an independent contractor. If construction phase services are included, the CONSULTANT shall be the OWNER'S agent and representative to observe, record and report with respect to all services that are required or authorized by the construction documents. OWNER and CONSULTANT agree that the services to be performed under this Agreement by the CONSULTANT shall be as an independent contractor.

ARTICLE 4 – ORGANIZATION OF SUBMITAL DOCUMENTS

CONSULTANT shall prepare the documents as described in Attachment B as part of this Agreement.

ARTICLE 5 - COMPENSATION

OWNER shall pay CONSULTANT in accordance with Attachment C, Compensation.

ARTICLE 6 - OWNER'S RESPONSIBILITIES

OWNER shall be responsible for all matters described in Attachment D, OWNER'S Responsibilities and Special Conditions.

ARTICLE 7 - STANDARD OF CARE

CONSULTANT shall perform the SERVICES undertaken in a manner consistent with the prevailing accepted standard for similar services with respect to projects of comparable function and complexity, and with the applicable state laws, as well as the specific codes, regulations, design criteria and construction specifications adopted by the owner and other governing policies published and generally considered authoritative by CONSULTANT'S profession that are in effect at the time of performance of these SERVICES. CONSULTANT is obligated to perform professional services in accordance with the foregoing standard with respect to the laws, codes, regulations, design criteria and construction specifications that are applicable pursuant to this AGREEMENT.

ARTICLE 8 - LIABILITY

8.1 General. Having considered the potential liabilities that may exist during the performance of these SERVICES, the benefits of the PROJECT, and CONSULTANT'S fee for the SERVICES; and in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree to allocate and limit such liabilities in accordance with Article 10.

8.2 Indemnification. CONSULTANT agrees to defend, indemnify, and hold harmless OWNER, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of CONSULTANT, its agents or employees. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of OWNER and CONSULTANT, or their agents or employees, then they shall be borne by each party in proportion to each entity's own negligence.

8.3 Consequential Damages. OWNER shall not be liable to CONSULTANT for any special, indirect, or consequential damages resulting in any way from the performance of the SERVICES such as, but not limited to, loss of use, loss of revenue, or loss of anticipated profits.

8.4 Survival. Upon completion of all SERVICES, obligations, and duties provided for in this AGREEMENT, or if this AGREEMENT is terminated for any reason, the terms and conditions of this Article 8 shall survive.

ARTICLE 9 - INSURANCE

During the performance of the SERVICES under this AGREEMENT, CONSULTANT shall maintain the following insurance:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

CONSULTANT shall furnish OWNER certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days written notice to OWNER. All PROJECT sub-consultants shall be required to name OWNER and CONSULTANT as certificate holders on their certificate of insurance for the PROJECT, and shall be required to indemnify OWNER and CONSULTANT to the same extent. CONSULTANT shall be held responsible to submit certificates of insurance for sub-consultants to OWNER prior to the sub-consultant's release to commence work.

ARTICLE 10 - LIMITATIONS OF RESPONSIBILITY

CONSULTANT shall not be responsible for: (1) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the construction

of the PROJECT; or (2) procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to CONSULTANT in Attachment A, Scope of Services.

ARTICLE 11 - LIMITATIONS OF RESPONSIBILITIES FOR ACTS OF OTHERS

CONSULTANT shall not at any time supervise, direct, control or have authority over any work performed by any employee, contractor or other agent of OWNER. CONSULTANT shall not be responsible for the acts or omissions of any employee, contractor or other agent associated with the PROJECT except for its own employees, subcontractors and other agents.

ARTICLE 12 - OPINIONS OF COST AND SCHEDULE

Since CONSULTANT has no control over the cost of labor, materials, or equipment furnished by others, or over the resources provided by others to meet PROJECT schedules, CONSULTANT'S opinion of probable costs and of PROJECT schedules shall be made on the basis of experience and qualifications as a professional. CONSULTANT does not guarantee that proposals, bids, or actual PROJECT costs will conform to OWNER'S cost estimates or that actual schedules will conform to OWNER'S projected schedules.

ARTICLE 13 - REUSE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, and details, reports, etc. prepared by CONSULTANT pursuant to this AGREEMENT are instruments of service in respect to the PROJECT. They are not intended or represented to be suitable for reuse by CONSULTANT or others on extensions of the PROJECT or on any other project. Any reuse or adaptation without prior written verification by the OWNER for the specific purpose intended will be at CONSULTANT'S sole risk and without liability or legal exposure to the OWNER. CONSULTANT shall defend, indemnify, and hold harmless the OWNER against all claims, losses, damages, injuries, and expenses, including attorney's fees, arising out of or resulting from such reuse.

ARTICLE 14 - OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Except as otherwise provided herein, engineering documents, drawings, and specifications prepared by CONSULTANT as part of the SERVICES shall become the property of OWNER. CONSULTANT shall retain its rights in its standard drawing details, specifications, data bases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the SERVICES shall remain the property of CONSULTANT, but shall be provided to the OWNER, at no additional expense to the OWNER.

ARTICLE 15 - TERMINATION

This AGREEMENT may be terminated by either party upon written notice in the event of substantial failure by the either party to perform in accordance with the terms of this AGREEMENT. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may suspend performance of this AGREEMENT for OWNER'S convenience upon written notice to CONSULTANT. Upon restart, an equitable adjustment may be made to CONSULTANT'S compensation, if the period of suspension has created an economic hardship for the CONSULTANT.

ARTICLE 16 - DELAY IN PERFORMANCE

Neither OWNER nor CONSULTANT shall be considered in default of this AGREEMENT for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this AGREEMENT, such circumstances include, but are not limited to, abnormal weather conditions such as floods, earthquakes, fire; civil disturbances such as war, riots, or other civil epidemic; power outages, strikes, lockouts, work slowdowns, or other labor disturbances; sabotage; judicial restraint, and inability to procure permits, licenses, or

authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either OWNER or CONSULTANT under this AGREEMENT.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this AGREEMENT.

ARTICLE 17 - WAIVER

A waiver by either OWNER or CONSULTANT of any breach of this AGREEMENT shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

ARTICLE 18 - SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this AGREEMENT or the occurrence of any event rendering any portion or provision of this AGREEMENT void shall in no way affect the validity or enforceability of any other portion or provision of this AGREEMENT. Any void provision shall be deemed severed from this AGREEMENT, and the balance of this AGREEMENT shall be construed and enforced as if this AGREEMENT did not contain the particular portion or provision held to be void. The parties further agree to amend this AGREEMENT to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire AGREEMENT from being void should a provision which is of the essence of this AGREEMENT be determined void.

ARTICLE 19 - INTEGRATION

This AGREEMENT represents the entire and integrated AGREEMENT between OWNER and CONSULTANT. It supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this AGREEMENT.

ARTICLE 20 - SUCCESSORS AND ASSIGNS

To the extent permitted by Article 22, OWNER and CONSULTANT each binds itself and its successors and assigns to the other party to this AGREEMENT.

ARTICLE 21 - ASSIGNMENT

Neither OWNER nor CONSULTANT shall assign its duties under this AGREEMENT without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this AGREEMENT. Nothing contained in this Article shall prevent CONSULTANT from employing independent sub-consultants, associates, and sub-contractors to assist in the performance of the SERVICES. However, third party entities must comply with Article 9.

ARTICLE 22 - THIRD PARTY RIGHTS

Nothing in this AGREEMENT shall be construed to give any rights or benefits to anyone other than OWNER and CONSULTANT.

ARTICLE 23 - COMPLETION

CONSULTANT shall complete the services within the time frame outlined on Attachment E, Schedule, subject to conditions which are beyond the control of the CONSULTANT.

ARTICLE 24 - IMMIGRATION COMPLIANCE

24.1 Consultant shall demonstrate that he:

- 24.1.1 Has complied, and shall at all times during the term of this Contract, comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”); and
- 24.1.2 Has properly maintained, and shall at all times during the term of this Contract, maintain any and all employee records required by the U.S. Department of Homeland Security (“DHS”), including, without limitation, properly completed and maintained Form I-9s for each of the Consultants employees; and
- 24.1.3 Has verified the employment eligibility for all employees hired on or after July 1, 2008 through DHS’s E-Verify system, and shall at all times continue to verify the employment eligibility of all employees hired during the term of this Contract; and
- 24.1.4 Has required, and will at all times during the term of this Contract, require any sub-contractor utilized, hired or sub-contracted for by Consultant for the completion or undertaking of any duties, tasks or responsibilities under this Contract, to comply the requirements and obligations imposed by the Immigration Laws and set forth in Paragraph (I), parts (a), (b) and (c), above, with regards to each of the sub-contractor’s employees.

24.2 Consultant will indemnify, defend and hold harmless City against any loss, cost, liability, expense (including, without limitation, costs and expenses of litigation and reasonable attorney’s fees) demands, claims, actions, causes of action, liabilities, suits, damages, including special and consequential damages that arise from or in connection with, directly or indirectly, Consultants failure, deliberate or negligent, to fulfill its obligations and representations regarding verifying the employment eligibility of its employees and the employees of any subcontractor utilized by Consultant as set forth more fully in Paragraph 24.1 above.

ARTICLE 25 - COMMUNICATIONS

Any communication required by this AGREEMENT shall be made in writing to the address specified below:

OWNER: City of Broken Arrow
485 N. Poplar Avenue
Broken Arrow, OK 74012
Contact: Charlie Bright, P.E.
Director of Engineering and Construction

CONSULTANT: Freese and Nichols, Inc.
5100 E. Skelly Dr., Suite 602
Tulsa, OK 74135
539.444.8677

Contact: Austin Dugger, P.E.
Project Manager

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of OWNER and CONSULTANT.

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IN WITNESS WHEREOF, the City Manager of the City of Broken Arrow, Oklahoma has hereunto set his hand, for and on behalf of the City of Broken Arrow and the CONSULTANT has signed, or caused his name to be signed, and seal affixed by proper authority, the day and year first above written and these presents have been executed in triplicate counterparts.

OWNER:

City of Broken Arrow, a Municipal Corporation

By: Michael L. Spurgeon

Michael L. Spurgeon, City Manager

Date: 8/6/25

CONSULTANT:

Freese and Nichols, Inc.

By: William C. Herndon

Clay Herndon, P.E., Principal & Vice President

Date: 8/4/2025

(CORPORATE SEAL, IF APPLICABLE)

Attest: Curtis Green

City Clerk [Seal]

Date: 8/7/2025



Attest: Jennifer Wasinger

Jennifer Wasinger, Principal

Date: 8/4/2025

Approved as to form:

D. Graham Parker

Assistant City Attorney

VERIFICATION

State of Oklahoma
County of Oklahoma) §

Before me, a Notary Public, on this 4 day of August, 2025, personally appeared William C. Herndon, known to be to be the (President, Vice-President, Corporate Officer, Member, or Other: _____) of Freese and Nichols, Inc., and to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

3-21-2026
[Signature]
Notary Public



**ATTACHMENT A
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
FREESE AND NICHOLS, INC.
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROJECT SW1910**

SCOPE OF SERVICES

The following scope of services shall be made a part of the AGREEMENT dated the day of August 19,, 2025.

1.0 PROJECT UNDERSTANDING

- 1.1 CONSULTANT understands that the OWNER has retained their professional services for modeling services for two detention ponds to be constructed in series, including associated outfalls. One of the outfalls will cross underneath a state highway. The primary objective is to reduce the footprint of the more southern pond. A key component of this effort will be hydraulic modeling and analysis to support footprint reduction and design optimization. These documents shall include, but not be limited to, the following: drainage analysis and technical memorandum supporting the intent of the design.
- 1.2 The CONSULTANT is required to keep the OWNER apprised of the PROJECT costs and advise the OWNER of necessary cost reduction measures, if required, during the course of the PROJECT.

Assumptions and Limitations:

- CONSULTANT shall not be responsible for the accuracy, completeness, or suitability of any design documents, models, reports, data, or analyses prepared by others. Any such materials used or referenced by the Consultant will be done so solely as reference information, and the Consultant shall not be liable for any deficiencies, errors, or omissions contained therein.
- Where feasible, the CONSULTANT may incorporate or reference prior work provided by the Owner or a previous consultant. The CONSULTANT will perform a limited review to determine the usability of such materials but shall not be responsible for independently verifying their accuracy or completeness unless specifically stated in the scope of services. Reuse of prior design elements will not imply endorsement or acceptance of liability for the underlying assumptions, calculations, or conclusions in such work. OWNER to notify previous consultant.
- No part of this work shall be construed to constitute a certification, validation, or adoption of previous design or engineering work. The

CONSULTANT's liability shall extend only to new design elements and modifications directly prepared by the Consultant as described in the Scope of Services.

- The CONSULTANT assumes that all background information provided by the Owner—including previous design drawings, models, and reports—is current, accurate, and complete. The CONSULTANT shall not be liable for errors, delays, or additional costs arising from inaccurate or incomplete data provided by others.

2.0 PROJECT SCOPE

CONSULTANT shall provide modeling and analysis, services for two detention ponds and their outfalls (Package B and C from Cowan Group Engineering plans dated 4/22/2021), with use of hydraulic and hydrologic modeling utilizing HEC-RAS 2D. It is assumed topographic survey, geotechnical investigations, permitting, utility coordination, design, bid and construction phase support are excluded.

CONSULTANT shall provide consulting services as follows:

- Review and utilize available background data including previous plan sets, existing models, GIS data, and other documentation.
- Develop and refine HEC-RAS 2D models to evaluate existing and proposed condition and report creation
- Coordinate with OWNER at key project milestones.
- Perform internal QA/QC on all deliverables.

3.0 SCOPE OF SERVICES

3.1 ADMINISTRATIVE/MANAGERIAL DUTIES: CONSULTANT shall be responsible for performing the following tasks throughout the course of the PROJECT:

- 3.1.1 Document all meetings, conferences, coordination, phone conversations, etc. and send documentation to OWNER within three (3) calendar days.
- 3.1.2 Routine project controls Includes administration of contract, prepare invoices and progress reports, maintain project schedule, on-going management and coordination of FNI task leads and subconsultants, and coordinate with grant administrator, if applicable.
- 3.1.3. Quality Assurance/Quality Control (QA/QC) – Implement quality review program and perform QA/QC activities for internal and subconsultant deliverables. FNI shall engage senior staff to perform detailed QA/QC reviews of the design and supporting documents, including all models and reports.

- 3.1.4 Meet with the Owner (total 2 virtual meetings) to discuss review comments on each phase of the project and incorporate appropriate comments into following phase.

3.2 CONCEPTUAL ANALYSIS AND DESIGN

- 3.2.1 Review previous design plans and background data, including any 2D modeling, to understand existing conditions.
- 3.2.2 Develop proposed conditions and ultimate conditions HEC-RAS 2D models. Consultant will:
- Integrate topographic data from provided sources.
 - Delineate pond footprints and outfall locations.
 - Adjust model parameters (e.g., roughness, boundary conditions) to reflect proposed and ultimate scenarios.
 - Develop maps that show the extent of the 100-year floodplain for comparison to both pre-project and post-project conditions.
 - Conduct sensitivity analysis to evaluate pond sizing and outfall conveyance.
 - Identify and analyze up to two (2) design alternatives.
- 3.2.4 Prepare a technical memorandum summarizing the HEC-RAS 2D modeling results, alternatives considered, key assumptions, and preliminary recommendations.
- 3.2.5 Attend one (1) virtual meeting with the OWNER to present the alternatives and discuss next steps
- 3.2.6 Incorporate one round of OWNER comments into the final conceptual alternatives memorandum.
- 3.8.6 Additional Services not included in this scope:
- Clean Water Act Section 404 Individual Permit
 - Section 404 Mitigation Plan
 - Phase I Environmental Site Assessment
 - Federally listed Threatened/Endangered Species presence/absence survey
 - Additional survey will not be included. Will use existing survey data provided by previous engineering documents
 - Design Phase
 - Construction Documents

3.7 EXCLUSIONS

The following services are not included:

- Land survey or supplemental topographic data collection
- Permitting – Environmental or ODOT,
- Geotechnical investigation

- Design Services
- Construction phase services

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**ATTACHMENT B
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FREESE AND NICHOLS, INC (CONSULTANT)
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROJECT SW1910**

SUBMITTAL DOCUMENTS

The following Attachment B and shall be made a part of the AGREEMENT dated the **19** day of **August**, 20**25**.

1.0 DOCUMENTS FOR STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS: The CONSULTANT shall submit in-full, in accordance with this AGREEMENT, the following documents:

1.0.1 Conceptual H&H Modeling Technical Memorandum

**ATTACHMENT C
TO
AGREEMENT FOR CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FREESE AND NICHOLS, INC (CONSULTANT)
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROJECT SW1910**

OWNER'S RESPONSIBILITIES AND SPECIAL CONDITIONS

The following list of special OWNER'S responsibilities and contract special conditions shall be made a part of this AGREEMENT dated the 19 day of August, 2025.

1.0 OWNER'S RESPONSIBILITIES

- 1.1 OWNER shall furnish to CONSULTANT all available information pertinent to the PROJECT including previous reports and any other data relative to design and construction of the PROJECT;
- 1.2 OWNER shall furnish to CONSULTANT all public utility information available relative to the design and construction of the PROJECT. Consultant topographical survey shall locate all utilities above ground for exact location; SUE not included.
- 1.3 OWNER shall furnish to CONSULTANT list of codes adopted by the municipality as well as subdivision regulations, design criteria and construction standards and specifications that may be pertinent to the design and construction of the PROJECT;
- 1.4 OWNER shall examine all studies, reports, sketches, estimates, specifications, proposals, and other documents presented by the CONSULTANT and render in writing decisions pertaining thereto within a reasonable time so as not to delay the SERVICES of the CONSULTANT.
- 1.5 OWNER shall be responsible for all utility coordination, including communication with utility providers, resolving potential conflicts, and ensuring utility relocations or adjustments are addressed in a timely manner to avoid delays to the PROJECT.

2.0 SPECIAL CONDITIONS

- 2.1 None

**ATTACHMENT D
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW/BROKEN ARROW MUNICIPAL AUTHORITY (OWNER)
AND
FREESE AND NICHOLS, INC (CONSULTANT)
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
PROJECT SW1910**

COMPENSATION AND ADDITIONAL SERVICES

The following compensation shall apply as described in Attachment D and shall be made a part of the AGREEMENT dated the 19 day of August, 2025.

1.0 BASIC COMPENSATION

The basic compensation for the Professional Consultant to perform all duties and responsibilities associated with the Scope of Services as described in Attachment A shall be in accordance with the following payment breakdown:

- 1.1. Conceptual Analysis and Technical Memorandum: Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$ 41,965.00 for the completion of the Conceptual Analysis and Technical Memorandum. This amount includes all labor, material, overhead and profit associated with the Scope of Services.

2.0 ADDITIONAL SERVICES BASED ON TIME

No additional services anticipated

3.0 REPRODUCTION

All charges for reproduction shall be included in Basic Compensation Fee of the Professional Consultant. No separate payment will be made for these expenses.

4.0 MILEAGE

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

5.0 DIRECT COSTS

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

6.0 ADJUSTMENT CLAUSE

The rates and costs described in this AGREEMENT shall not be revised annually, unless mutually agreed upon by both parties.

**ATTACHMENT E
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FREESE AND NICHOLS, INC.
FOR
STONE RIDGE TOWN CENTER DRAINAGE IMPROVEMENTS
Project SW1910**

PROJECT SCHEDULE

The following schedule shall be made a part of the AGREEMENT dated the 19 day of August, 2025.

1.0 CONCEPTUAL ANALYSIS AND TECHNICAL MEMORANDUM

- 1.1 Notice to Proceed: TBD
- 1.2 Modeling and Analysis: 35 Calendar Days from NTP
- 1.3 Owner Review: 14 Calendar days from Conceptual Plan submittal
- 1.4 Meeting to Discuss Results: 7 Calendar days from Owner Review
- 1.5 Address comments and deliver final memorandum: 14 days from Meeting to Discuss results

COMPENSATION

Compensation to FNI for Basic Services in Attachment A shall be the lump sum of Forty one thousand Nine Hundred Sixty Five Dollars (\$41,965).

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

<u>Position</u>	<u>Hourly Rate</u>	
	<u>Min</u>	<u>Max</u>
Professional 1	88	175
Professional 2	118	191
Professional 3	134	292
Professional 4	155	319
Professional 5	228	346
Professional 6	232	429
Construction Manager 1	114	161
Construction Manager 2	118	198
Construction Manager 3	148	198
Construction Manager 4	171	258
Construction Manager 5	205	302
Construction Manager 6	272	359
Construction Representative 1	78	91
Construction Representative 2	91	118
Construction Representative 3	124	188
Construction Representative 4	124	188
CAD Technician/Designer 1	84	121
CAD Technician/Designer 2	101	198
CAD Technician/Designer 3	131	252
Corporate Project Support 1	71	158
Corporate Project Support 2	81	232
Corporate Project Support 3	101	335
Intern / Coop	54	94

Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>			<u>Equipment</u>	
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour)	\$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each)	\$500
<u>Technology Charge</u>	Large Format (per sq. ft.)			Water Quality Meter (per day)	\$100
\$8.50 per hour	Bond	\$0.25	\$0.75	Microscope (each)	\$150
	Glossy / Mylar	\$0.75	\$1.25	Ultrasonic Thickness Guage (per day)	\$275
	Vinyl / Adhesive	\$1.50	\$2.00	Coating Inspection Kit (per day)	\$275
				Flushing / Cfactor (each)	\$500
	Mounting (per sq. ft.)	\$2.00		Backpack Electrofisher (each)	\$1,000
	Binding (per binding)	\$0.25			
				</	

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.10. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

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