PAPE–DAWSON

November 18, 2025
(Revised: November 25, 2025)
(Revised: December 16, 2025)

Mr. Nick Winkleman
Corpus Christi Water - Interim Chief Operating Officer
City of Corpus Christi
P.O. Box 9277
Corpus Christi, TX 78469

Re: 27100 Evangeline/San Patricio Co.
Groundwater Program MSA #6821
TO #02 CMAR Owner's Advisory and Design Services
PD Job No. 11013974-XXX

Dear Mr. Winkleman:

Pape-Dawson appreciates the opportunity to support the City of Corpus Christi (the City) in advancing a critical groundwater supply project that will enhance the City's long-term water reliability and resilience.

The City is considering the addition of groundwater to its existing water portfolio. One of the identified areas for groundwater development is located north of the intersection of Interstate 69E and U.S. Highway 181 in San Patricio County, referred to as the proposed Evangeline Wellfield. The project was initially permitted by the San Patricio County Groundwater Conservation District (SPCGCD) for 28,486 acre-feet per year (AFY) on April 18, 2019. There are currently two (to be confirmed) wells drilled within the 22,789 acres specified in the original water well drilling permit application.

The proposed Evangeline Wellfield is adjacent to the Mary Rhodes Pipeline (MRP), which conveys water from Lake Texana and the Lower Colorado River south to the City's O.N. Stevens Water Treatment Plant (ONSWTP). The City has evaluated the operational capacity of the MRP and its potential to also convey water from the proposed wellfield to the ONSWTP.

Pape-Dawson's current understanding is the base project includes approximately 24 wells; 185,000 linear feet of water pipeline collection system; a 24-million-gallon-per-day (MGD) high-service pump station (HSPS) with a 3-million-gallon (MG) ground storage tank (GST); access roads; electrical routes; communication systems; and a water transmission pipeline with a connection to the MRP at approximately MRP station 4373+50. Additionally, the scope includes a secondary pipeline system to service St Paul WSC and the City of Sinton which includes approximately 20,000 linear feet of water pipeline, connections to the base project, and yet to be determined delivery points.

The City has identified this project as its highest priority water source to address current supply shortfalls with anticipated curtailments expected in late 2026. To meet this urgent need, the City intends to proceed with final design, permitting, and construction under an Emergency Declaration, with the goal of delivering an initial volume of water for public use by November 2026 or as near to that date as possible, hereafter referred to as the Initial Delivery Phase. The exact quantity of deliverable water and the exact schedule will depend on several factors outside the control of Pape-Dawson and the construction

contractor. In addition, as negotiations continue with Evangeline/Laguna LP and neighboring water users, it is anticipated that elements of the project may change and need to be flexible while still meeting the City's accelerated schedule. This proposal incorporates those dynamic factors and provides an expedited design and delivery framework to maximize the volume of water available as soon as possible for the initial delivery phase—ideally by November 2026—with remaining capacity to follow in 2027.

Given the project's logistical complexity, evolving scope, and compressed schedule, a traditional Design-Bid-Build delivery method cannot achieve the City's goals. Instead, a collaborative, hybrid Construction Manager at Risk (CMAR) approach is recommended. Under this model, the design team will work progressively alongside the Contractor and City staff to expedite delivery through weekly design reviews, iterative updates, and continuous value engineering. This integrated process will enable the team to identify best-value alternatives in real time rather than at set milestones, providing an effective process to achieve an aggressive schedule while understanding the associated cost implications.

To provide comprehensive design and owner's representative services under this CMAR framework, Pape-Dawson has assembled a multidisciplinary team including Hanson Professional Services, Inc., Intera (hydrogeological services), and additional consultants to be selected for subsurface utility engineering (SUE), and corrosion analysis. The Pape-Dawson team brings extensive experience in surveying, permitting, environmental constraints, right-of-way acquisition, and civil, mechanical, and electrical engineering—supported by deep expertise in owner's representative and construction management services for CMAR projects of this type.

The Design Phase Scope of Services is presented herein. This phase will be executed on both a time-and-materials and a lump sum basis with a not-to-exceed budget of **$14,966,910** as outlined below. Upon refinement of the project definition, the construction and start-up phases will be the subject of a separate task order.

The scope of work assumes a collaborative design approach between the City, the City's selected Contractor(s), and the Consultant, collectively referred to as the "Project Team," throughout the development and design process. **It is also assumed that the CMAR Contractor and Geotechnical Firm will be directly contracted with the City.** Under the current understanding of the project, the project delivery method, schedule expectations, and high potential for project changes, Pape-Dawson's proposed scope of work is as follows:

I. DESIGN OF TEMPORARY INFRASTRUCTURE FOR INITIAL DELIVERY PHASE (TASK 390)

Time & Materials: $357,250

- Design a temporary interconnection to the future pump station to enable wells to deliver water into ground storage and subsequently into the MRP.
- Design alternative temporary piping, storage, and pumping systems (including SCADA integration) to deliver water into the MRP prior to pump station commissioning.

II. ENVIRONMENTAL PERMITTING (TASK 239) — Time & Materials: $83,500

A desktop review to be conducted prior to field work. The review to include evaluation of available mapping resources, recent aerial imagery, and environmental databases to identify potential jurisdictional waters and wetlands, critical habitats, and other sensitive resources within and adjacent to the project area. Following the desktop review, Consultant to provide recommendations regarding the need for additional field investigations, which **may include** the following:

- Wetland and Habitat Delineation: If potential wetlands or waters of the U.S. are identified, Consultant to conduct a field delineation in accordance with the 1987 USACE Wetlands Delineation Manual and regional supplement. During the field delineation Consultant would conduct a passive protected species habitat survey.
- Permit Evaluation and Coordination: Consultant to evaluate the project to determine the appropriate permit type and confirm compliance with all general and regional conditions. This includes assessment of potential impacts, verification of thresholds, and coordination with USACE staff to ensure eligibility under the selected permit.
- Migratory Bird Nest Survey: A pre-construction nesting bird survey may be performed to comply with the Migratory Bird Treaty Act (MBTA) and associated regulations.

A. Wetland and Habitat Delineations

Consultant to conduct an on-site delineation following the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual ("1987 Manual") (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manuals: ("Regional Supplements"). The field wetland delineations to be conducted by a minimum of two environmental scientists according to USACE Galveston District delineation and data collection guidelines. A passive protected species habitat survey will also be done during site visits to identify potential habitat for federally protected species and migratory birds. Using the field data, Consultant to create a wetland delineation report for the project area. The report will include USACE wetland data sheets, multiple site maps illustrating delineated and potentially jurisdictional features on aerial, infrared, and topographic map background, study area photographs, USACE Antecedent Precipitation Tool output, a GPS point data table, and GIS shapefiles derived from data collected in the field. The wetland delineation report and preliminary jurisdictional determinations will meet the 1987 Manual, the Regional Supplement, and latest jurisdictional guidance as of the date of the field work. The data and report will be used on figures to determine areas for development, avoidance, and mitigation on the review area; and if needed it will be included as an attachment to a permit application (described below).

This scope and fee assumes up to five (5) full days of field time for two (2) environmental scientists to conduct site visits for the project areas. This amount of time should be sufficient to cover the current preliminary project areas and

additional site visits if wells and pipelines are moved, requiring additional field visits.

B. Permit Evaluation and Coordination

Publicly available data, project design data from other consultants, and the wetland and habitat field collected data to be used to determine which nationwide permit (NWP), Individual Permit (IP), or Regional General Permit (RGP) would be required. Permit applications will include:

- Cover Letter.
- Form ENG 6082 and/or ENG 4345 Form.
- Project plans, specifically a project layout map overlaying a topographic basemap, a project layout map overlaying an aerial basemap, a Section 404 compliance map showing impacts to jurisdictional waters and wetlands, and typical cross section for streams and wetland crossings.
- Project Area Photos.
- Wetland Delineation Report.
- Federally Listed Species Table and Summary of Potential Affects or Biological Assessment for informal Section 7 consultation.
- Section 401 description of Best Management Practices.

This task also includes time for Consultant to regularly coordinate with USACE to solicit information requests and anticipate the timeline of authorization. This continued support includes emailing, phone calls, and time for a site visit with USACE to review the project.

If Consultant determines the project qualifies for a nationwide permit with pre-construction notification, the items listed above will still be needed but would be slightly more succinct, requiring less time and cost than for an IP application.

C. Migratory Bird Nest Survey

If the desktop review and site delineations determine that potential migratory nests could be present in the project areas, Consultant to perform a pre-construction nesting bird survey to comply with the MBTA and associated regulations. Vegetation, including trees, shrubs and grasses on a project may provide habitat for migratory birds. In accordance with the MBTA, Texas Parks and Wildlife Department (TPWD) recommends that vegetation removal and ground disturbing activities be phased to occur outside of the nesting season (March 15 to September 15) and impacts to spring and fall migrants be avoided. Construction noise that could harass nesting birds should be phased to occur outside of the nesting season as well. Migratory nest surveys should be conducted no more than 14 days prior to clearing potential migratory nest habitat. Consultant would survey potential migratory nest surveys by foot using binoculars and drones to look for the presence of active nests and migratory birds. Identified nests would be located and the location recorded by GPS. Consultant would also mark nest locations in the field with labeled survey tape and/or construction stakes that would be visible to construction crews. The nest

locations would be provided to the construction contractor and client for their construction planning purposes in a report with site photos.

This scope and fee assumes up to five (5) full days of field time for two (2) environmental scientists to conduct pre-construction migratory nest surveys. This amount of time should be sufficient to cover the current preliminary project areas and additional site visits prior to construction phases.

ASSUMPTIONS SPECIFIC TO THIS TASK 239

- *Consultant to have full access to the project areas for on-site delineation and habitat assessment surveys.*
- *Permit task does not include a field survey for historic/cultural resources, mitigation plan development, formal Section 7 consultation support, or Section 408 and Real Estate USACE coordination. If needed, those services will be performed under the Additional Allowance.*
- *Deliverables to be electronic data and pdf figures as described in the tasks above.*
- *Proposal does not include any engineering design, professional elevation or area surveys (stamped by RPLS).*
- *Figures created for the application are for permitting use only and not for construction bid or engineering design.*
- *If additional site visits for wetland and habitat surveys or migratory bird nest surveys are required, additional scope and fee may be required.*
- *Scope of work includes efforts needed to request authorization for regulatory permits but does not guarantee authorization will be granted. Section 10/404 authorization can only be given by USACE and EPA. The City agrees to pay for the tasks described herein according to the fee provided above and through future amendment (if applicable), regardless of the agency's permit decision.*

III. SURVEY (TASK 105) **Time & Materials: $1,375,000**

Provide easement and right-of-way documentation in accordance with Surface Use Agreements, the Groundwater Rights Purchase and Sales Agreement, and as needed for offsite rights.

- Prepare metes & bounds for well collection pipeline, transmission pipeline, access right-of-way, and operations areas within the Project limits (one fifteen (15)-acre pump station and 24, two (2)-acre well sites).
- Prepare metes & bounds for additional permanent and temporary easements related to offsite infrastructure including the US 77 transmission pipeline crossing and MRP connection location.
- Prepare metes & bounds and exhibits for AEP easements required within the wellfield.
- Perform offsite survey requirements for connection to MRP.

Based on the conceptual wellfield alignment from Task Order #1 - Inspection Phase, the following survey services to support the design, permitting and construction of the project are included in this task:

- Establish site control and control points along alignment that may be used for SUE and geotechnical studies. The fee for construction control will be included in the construction phase scope of work.
- Validate topographic data provided by the City and perform supplemental topographic survey work. This scope includes work to supplement onsite topography and limited offsite work related specifically to the US 77 transmission line crossing and MRP connection location. If the City provided topographic data cannot be validated, additional services may be required that are covered within the Additional Allowance.
- Coordinate with the SUE subconsultant to incorporate SUE findings into the design base map.
- Provide staking for geotechnical studies as needed for tunnel crossings during the design phase.
- Locate and identify existing visible surface utilities and marked sub-surface.
- Locate and identify existing roads, streets, driveways, and other existing surface improvements.
- Locate existing property corners for property parcels potentially impacted by construction and as needed for preparation of easement documents.
- Prepare electronic data file of field work for use by Pape-Dawson and other project subconsultants as appropriate.
- Field locate identified constraints as defined by investigations for floodplains. Incorporate this information in base maps for use in preliminary and final design.

IV. SUBSURFACE UTILITY ENGINEERING (SUE) (TASK 190) Time & Materials: $344,960

Subsurface Utility Engineering to be performed at Level "A," "B" and "C," as needed. This work is needed where the proposed water alignment crosses existing utilities within the wellfield collection system and the transmission pipeline. This task includes the following activities:

- Review available mapping and design data from utility agencies, County, governmental, and City.
- Locate 100-foot-wide corridor along the well collection and transmission pipeline alignments.
- Provide descriptions of located subsurface utilities.
- Locate utilities marked in the field.
- Provide reports and confirmations as appropriate.

V. DESIGN PHASE (TASK 202) Lump Sum: $9,806,200

Basic Engineering Services described herein represent a 100% level of design in accordance with Texas Commission on Environmental Quality (TCEQ) requirements. This task will be invoiced on a monthly basis. The goal is to deliver 60% plans and specifications by March 27, 2026, and 100% plans and specifications by July 1, 2026.

This task also includes the overall management of this project's development services, basic engineering design, and permitting. Construction phase services and construction management will be at a later date.

A. Owner's Representative

- Coordinate and manage regular update meetings and project participants as appropriate to discuss and review project status.
- Coordinate and provide oversight for subconsultant services in support of the project.
- Develop and maintain the project master and task schedules and provide budget/cost oversight of project activities and resources.
- Develop and maintain a permit log for required permits whether permits are to be obtained by Consultant or by others.
- Identify potential risks that may have an impact on the project and develop and implement a mitigation plan.
- Provide strategic, day-to-day oversight and direction to the daily work activities of the Project Team with respect for this scope of work.
- Develop and implement a Project Management Information System (PMIS) to electronically store Project related documents including communications, reports, drawings and specifications, meeting agendas/minutes, shop drawings, transmittals, requests for information, change orders, and contracts.
- Support the City with public outreach of the Project including responses to inquiries and/or complaints.
- Participate in and support update meetings with applicable governmental and regulatory entities during the planning, design, and construction development of the Project.
- Coordinate electrical routing and easement requirements with American Electric Power Texas (AEP Texas).
- Coordinate operational requirements with Corpus Christi Water and Lavaca-Navidad River Authority.
- Coordinate with City's lender, attorney, and property seller relative to loan, property closing agreement, etc.

B. Preconstruction CMAR Coordination

- **Coordination Meetings**
  Facilitate regular design coordination meetings with Consultant, Contractor, City, or others as needed. Consultant to lead these meetings, highlighting specific design/scope items which warrant Contractor input as well as any proposed changes in the design. These meetings should occur in addition to milestone review meetings and the aforementioned update meetings.

- **Review CMAR Deliverables**
  The CMAR Contractor's pre-construction scope of work includes a variety of deliverables. Potential deliverables that may require the Consultant's review include:
  - CMAR constructability review comments.
  - CMAR value-engineering review comments which identify, evaluate, and propose cost-effective alternatives to all aspects of the Project design. Evaluate proposed alternatives based on their potential Project cost and time savings. Formal value-engineering reviews will be provided at key design milestones identified by CMAR schedule.
  - CMAR Long-Lead Procurement Plan. Assess CMAR Recommendations of long-lead equipment procurement items submitted by the CMAR at the conceptual design milestone. Evaluate CMAR recommendations on how to prevent or minimize delivery impacts to the Project.
  - CMAR Construction Sequencing Plan. Work with the CMAR to plan and develop bid packages that align with the proposed sequence of construction and Procurement and Buyout Plan. This includes an approach to review multiple pricing models and early work packages, if required by the project schedule.

- **Early Works Packages (CMAR Phase I)**
  - Provide prescriptive specifications or defined materials as necessary to support early works packages.
  - Provide expedited submittal review for early works packages.

- **Cost Model Support**
  - Baseline Model Review: Review the CMAR's baseline project cost model based on the current design milestone when the CMAR is brought on board. (e.g., conceptual design report/10% design or preliminary design report/30% design).
  - Design Clarifications: Provide information requested by the CMAR to support the CMAR to develop and maintain a Project risk register during the design and preconstruction services phase. At the regular design status meetings, provide a standing agenda item for the CMAR to provide periodic status updates to the project risk register.
  - Design Evolution Log: Coordinate with the CMAR (CMAR will lead this task) to develop and maintain a Design Evolution Log and Cost and Schedule Trend Log that captures changes/decisions made with respect to deviations from the Owner's baseline Project scope of work. These logs shall track proposed cost and schedule changes to the Project's baseline Project cost and schedule as well as those changes ultimately approved by the City. This log may be separate or combined with other decision logs/ design evolution logs based on the needs of the Project Team. These logs will track all potential scope change items, identify the options for resolving the change, and estimate the cost and schedule impact associated with adopting the change. The log will allow for real-time

tracking of deviation from Project baseline cost. Items will be reviewed with the City on a regular basis (TBD) during design.

C. Landowner Coordination

Consultant to coordinate right-of-entry activities with landowners and other onsite tenants for field activities performed by survey, environmental, geotechnical, and cultural resources subconsultants.

- If needed, Consultant to coordinate meetings with the City for securing rights-of-entry and easements outside of the wellfield.
- Coordinate with Titus IV with respect to the proposed Vaquero Solar farm.
- Acquisition of easements is not included in this scope but can be provided as needed for an additional fee.

D. Steady State and Surge Analysis Model

Consultant to model the well collection pipelines between the wells and the HSPS and also the transmission pipeline between the HSPS and MRP connection using the H2O Net computer program. The model is to be developed using preliminary alignment of the well collection system, transmission pipeline, and preliminary selection of the pumps. Steady State Condition is to be modeled first to predict the steady state pressures along the pipelines. Surge Analysis is to be performed after successful run of steady state condition. Combination Air Valve are to be modeled at each high point along the pipeline alignment to minimize surge pressure along pipeline. Power failure and sudden closure of the isolation valve is to be modeled for the pump station and the pipeline connecting to the MRP to predict surge pressures along the pipeline. The results of this analysis to be incorporated into the design.

E. Wells

- Develop plans and specifications per TCEQ requirements.
- Apply for and obtain individual TCEQ well construction permits.
- Provide direction to well contractor on installation of screens for each well based on information obtained during individual well development.
- Manage the testing of wells and generate a TCEQ well completion data submittal for each well.
- Apply for and obtain TCEQ PWS operation.
- Design a monitoring program for water levels (including several key wells including Sinton PWs wells and farmer wells).
- Design a monitoring program for land subsidence (if needed).
- Analyze geophysical logs and pumping test from each well.
- Monitor closely the potential effects of three faults zones that could affect wellfield production.
- Update/adjust model based on pumping tests from each well.
- Work with City on presentations to public, city council, GCDs, and GMA16

F. Wellfield Site Layout, Piping and Instrumentation Diagram (P&ID) and Electrical One Line Diagram

- Information for the well pumps and motors plus basic control philosophy to meet the capacity limitations of the wells and incorporated into this task.
- Prepare PMID of the well pump facility identifying major components of the process. Electrical One-Line Diagram to be prepared for the well pump facility to identify the electrical load for equipment and the total electrical power required at the site. Requirements for back-up power will be analyzed.
- SCADA and Site Security to be considered for the well site. A basic control philosophy summary will be provided. The basic control philosophy summary is defined as the base requirements for automation of systems including level of automation and how various components are to function and interact, and to include general system hierarchy, the location, number and need for IO servers, a summary of the control network segments in which the various controls operate (Input/output) and control access, and location of operator stations.
- Total electrical power required to be identified.

G. Well Collection Pipeline

The Well Collection Pipeline is the network of pipelines connecting wells to the High Service Pump Station. Alignment of well collection pipeline to be plotted to depict general plan of the well collection pipeline. Well locations to be suggested during the Inspection Phase but ultimately determined by the San Patricio Groundwater Conservation District (SPGCD) permit provided by others. A preliminary profile to be included with the alignment to include bottom of pipe, top of pipe and ground elevation, pipe pressure class, material, valves, appurtenances and conflicts, as well as major surface features, such as roadways, waterways, major stormwater structures (culverts, etc.) and bridges. The profile is to include detailed information on pipe slope, or any other information typically associated with a final pipeline profile. Length of pipe and preliminary valve quantities by type to be provided.

H. High Service Pump Station (HSPS)

Civil Plan Preparation

- Final design to be based on adapting conceptual plan from the Inspection Phase.
- Coordination with the City and the Lavaca-Nueces River Authority (LNRA).

Site Dimensional Control

- Prepare a site dimensional control plan for permitting and construction, including:
  - Establish horizontal and vertical control for the ground storage tank, yard piping, valves, hydrants, drives, expanded paving areas and parking areas (if needed), etc.
  - Drawings to include information necessary for the field survey/construction staking to be performed.

Site Development

- Prepare site development plans for permitting and construction of the proposed facility site.
- Prepare a grading plan for the proposed improvements. Plan to be based on utilizing surface drainage, and no underground storm drain design is included in this scope.

Ground Storage Tank (GST)

- Prepare plans for permitting and construction of the proposed water storage facility.
- Prepare design and details for a new 3.0 MG GST and piping connections in accordance with TCEQ and American Water Works Association (AWWA) regulations. The final size of the GST to be confirmed by the City.
- Provide electrical and instrumentation designs and specifications for additional controls for operations of ground storage tank and pump station, and related equipment.

High Service Pump Station

- Preparation of plans for permitting and construction of the high service pump station.
- Include a to be determined number of pumps, with one stand-by, and with room for expansion if requested by the City.
- Prepare construction details, pumps and motor with conduits, general construction notes, and required notes for TCEQ review and approval.

Technical Specifications

- Prepare detailed technical specifications for the project.
- Prepare documents to enable procurement of key components of the facility by the Contractor. These key components are anticipated to include the following items:
  - One (1) 3,000,000-gallon ground-storage tank (to be confirmed).
  - A to-be-determined number new pumps and motors for the pump station.
- Current plan does not require a disinfection system or treatment process. But these can be added if needed for an additional fee.

General

- Prepare technical specifications for project using CSI format with standard specifications.
- Attend meetings with City and Contractor at regular intervals to review progress of design.

I. Transmission Main Pipeline

The Transmission Main Pipeline is the onsite and offsite pipeline connecting the HSPS to the Mary Rhodes Pipeline. Alignment of the water transmission pipeline is to be plotted to depict general plan of the pipeline. A preliminary profile to be included with the alignment including bottom of pipe, top of pipe and ground

elevation, pipe pressure class, material, valves, appurtenances and conflicts, as well as major surface features, such as preliminary permanent accessways, roadways, waterways, major stormwater structures (culverts, etc.), railroads, and bridges. Crossings requiring special construction techniques such as tunneling are to be identified, showing preliminary location, preliminary depth, preliminary length and preliminary casing size. The profile is to include detailed information on pipe slope, or any other information typically associated with a final pipeline profile. Pipe length by size, and quantities of valves and appurtenance by size and materials to be provided.

J. TCEQ Permitting

- Prepare submittal packages to the TCEQ for wells, well collection pipeline, pump station, GST and transmission pipeline, including drawings, details, technical specifications, and engineering report inclusive of blending study for review and approval.
- Monitor reviews; provide additional information as requested.
- Respond to TCEQ review comments, providing prompt resubmittals to secure TCEQ approval for construction.
- Maintain TCEQ coordination through construction and startup. Provide notification for start and completion of construction per TCEQ Chapter 290.

K. Permitting for Road Crossing

Consultant to coordinate with the Texas Department of Transportation (TxDOT), counties and cities to determine the requirements and timing required to obtain a permit when the transmission main crosses the agency's right-of-way or jurisdiction. Consultant to also identify the private utilities such as oil and gas utility companies which may require permits to install and cross through their right-of-way or easement. This task includes:

- Obtaining record data of the pipelines along the pipeline corridor
- Contacting the private utilities to identify the location of their pipelines in the vicinity of the transmission main and raw water pipeline. Identifying the requirements for transmission main and raw water pipeline crossing private utilities such as vertical separation between existing and proposed pipe, submitting transmission main/raw water pipeline drawings at the crossing, contacting utility prior to construction at the crossing. Keeping a log of telephone conversation for future record.
- Meeting with TxDOT' s local district to inform about the project and discuss the permitting, plan submittal requirements, and timetable for obtaining permit.
- Meeting with County (or Counties) for roadway permit.
- Coordination with County (or Counties) for the permitting requirements for the installation of transmission main.

Note: Permits from these TCEQ and TxDOT have a duration linked to the beginning of construction. Obtaining these permits too far in advance of the actual construction start date may render some of them ineffective when needed. In addition, permits from these agencies may require detailed design drawings and

specifications with an engineer's seal, which are not included within this scope of services.

VI. ADDITIONAL ALLOWANCE (TASK 592) **Allowance: $3,000,000**

- Address alternate or additional design scenarios (e.g., Dressen reroute).
- Address additional work not included in scope above (e.g., permitting fees, extensive topographic surveying (Task 105), easement acquisition (Task 202)).
- Provide additional value engineering if required.
- Construction Management and Inspection during Contractor Pre-Construction Phase.
- Perform other additional work outside of this scope of work at the City's discretion.
- Reimburse Pape-Dawson for direct expenses which include reproduction, travel, express mail, special delivery and subcontractor expenses related to these services. Direct expenses include a 10% markup on cost and will be billed on a time and material basis. Pape-Dawson suggests a $80,000 set aside within this allowance for direct costs.

Anticipated Timeline

The goal is to deliver 60% plans and specifications by March 27, 2026, and 100% plans and specifications by July 1, 2026. The scope assumes uninterrupted access to the project site beginning December 19, 2025. It is also assumed that the City will execute this Design Phase task order by December 19, 2025, and grant access to the site by March 2, 2026 to begin construction.

THIS PROPOSAL ASSUMES AND/OR EXCLUDES THE FOLLOWING:

- *Agency review fees, impact fees, and platting fees are not included herein. These costs are accounted for in the Additional Allowance.*
- *Permit fees associated with TxDOT, San Patricio Groundwater Conservation District, TCEQ, and other regulatory entities are not included herein. These costs are accounted for in the Additional Allowance.*
- *Task Order proposal assumes that no water disinfection and treatment methods will be required.*
- *Assumes foundation design for ground storage tank to be performed by tank manufacturer.*
- *Excludes software licenses or hardware, PLC of HMI programming, and factory testing of equipment. This scope of work to be included in the Contractor's fee.*
- *Assumes City will engage an eminent domain attorney for temporary restraining orders and condemnation, as necessary. The cost of an attorney is not included in this proposal.*
- *A Phase 1 Environmental Site Assessment report to be provided by City. Work to be done by others.*
- *Phase 2 Environmental Site Assessment and hazardous material mitigation are not included. These costs are accounted for in the Additional Allowance.*
- *NHPA Section 106 and Antiquities Code of Texas consultations are excluded as directed and confirmed by the City through the issuance of Task Order #2.*
- *Geotechnical Engineering is excluded. Work to be done by others.*
- *Material testing services for construction are excluded.*
- *Assumes no detailed flood studies are required.*

- *Pape-Dawson has the right to rely on modeling information from HDR regarding MRP connection conditions.*
- *OPCC and construction schedules after Task Order #1 to be provided by Contractor.*
- *This proposal includes a fee to prepare metes and bounds documents for easements for electrical, water, and access roads. Landowner agreements may reference GPS recordation of newly constructed pipelines by a Professional Land Surveyor within the Project area. If this is required, the fee will be provided in the following construction phase task order.*
- *Engineering design fee does not include construction phase services, except as outlined in Task 202.*
- *Assumes landowners will provide uninterrupted access during design and construction. Consultant will coordinate access through the landowners when possible, however, the City is ultimately responsible for providing access to the project site.*
- *Additional services required by the City which may arise, and are not outlined above, to be compensated for on time and materials basis or as negotiated and approved between the City and Pape-Dawson.*

SUMMARY OF SCOPE AND FEES

I.	Design of Temp. Infrastructure for Expedited Delivery	Task 390	*T&M*	$357,250
II.	Environmental Permitting	Task 239	*T&M*	$83,500
III.	Survey (Non-Taxable)	Task 105	*T&M*	$1,375,000
IV.	Subsurface Utility Engineering (SUE) - Subconsultant	Task 190	*T&M*	$344,960
V.	Design Phase	Task 202	*LS*	$9,806,200
VI.	Additional Allowance	Task 592	*Allowance*	$3,000,000
			Total:	**$14,966,910**

BASIS OF COMPENSATION

Pape-Dawson's compensation for the above services shown as hourly, allowance or Time and Materials (T&M) will be a charge on an as needed basis for personnel services plus an hourly charge for specialized equipment. Pape-Dawson's compensation for the other above services will be a lump sum fee. A budget of **$14,966,910** is the estimated cost of Pape-Dawson's current understanding of the services identified above.

AGREEMENT

Upon the signing of this Proposal by Client, this Proposal to be governed by the existing Master Agreement for Professional Engineering Services by and between Client and Pape-Dawson, dated effective as of the **October 2, 2025**, with the same force and effect as if all of the terms of such Master Agreement were recited verbatim herein. **The scope of work is being conducted in accordance with MSA #6821, Task Order #2.**

The costs, fees, budget, and scope of work set out herein are valid for ninety (90) days from the date of this Proposal. If Pape-Dawson does not receive an executed Proposal from the Client within ninety (90) days from the date of this Proposal, the costs, fees, budget, and scope of work are subject to revision at Pape-Dawson's sole discretion. Pape-Dawson to provide a revised Proposal with the modified costs, budget, and scope of work should revisions be made.

We appreciate the opportunity to work with you on this project.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Cara C. Tackett, P.E.
Chief Operating Officer, Expanding Markets

Signature:_____

Name:_____

Title:_____

Date:_____

Chris Noe, P.E.
Managing Vice President, Project Delivery

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