

## **PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT is made in Johnson County, Kansas, by and between the City of Olathe, Kansas, hereinafter "City," and HNTB CORPORATION, hereinafter "Consultant" (collectively, the "Parties").

City intends to construct an improvement project (hereinafter called the "Project") in Olathe, Kansas, described as follows:

### **Watershed Improvement Preliminary Project Studies**

The Project is more fully described in **Exhibit A** (attached hereto and incorporated herein by reference).

By executing this Agreement, Consultant represents to City that Consultant is professionally qualified to perform services on this Project and is licensed to practice engineering by all public entities having jurisdiction over Consultant and the Project.

### **SECTION I - DEFINITIONS**

As used in this Agreement, the following terms will have the following meanings unless otherwise stated or reasonably required by the Agreement, and other forms of any defined words will have a meaning parallel thereto. All terms defined in the most recent version of the Engineers Joint Contract Documents Committee (EJCDC) Standard General Conditions of the Construction Contract (the "General Conditions") adopted by City will have the same meaning when used in this Agreement unless otherwise specifically stated or in the case of a conflict in which case the definition used in this Agreement will prevail in the interpretation of this Agreement.

**"Additional Services"** means services in addition to those listed in **Exhibit B**.

**"City"** means the City of Olathe, Kansas, a municipal corporation duly organized under the laws of the State of Kansas, its employees, appointees, and officers.

**"Consultant"** means the company or individual identified above, herein, and its affiliates, subsidiaries, employees, agents, and assigns.

**"Construction Cost"** means and includes but is not limited to the cost of the entire construction of the Project, including all supervision, materials, supplies, labor, tools, equipment, transportation and/or other facilities furnished, used or consumed in connection with the Project, without deduction on account of penalties, liquidated damages or other amounts withheld from payment to a construction contractor or contractors, but such cost will not include Consultant's fee, or any other payments to Consultant as set forth herein, and will not include cost of land or rights-of-way and easement acquisition.

**"Contract Documents"** means those documents so identified in the Agreement for Construction of this Project including all Consultant Documents.

"Consultant Documents" means all documents required or reasonably implied by the nature of the scope of services to be performed by Consultant hereunder, including, but not limited to, plans, specifications, drawings, tracings, designs, calculations, sketches, models and reports.

"Professional Services" means the professional services, labor, materials, supplies, testing, surveying, title work, inspection, if applicable, and all other acts, duties, and services required of Consultant under this Agreement including any Additional Services.

"Project" is as above described.

"Project Manager" means the person employed and designated by City to act as the City's representative for the Project.

"Right-of-Way" and "Easements" means and includes the public street, highway, or road right-of-way and any other land dedicated to or otherwise subject to public use.

"Subsurface Borings and Testing" means borings, probings and subsurface explorations, laboratory tests and inspections of samples, materials and equipment; appropriate professional interpretations of all the foregoing.

"Traffic Control Plan" means a specific plan that includes but is not limited to signing; application and removal of pavement markings; construction sequencing and scheduling; methods and devices for delineation and channelization; placement and maintenance of devices; traffic regulation; and inspection made in accordance with the City's technical specifications.

## **SECTION II - COMPENSATION**

### **A. FEES & EXPENSES**

1. Total Fee: City agrees to pay Consultant an amount not to exceed Two Hundred Sixty Five Thousand Six Hundred Ninety Dollars (\$265,690), including reimbursable expenses as described herein. The fee is based on the performance of the scope of services outlined in this Agreement, including **Exhibit B** attached hereto and incorporated by reference, and will be billed by Consultant using hourly rates and equipment charges as set forth in **Exhibit C** attached hereto and incorporated by reference, plus reimbursable expenses as set forth below. All bills will be submitted to City monthly as provided herein. Payment to Consultant will not exceed the following percentages in each phase of the Project without prior written consent of City
2. Reimbursable Expenses: Consultant will be reimbursed at the actual cost, not to exceed a total expense of Twenty Eight Thousand Four Hundred Eighty Five Dollars (\$28,485) for the following expenses related only to the Project: (a) expense of transportation in connection with the Project; (b) expenses in connection with authorized out-of-town travel; (c) long-distance communications; (d) expenses of printing and reproductions; (e) postage and facsimile transmissions; (f) expenses of renderings and models requested by City, and (g) other costs as authorized by City in writing as set forth herein.

## **B. SERVICES BEYOND THE SCOPE OF SERVICES**

1. Change in Scope: For substantial modifications in authorized Project scope, substantial modifications of drawings, or substantial modifications to specifications previously accepted by City, when requested by City and through no fault of Consultant, Consultant will be compensated for time and expense required to incorporate such modifications at Consultant's standard hourly rates per **Exhibit C**; provided, however, that any increase in fee or extension of time for Consultant to complete the services must be approved by City in writing. Consultant will correct or revise any errors or deficiencies in its designs, drawings or specifications without additional compensation when due to Consultant's negligence or other actionable fault.
2. Additional Services: Consultant will provide Additional Services authorized by a supplemental agreement executed in writing by the Parties. Prior to commencing any Additional Services, Consultant must submit a proposal outlining the Additional Services to be provided, estimation of total hours, completion date, and a maximum fee based upon the hourly rate schedule attached hereto as **Exhibit C**. Such Additional Services may include, but are not limited to, making computations and determinations of special assessments, making special trips requested by City other than those required by Section III, preparing changes in plans ordered by City or made necessary by causes beyond the control of Consultant, providing services necessitated in the event the Professional Services are suspended or abandoned, if such suspension or abandonment is not the result of a breach of this Agreement by Consultant, and providing any other special services not otherwise covered by this Agreement which may be requested by City to complete the Project. Payment to Consultant as compensation for Additional Services will be in accordance with the hourly rate schedule attached as **Exhibit C**.
3. Special Services: Consultant may be called on to serve as a consultant or witness in any litigation, arbitration, legal or administrative proceeding arising out of this Project. If Consultant is requested, in writing, by City, to appear as a witness, it will be paid its hourly fee as reflected on the hourly rate schedule attached hereto as **Exhibit C**. Consultant will not be paid extra by City if Consultant's appearance is to defend its Professional Services.

## **C. BILLING & PAYMENT**

1. Billing: Consultant may bill City monthly for completed Professional Services, including reimbursable expenses. The bill submitted by Consultant must itemize the Professional Services and reimbursable expenses for which payment is requested. City agrees to pay Consultant within thirty (30) days of approval by the Governing Body or other agent of City in accordance with the City's Procurement Policy. The bill must be mailed to the attention of Account Payable, City of Olathe, PO Box 768, Olathe, KS 66051-0768 or emailed to apolathe@olatheks.org. The bill must indicate it is for work or expenses under this Agreement (include Agreement date for identification).
2. City's Right to Withhold Payment: In the event City becomes credibly informed that any representations of Consultant provided in its monthly billing are wholly or partially

inaccurate, City may withhold payment of sums then or in the future otherwise due to Consultant until the inaccuracy and the cause thereof is corrected to City's reasonable satisfaction. In the event City questions some element of an invoice, that fact will be made known to Consultant immediately. Consultant will help effect resolution and transmit a revised invoice, if necessary. Amounts not questioned by City will be paid to Consultant in accordance with the contract payment procedures.

3. Progress Reports: A progress report must be submitted with each monthly pay request indicating the percentage of Professional Services completed to date. This report will serve as support for payment to Consultant.

#### **D. SCHEDULE**

All services must be completed on or before March 31, 2027.

### **SECTION III - RESPONSIBILITIES OF CONSULTANT**

Consultant will perform the Professional Services in all phases of the Project to which this Agreement applies as herein provided and which are required for the construction of the Project as described below:

#### **A. PRELIMINARY DESIGN PHASE**

1. Services: The Professional Services to be provided during this phase are set out in **Exhibits B, D, and E**, attached hereto and incorporated by reference.
2. Preliminary Design Documents: Consultant will furnish City copies of the above preliminary design documents per the City of Olathe Technical Specifications and Design Criteria for Public Improvements, unless otherwise noted in **Exhibit B**.
3. Preliminary Cost Estimate: Consultant will furnish City an estimate of probable Construction Cost based on the preliminary design and at subsequent design review submittals as specifically requested by City. Consultant's estimate of probable Construction Cost is to be made based on Consultant's experience and qualifications and represent Consultant's best judgment as an experienced and qualified design professional, familiar with the construction industry.
4. Budget: Consultant will immediately advise City if, in its opinion, the amount budgeted for construction is not sufficient to adequately design and construct the improvement as requested.
5. Permits and Right-of-Way: These Professional Services will include preparation of plans, exhibits and applications required for securing approvals, licenses, or permits from governmental or corporate agencies or authorities, and providing City with documents for right-of-way and/or easement acquisition necessary for the construction of the improvement, unless eminent domain proceedings are required to secure the right-of-way and/or easements. Consultant will comply with the conditions set out in the Land

Acquisition Checklist for Consultant Projects as in **Exhibit D**. City will be responsible for acquiring the necessary Right-of-Way or Easements, unless otherwise agreed upon between City and Consultant. A property map of the areas needed to be acquired, and other necessary information related to such acquisition, will be provided by Consultant with copies of the preliminary construction plans to the Project Manager. It is recognized that such information cannot be provided for some tracts until the completion of the final construction plans. Consultant will also provide any necessary ownership and encumbrance (O&E) documents.

## **B. FINAL DESIGN PHASE**

1. Services: The Professional Services to be provided during this phase are set out in **Exhibits B and E**, attached hereto and incorporated by reference.
2. Final Design Documents: Consultant will furnish City copies of the final design plans per the City of Olathe Technical Specifications and Design Criteria for Public Improvements unless otherwise noted in **Exhibit B**.
3. Contract Documents: Consultant will prepare for City all Project contract agreement forms, final design plans, general conditions and supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents requested by City, unless such documents are provided by City.
4. Final Cost Estimate: Consultant will furnish City an estimate of probable Construction Cost based on final design. This estimate is commonly known as the "Engineer's Estimate" and will be used as the basis for construction contract award. The Engineer's Estimate must be sealed and provided by a professional engineer licensed by the State of Kansas. Since Consultant has no control over the cost of labor, materials, or equipment furnished by others not under contract to Consultant, or over the resources provided by others not under contract to Consultant to meet Project schedules, Consultant's opinion of probable costs and of Project schedules for construction may be made based on experience and qualifications as a professional engineer. Consultant does not guarantee that proposals, bids, or actual Project costs will not vary from Consultant's opinions of probable cost or that actual schedules will not vary from Consultant's projected schedules.
5. Budget: Consultant will immediately advise City if, in its opinion, the amount budgeted for the Project is not sufficient to cover all Project costs, including but not limited to, construction, right-of-way and easement acquisition, inspection, and testing.

## **C. BIDDING PHASE**

1. Services: The Professional Services to be provided during this phase are set out in **Exhibit B**, attached hereto and incorporated by reference.
2. Bids Exceeding Cost Estimate: If all bids exceed Consultant's Final Cost Estimate, Consultant, at the request of City and for no additional cost, will prepare a report for City

identifying why all the bids exceed the estimate. City has four (4) options if all bids exceed Consultant's estimate. City may: (1) give written approval of an increase in the Project cost up to a maximum of 7% above the authorized total; (2) authorize rebidding of the Project; (3) terminate the Project and this Agreement; or (4) cooperate in revising the Project scope or specifications, or both, as necessary to reduce the construction cost, and the Parties shall mutually agree in writing the amount of any adjustments to the Total Fee and/or Schedule required as a result of such revision.

#### **D. CONSTRUCTION PHASE**

1. In-House Administration and Inspection: It is understood that City will provide full-time, in-house administration and inspection of the construction Project and the work of the construction contractor at City's expense, unless otherwise agreed upon in writing by the Parties. Consultant will assist City by providing general administration and inspection of the work of the construction contractor as requested by City by conducting periodic inspections of the construction contractor's work during construction and will assist City in a final inspection of the construction Project after completion of the work by the construction contractor. Consultant will also check shop drawings and assist City in making interpretation of plans and specifications and reviewing pay estimates for making payments to the construction contractor.
2. Services: The Professional Services provided during this phase are set out in **Exhibits B and E**, both attached hereto and incorporated by reference.
3. Additional Drawings: If during construction, situations arise which require additional drawings or details, Consultant agrees to provide such additional drawings or details at no cost to City when the additional drawings or details are required to correct Consultant's negligent acts, errors or omissions. If such situations occur through no fault of Consultant, or are beyond Consultant's control, both Parties agree to negotiate an equitable payment to Consultant for Consultant's Professional Services rendered, which will be accomplished through a Change Order.
4. Staking: Unless otherwise provided, staking must be included in the bid specifications to be performed by the construction contractor.
5. Notice of Defects: If, based on Consultant's involvement during the construction phase, Consultant observes or otherwise becomes aware of any defect in the work, Consultant will give prompt written notice to City of such defects and their approximate location on the Project. However, Consultant will not have control over or charge of and will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions, inspections and programs in connection with the work, since these are solely the construction contractor's responsibility under the contract for construction to be entered into with City. Consultant will not be responsible for the construction contractor's schedules or failure to carry out the work in accordance with the Contract Documents. Consultant will not have control over or charge of acts or omissions of any construction contractor, any of a construction contractor's subcontractors, or any of the agents or employees of a construction contractor selected by City to construct the Project.

6. Shop Drawings: Consultant will review and take appropriate action on the chosen construction contractor's shop drawings and samples, and the results of tests and inspections and other data which each construction contractor is required to submit for the purposes of reviewing for compliance with the design concept and conformance with the requirements of the Contract Documents and the City of Olathe Technical Specifications and Design Criteria for Public Improvements.

#### **E. GENERAL DUTIES AND RESPONSIBILITIES**

1. Personnel: Consultant will assign only qualified personnel to perform any service concerning the Project as identified in Consultant's response to the Request for Proposals. At the time of execution of this Agreement, the Parties anticipate that the following individual will perform as the principal on this Project: Gretchen Ivy. As principal on this Project, this person will be the primary contact with the City's Project Manager and will have authority to bind Consultant. So long as the individual named above remains actively employed or retained by Consultant, such individual will perform the function of principal on this Project. For the Professional Services rendered hereunder, Consultant, and any of its subcontractors, will employ engineers, architects, landscape architects, and surveyors licensed by the Kansas State Board of Technical Professions.
2. Subsurface Borings & Material Testing: If tests, additional to those provided for in **Exhibit B**, are required for design, Consultant will prepare specifications for the taking of the additional borings. Such subsurface borings and testing, as defined herein, will be provided by the City's contracted testing consultant or its subcontractors. Since subsurface conditions can change over time due to both the natural and manmade forces, including changes in condition or use of adjacent properties, the Consultant nor its geotechnical subconsultants shall be held responsible if the conditions encountered after the date of the analysis are different from those inferred by the test borings or the project details and information provided to the Consultant and its subconsultant changes. The geotechnical engineering recommendations are an evaluation of subsoil performance based on the geotechnical engineer's experience and professional opinion. These services shall be performed with the degree of skill and care normally utilized by other members of the geotechnical engineering profession currently practicing in the general location. No other warranty is either express or implied. Any use or reuse of the report for any purpose other than as specifically intended hereunder without written verification by the geotechnical engineer shall be at the user's own risk.
3. Utility Coordination: Consultant will comply with the conditions set out in the Utility Coordination Checklist as in **Exhibit E**. The services required of Consultant by this checklist are expected to usually occur during the Preliminary Design, Final Design, and Construction phases; however, Consultant's responsibilities under this checklist may sometimes occur at other times.
4. Service By and Payment to Others: Any services authorized in writing by City and performed by any party other than Consultant or its subcontractors (a "Third Party") in connection with the proposed Project will be contracted for and paid for by City. In

addition to payments for the Third Party's professional services, this may also include necessary permits, licenses, ownership certifications, materials testing, advertising costs, and other special tests or other services required or requested by City or Consultant which are not defined within the scope of services of Consultant as set forth herein. Fees for such extra services will be subject to negotiation between City and the Third Party. Fees will be approved by City in writing prior to the execution of any extra services. Although Consultant may assist City in procuring such services of Third Parties, Consultant will in no way be liable to either City or such Third Parties in any manner whatsoever for such services or for payment thereof.

5. Subcontracting or Assignment of Services: Consultant may not subcontract or assign any of the Professional Services to be performed under this Agreement without first obtaining the written approval of City. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge Consultant from any obligation under this Agreement. Any person or firm proposed for subcontracting Professional Services under this Agreement will maintain throughout the duration of the Agreement, insurance as provided in Section V.D.2. herein, and will additionally maintain Professional Liability insurance in a minimum amount of \$1,000,000 per claim and in the aggregate and provide City with an insurance certificate showing the insurance limits provided by Consultant's subconsultant. Any services completed by a City-approved subcontractor of Consultant pursuant to this Agreement may not be increased more than ten percent (10%) over the actual cost of the services.
6. Endorsement: Consultant must sign and seal all final plans, specifications, estimates and engineering data furnished by Consultant. Any review or approval by City of any documents prepared by Consultant, including but not limited to the plans and specifications, will be solely for determining whether such documents are consistent with the City of Olathe Technical Specifications and Design Criteria for Public Improvements and may not be construed as City assuming responsibility for the accuracy, adequacy, fitness, suitability and coordination of Consultant's services and deliverables. No review of such documents will relieve Consultant of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its services and deliverables.
7. Inspection of Documents: Consultant must maintain all Project records for inspection by City at reasonable times and places upon written request during the contract period and for three (3) years from the date of final payment.
8. Standard of Care: Consultant will exercise the same degree of care, skill, and diligence in the performance of the Professional Services as is ordinarily possessed and exercised by a professional engineer under similar circumstances. If Consultant fails to meet the foregoing standard, Consultant will perform at its own cost, and without reimbursement from City, the Professional Services necessary to correct errors and omissions which are caused by Consultant's negligence.

## SECTION IV - CITY OF OLATHE'S RESPONSIBILITIES

### **A. COMMUNICATION**

City will provide to Consultant information and criteria regarding City's requirements for the Project; examine and timely respond to Consultant's submissions; and give written notice to Consultant, who will respond promptly, whenever City observes or otherwise becomes aware of any defect in the Professional Services.

### **B. ACCESS**

City will provide access for Consultant to enter public and private property related to the Project and performance of Consultant's obligations under this Agreement.

### **C. DUTIES**

City will perform the various duties and services in all phases of the Project which are outlined and designated in **Exhibit B** as City's responsibility.

### **D. PROGRAM AND BUDGET**

City will provide all relevant information reasonably required for Consultant to perform its obligations herein, including but not limited to City's objectives, schedule, constraints, budget with reasonable contingencies, and other necessary design criteria for the Project.

### **E. ADMINISTRATIVE SERVICES**

City will furnish all City-related legal, accounting, insurance and audit services as may be necessary at any time for completion of the Project. However, in no event will any City-related legal, accounting, insurance and or audit services be provided on behalf of Consultant, nor will Consultant serve any other role than as an independent contractor of City.

### **F. BOND FORMS**

City will furnish all bond forms required for the Project.

### **G. PROJECT REPRESENTATIVE**

City will designate a Project Manager to represent City in coordinating this Project with Consultant. The City's Project Manager will have the authority to transmit instructions and decisions of City.

### **H. Right to Rely**

Notwithstanding anything to the contrary, City represents to Consultant that Consultant may reasonably rely on any content, information, materials, and documents provided by City, or

any other Project participants, in connection with Consultant’s performance of Professional Services pursuant to this Agreement. City further represents that Consultant shall not be responsible for verifying or ensuring such content, information, materials, and documents do not violate or infringe any law or other third-party rights. City shall indemnify Consultant for any infringement claims resulting from Consultant’s use of such content, information, materials, or documents. Consultant shall not be liable for any errors, omissions, deficiencies in Consultant’s Professional Services resulting from inaccurate or inadequate content, information, materials, and documents furnished by City.

**SECTION V - GENERAL PROVISIONS**

**A. TERMINATION**

1. Notice: City reserves the right to terminate this Agreement for either cause (due to Consultant’s failure to substantially perform its obligations hereunder) or for its convenience and without cause or default on the part of Consultant, by providing fifteen (15) days' written notice of such termination to Consultant. Upon receipt of such notice from City, Consultant will, at City's option as contained in the notice: (1) immediately cease all Professional Services; or (2) provide a cure or submit a plan for cure in the case of City’s notice for cause; (3) meet with City and, subject to City's approval, determine what Professional Services will be required of Consultant in order to bring the Project to a reasonable termination in accordance with the request of City. Consultant will also provide to City copies of all drawings and documents completed or partially completed at the date of termination for which Consultant has been fully paid. If City defaults on its obligations under this Agreement, (due to City’s failure to substantially perform its obligations under this Agreement), Consultant must notify City by written notice of its intent to terminate and City will have fifteen (15) days from the date of the notice to cure or to submit a plan for cure acceptable to Consultant. In no event may Consultant terminate the contract solely for its convenience without cause.

Address for Notice:

City of Olathe  
Attn: Rob Beilfuss  
100 E. Santa Fe  
P.O. Box 768  
Olathe, KS 66051-0768

HNTB Corporation  
Attn: Zach Jarchow  
6300 Sprint Parkway  
Suite 300  
Overland Park, KS 66211

2. Compensation for Convenience Termination: If City terminates for its convenience as provided herein, City will compensate Consultant for all Professional Services completed and accepted and reimbursable expenses incurred to the date of its receipt of the termination notice and any additional Professional Services and reimbursable expenses requested by City to bring the Project to reasonable termination. Compensation will not include anticipatory profit or consequential damages, neither of which will be allowed.
3. Compensation for Cause Termination: If City terminates for cause or default on the part of Consultant, City will compensate Consultant for the reasonable cost of Professional

Services and reimbursable expenses completed and accepted to date of its receipt of the termination notice. Compensation will not include anticipatory profit or consequential damages, neither of which will be allowed. City also retains all its rights and remedies against Consultant including but not limited to its rights to sue for damages, interest and attorney fees.

4. Incomplete Documents: Neither Consultant nor its subcontractors will be responsible for errors or omissions in documents which are incomplete because of an early termination under this Section, or Consultant having been deprived of the opportunity to complete such documents and prepare them to be ready for construction. Any use except for the purpose intended by this Agreement will be at the user's sole risk and without liability or legal exposure to Consultant.
5. Termination for Lack of Funds: If, for whatever reason, adequate funding is not made available to City to support or justify continuation of the level of Professional Services to be provided by Consultant under this Agreement, City may terminate or reduce the amount of Professional Services to be provided by Consultant under this Agreement. In such event, City will notify Consultant in writing at least thirty (30) days in advance of such termination or reduction of Professional Services for lack of funds.

## **B. DISPUTE RESOLUTION**

City and Consultant agree that disputes relative to the Project will first be addressed by negotiations between the Parties. If direct negotiations fail to resolve the dispute, the Party initiating the claim that is the basis for the dispute may take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute, Consultant will proceed with the Professional Services as per this Agreement as if no dispute existed, and City will continue to make payment for Consultant's completed Professional Services; and provided further that no dispute will be submitted to arbitration without both Parties' express written consent.

## **C. OWNERSHIP OF CONSULTANT DOCUMENTS**

Consultant will provide City a copy of all final Consultant Documents, including but not limited to prints, reproductions, reports, plans, specifications and related documents, which will upon full payment to Consultant therefore, become the property of City; except that Consultant's copyrighted instruments will remain in the ownership of Consultant if Consultant, at Consultant's sole discretion, so identifies them by appropriate markings. The Parties agree and acknowledge that the Consultant Documents are not intended or represented to be suitable for reuse by the City or others on modifications or extensions of the Project or on any project; however, provided that if Consultant is paid in full for its Professional Services, then City may subsequently reuse these final documents without any additional compensation or agreement of Consultant. However, such reuse without written verification or adaptation by Consultant for the specific purpose intended by City will be at City's sole risk and without liability or legal exposure to Consultant. City does not take any responsibility for the reuse of documents by others.

## D. INSURANCE

1. General: Consultant will maintain, throughout the duration of this Agreement, insurance (on an occurrence basis unless otherwise agreed to) of such types and in such amounts as required in **Exhibit F (City of Olathe Insurance Requirements)**. Consultant will provide certificates of insurance and renewals thereof on forms acceptable to City and in the manner specified in **Exhibit F**. Consultant is required to promptly notify City of a material change or cancellation of any policy listed on the Certificate.
2. Subcontractor's Insurance: If a part of the Professional Services under this Agreement is to be sublet, Consultant will either (a) cover all subcontractors in its insurance policies, or (b) require each subcontractor not so covered to secure insurance which will protect subcontractor against all applicable hazards or risks of loss in the minimum amounts designated herein. If Consultant selects option (b), then Consultant agrees to provide the City's Risk Manager a certificate of insurance acceptable to the Risk Manager at least seven (7) days prior to allowing the subcontractor to perform any services on this Project. Consultant agrees that any subcontractor providing services on said Project without providing a certificate of insurance acceptable to the City's Risk Manager will immediately cease all services on said Project and will assume all financial risk associated with such failure thereto.

## E. INDEMNITY

1. Loss: For purposes of indemnification requirements, the term "Loss" means any and all loss, damage, liability or expense, of any nature whatsoever, whether incurred as a judgment, settlement, penalty, fine or otherwise (including reasonable attorney's fees and the cost of defense), in connection with any action, proceeding, demand or claim for injury, including death, to any person or persons or damages to or loss of, or loss of the use of, property of any person, firm or corporation, including the parties hereto, which to the extent caused by or are connected with the performance of this Agreement.
2. Indemnification and Hold Harmless: For purposes of this Agreement, subject to the Kansas Tort Claims Act, K.S.A. 75-6101 *et seq.*, Consultant agrees to indemnify, and hold harmless City and its agents from any and all Loss where Loss is caused or incurred as a result of the intentional misconduct, recklessness, negligence, or other actionable fault of Consultant or its subcontractors. Neither acceptance of completed work nor payment therefor nor termination or expiration of this Agreement releases Consultant of its obligations under this paragraph.
3. Comparative Fault & Contributory Negligence: It is a specific element of consideration of this Agreement that the indemnity in Section V.E.2 will apply notwithstanding the joint, concurring or contributory or comparative fault or negligence of City or any Third Party and, further notwithstanding any theory of law including, but not limited to, a characterization of City's or any Third Party's joint, concurring or contributory or comparative fault or negligence as either passive or active in nature; provided, however, that Consultant's obligation hereunder will not include amounts attributable to the fault or negligence of City or any Third Party for whom Consultant is not responsible.

4. Damage Limitations: The indemnification obligation contained in this Agreement will not be limited by any limitation on amount or type of damages, compensation or benefits payable by or for Consultant or its subcontractors, by the minimum insurance required by this Agreement, nor under workers' compensation acts, disability benefit acts, or other employee benefit acts.
5. Negligence by the City: Consultant is not required hereunder to defend City or its agents from assertions that they were negligent, nor to indemnify and hold them harmless from liability based on City's negligence.

**F. AFFIRMATIVE ACTION/OTHER LAWS**

1. Kansas Act Against Discrimination: During the performance of this Agreement, Consultant agrees that:
  - a. Consultant will observe the provisions of the Kansas Act Against Discrimination (K.S.A. 44-1001 et seq.) and will not discriminate against any person in the performance of work under the present contract because of race, religion, color, gender, disability, national origin, ancestry, or age;
  - b. in all solicitations or advertisements for employees, Consultant will include the phrase, "equal opportunity employer," or a similar phrase to be approved by the Kansas Human Rights Commission ("commission");
  - c. if Consultant fails to comply with the way Consultant reports to the commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Consultant will be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by City without penalty;
  - d. if Consultant is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the commission which has become final, Consultant will be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the contracting agency; and
  - e. Consultant will include the provisions of subsections a. through d. in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.
2. Exceptions to Applicability: The provisions of this Section will not apply to a contract entered into by City with Consultant if (a) Consultant employs fewer than four (4) employees during the term of such contract; or (b) Consultant's contract with City totals Ten Thousand Dollars (\$10,000) or less in aggregate.
3. Kansas Age Discrimination in Employment Act: Consultant further agrees and acknowledges that it will abide by the Kansas Age Discrimination In Employment Act (K.S.A. 44-1111 et seq.) and the applicable provision of the Americans With Disabilities Act

(42 U.S.C. 12101 et seq.) as well as all other federal, state and local laws, ordinances and regulations applicable to this Project and to furnish any certification required by any federal, state or local governmental agency in connection therewith.

4. Kansas Fairness in Public Construction Contract Act: The Parties agree and acknowledge that the services provided under this Agreement are within the scope of the Kansas Fairness in Public Construction Contract Act (K.S.A. 16-1901 et seq.) and that no provision of this Agreement waives, alters, or supersedes any provisions of said Act.

#### **G. KANSAS OPEN RECORDS ACT**

Consultant acknowledges that City is subject to the Kansas Open Records Act (K.S.A. 45-215, *et seq.*). City retains the final authority to determine whether it must disclose any document or other record under the Kansas Open Records Act and the manner in which such document or other record should be disclosed.

#### **H. ENTIRE AGREEMENT**

This Agreement, including all documents and exhibits included by reference herein, constitutes the entire Agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except in writing mutually agreed to and accepted by both Parties to this Agreement. No form or document provided by Consultant after execution of this Agreement will modify this Agreement, even if signed by both Parties, unless it: 1) identifies the specific section number and section title of this Agreement that is being modified and 2) indicates the specific changes being made to the language contained in this Agreement.

#### **I. APPLICABLE LAW, JURISDICTION, AND VENUE**

Interpretation of this Agreement and disputes arising out of or related to this Agreement will be subject to and governed by the laws of the State of Kansas, excluding Kansas' choice-of-law principles. Jurisdiction and venue for any suit arising out of or related to this Agreement will be in the District Court of Johnson County, Kansas.

#### **J. NO THIRD-PARTY BENEFICIARIES**

Nothing contained herein will create a contractual relationship with, or any rights in favor of, any Third Party.

#### **K. INDEPENDENT CONTRACTOR**

Consultant is an independent contractor and not an agent or employee of City.

#### **L. DELIVERABLES**

1. Project Drawings: Project drawings which are developed by Consultant using a Computer Aided Drafting (CAD) System will be made available to City per the City of Olathe Technical

Specifications and Design Criteria for Public Improvements. However, due to the potential that the information set forth on the electronic media could be modified by City, or other City consultants, unintentionally or otherwise, Consultant will remove all indices of its ownership, professional corporation name, seal, and/or involvement from each electronic display. If City provides such electronic media to others for any purpose, City will require the electronic media to be returned to City upon completion of such use. City recognizes that use of such electronic media will be at City's sole risk and without any liability risk or legal exposure by Consultant.

2. Project Documentation: All documentation provided City other than Project drawings will be furnished in either Microsoft Word file format or pdf format.
3. Conformed To Construction Drawings ("As Built" Drawings): Following construction, City and/or construction contractor will provide copies of changes and alterations made in the field during construction to Consultant to provide Conformed To Construction Drawings per the City of Olathe Technical Specifications and Design Criteria for Public Improvements. Consultant may rely on the information provided by City in preparing such documents, subject to the professional standard of care required by this Agreement.

#### **N. COVENANT AGAINST CONTINGENT FEES**

Consultant represents that it has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this representation, City may terminate this Agreement without liability or may, in its discretion, deduct from the Total Fee or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

**O. NO SOLICITATION TO HIRE CITY EMPLOYEES**

1. No Solicitation to Hire: Except as otherwise provided in this section, during the term of this Agreement and for one year after the Agreement's expiration or termination, Consultant must not solicit to hire and then hire, or solicit to contract with and then contract with, any of the City's current employees involved with the oversight or implementation of this Agreement, including but not limited to the Project Manager.
2. No Restriction on City Employees: The foregoing restrictions shall not prevent City employees from affirmatively seeking employment elsewhere.
3. Liquidated Damages: The Parties agree that in the event of a breach of this provision that damages would be uncertain and difficult to accurately estimate. Therefore, if Consultant breaches this provision, Consultant agrees to pay City liquidated damages to the City equal to the annual salary of the applicable employee hired by or contracting with Consultant.

**P. COMPLIANCE WITH LAWS**

Consultant will abide by all applicable federal, state and local laws, ordinances and regulations applicable to the performance of Professional Services at the time the Professional Services are performed. Consultant will secure all occupational and professional licenses and permits from public and private sources necessary for the fulfillment of the obligations under this Agreement, and upon request will provide City a copy of its certificate of good standing to conduct business in the State of Kansas.

**Q. FORCE MAJEURE CLAUSE**

Neither party will be considered in default under this Contract because of any delays in performance of obligations hereunder due to causes beyond the control and without fault or negligence on the part of the delayed party, including but not restricted to, an act of God or of a public enemy, civil unrest, volcano, earthquake, fire, flood, tornado, epidemic, quarantine restrictions, area-wide strike, freight embargo, unusually severe weather or delay of subcontractor or supplies due to such cause; provided that the delayed party must notify the other party in writing of the cause of delay and its probable extent within ten (10) days from the beginning of such delay. Such notification will not be the basis for a claim for additional compensation. The delayed party must make all reasonable efforts to remove or eliminate the cause of delay and must, upon cessation of the cause, diligently pursue performance of its obligation under the agreement.

**R. TITLES, SUBHEADS AND CAPITALIZATION**

Titles and subheadings as used herein are provided only as a matter of convenience and will have no legal bearing on the interpretation of any provision of this Agreement. Some terms are capitalized throughout this Agreement but the use of or failure to use capitals has no legal bearing on the interpretation of such terms.

**S. SEVERABILITY CLAUSE**

If any provision of this Agreement is determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) will be null and void; provided, however, that the remaining provisions of this Agreement will be unaffected and will continue to be valid and enforceable.

**T. AMBIGUITY CLAUSE AND HIERARCHY OF INTERPRETATION**

If any ambiguity, inconsistency or conflict arises in the interpretation of this Agreement, the same will be resolved by reference first to the terms and conditions of this Agreement, and any exhibits attached hereto or incorporated by reference as noted below. In the event of any conflict or inconsistency between this Agreement and its exhibits, the following hierarchy of interpretation will apply:

1. This Agreement;
2. Scope of Services (Exhibit B);
3. City's Request for Proposals/Request for Qualifications (incorporated by reference);
4. Consultant's Response to RFP/RFQ (incorporated by reference).

***[The remainder of this page is intentionally left blank.]***

**U. EXECUTION OF CONTRACT**

The parties hereto have caused this Agreement to be executed this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

**CITY OF OLATHE, KANSAS**


By: \_\_\_\_\_  
(Mayor)

ATTEST:


\_\_\_\_\_  
City Clerk

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney or Deputy/Assistant City Attorney

HNTB Corporation

By:   
\_\_\_\_\_  
Gretchen Ivy, Senior Vice President  
6300 Sprint Parkway, Suite 300  
Overland Park, KS 66221

**TABLE OF CONTENTS  
OF EXHIBITS**

<b>Exhibit A</b>	<b>Description of Project &amp; Map</b>
<b>Exhibit B</b>	<b>Scope of Services</b>
<b>Exhibit C</b>	<b>Fee &amp; Rate Schedule</b>
<b>Exhibit D</b>	<b>Land Acquisition Checklist for Consultant Projects</b>
<b>Exhibit E</b>	<b>Utility Coordination Checklist</b>
<b>Exhibit F</b>	<b>City of Olathe Insurance Requirements</b>

**EXHIBIT A**  
**Description of Project & Map**

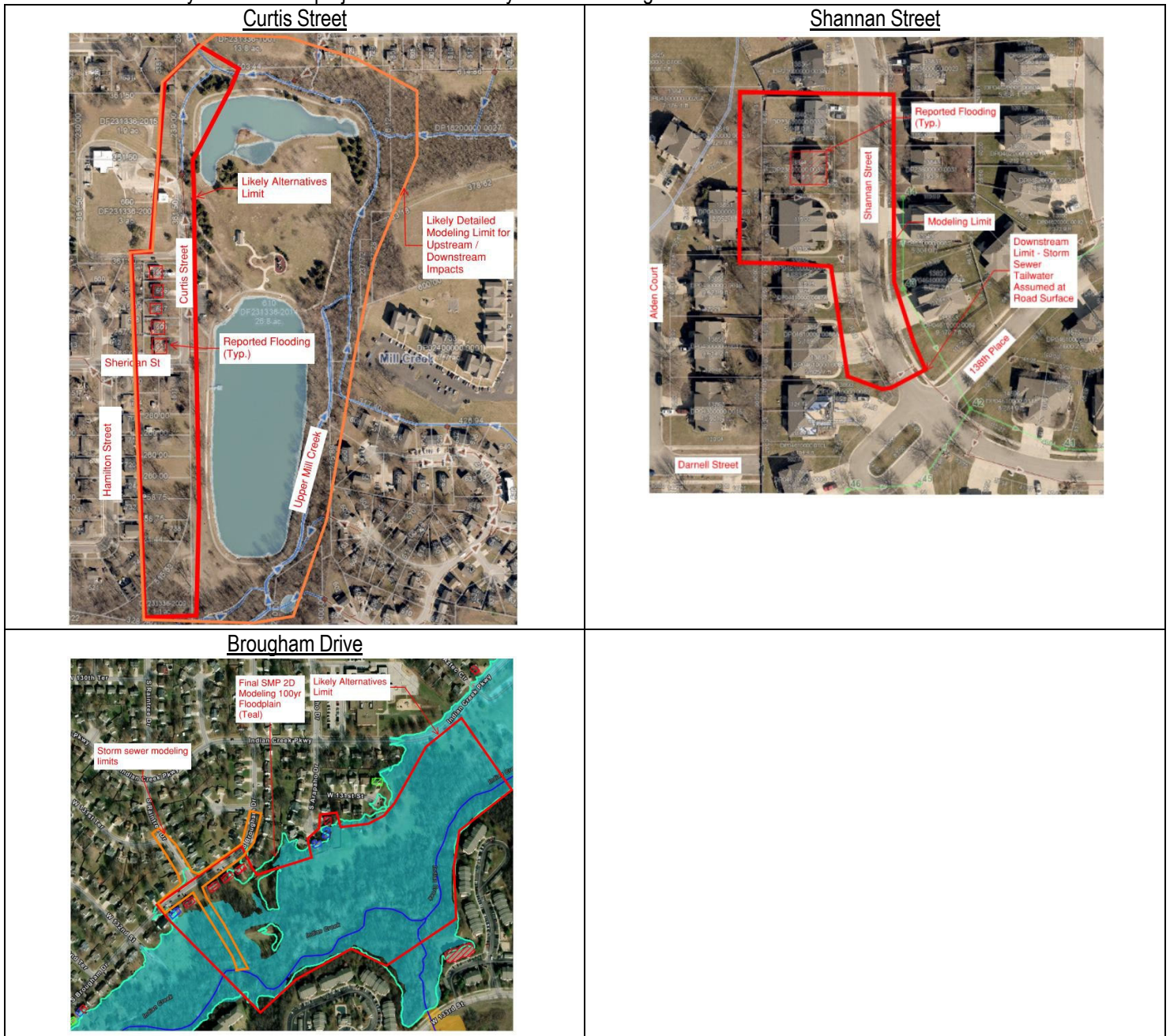
## Description of Project & Map

## Exhibit A

**Watershed Improvement Preliminary Project Studies:** HNTB's scope of services for this overall project is providing Preliminary Project Studies for two locations in the City of Olathe, in accordance with Johnson County Stormwater Management Program (SMP) procedures. Services will be provided in support of a buyout program application at a third location. The project sites suffered flooding in a rain event on July 16 / 17, 2025. The sites are located within two Watershed Organizations (WO). It consists of two separate study locations in two separate study documents:

- Curtis Street (PPS) – four houses reported flooding in July 2025.
- Brougham Drive (PPS) – one house reported flooding in July 2025. SMP 2D model understood to identify eight houses as flooding in the 1% event.
- Shannan Drive (Buyout Program) – one house reported flooding in July 2025.

The purpose of the studies will be to document existing flood conditions and frequencies, confirm public and private infrastructure modeled to flood, and prepare risk reduction alternatives. Hydraulic modeling will be prepared for existing conditions and alternatives at each site. Up to 3 alternatives will be evaluated at each site. Cost estimates and risk reduction scoring will be prepared for each alternative. Public involvement will include individual interviews with residents / owners at properties that flooded. A report will document each study. Limits of the projects and detailed hydraulic modeling areas are shown below.



**EXHIBIT B**  
**Scope of Services**

**Watershed Improvement Preliminary Project Studies:** HNTB's scope of services for this overall project is providing Preliminary Project Studies for two locations in the City of Olathe, in accordance with Johnson County Stormwater Management Program (SMP) procedures (dated September 2025) and assisting Olathe with documentation for one buyout thru the Johnson County SMP Home Buyout Program. The detailed scope for preparing each study is documented in Exhibit B2. Initially, HNTB will prepare a funding request to SMP for this Preliminary Project Studies project. Then, two overall separate studies and the materials for the buyout application will be prepared. Assumed limits for each study are shown on Exhibit A. Kaw Valley Engineering, as a subconsultant to HNTB, will provide limited field surveys and limited geotechnical borings. No right-of-way documents, preliminary / final design phase or construction phase service are included in this agreement. The following assumptions apply to this project's Scope of Services:

### **South Curtis Street**

This site is in the Upper Mill Creek Watershed, WSO 6. At least four houses are understood to have flooded on July 16/17. Additional assumptions include:

- The July 16 / 17 flooding source is understood to be a backed up storm sewer along Curtis Street. Hydraulic modeling will need to consider overflows from Upper Mill Creek, according to the effective FEMA flood study. Waterworks Park Lakes do not function as stormwater facilities and do not require detailed analysis as part of this study.
- In accordance with above, effective FEMA hydrology will be leveraged, subdivided, and extended with the localized drainage area for the storm sewer along Curtis Street.
- One additional one-on-one meeting is assumed with a long-term resident that gave an interview to the news after the flood event speaking about the flooding conditions.
- No SMP 2D modeling is available for this watershed and will not become available in the course of this study.

### **Brougham Drive**

There was one house (13139 Brougham Drive, a duplex) reported to flood in the July 16/17th event. This site is in the Indian Creek Watershed, WSO 2, and is directly adjacent to the Indian Creek main channel. Additional assumptions include:

- The July 16 / 17 flooding source is understood likely be localized rainfalls at the project site, with flooding due to undersized storm sewer systems. However, as these houses back against Indian Creek, and rainfall depths in the Indian Creek watershed did not consistently exceed 100-yr depths on July 16 / 17, there will be consideration for flooding from Indian Creek itself.
- Specifically, the SMP Indian Creek 2D model results dated November 22, 2024, indicate 13139 Brougham Drive, as well as seven other houses, in the proposed 12 HR – Atlas 14 – 1% AEP (Final 2D Model) Floodplain. It will be necessary to utilize this model to evaluate an alternative that addresses Indian Creek.
- It will be necessary to develop a separate model for flooding originating from Brougham Drive and considering the localized storm sewer network.
- For this study location, it is specifically noted that there will likely be differences in risk reduction performance between alternatives. For example:
  - Alternative 1: Buyout
  - Alternative 2: Address Flooding from street, no consideration for Indian Creek (would likely

meet less than 1% design event overall).

- Alternative 3: Address Flooding from street and Indian Creek.
- This site may require coordination with SMP in advance of the final PPS.

### Shannan Street

There was one house (13844 S Shannan Street) reported to flood in the July 16/17th event. This site is the upper end of the Tomahawk Creek Watershed, WSO 2. Additional assumptions include:

- This location will be submitted to the Home Buyout Program as a buyout. HNTB will provide data in support of this application including Risk Scoring, interview / review of flooding with the property owner, draft application, and inundation boundary. No PPS will be prepared for this location.
- HNTB will not be responsible for appraisals, negotiations, or inspections for hazardous materials or conditions of the property.
- The July 16 / 17 flooding source is understood to be localized rainfalls at the project site. Hydraulic analysis will include analysis of both the backyard swale and roadway based on as-builts of the storm sewer and AIMS LIDAR to plot an inundation boundary as required by the Johnson County SMP Home Buyout Program application.
- The project is substantially upstream of the Tomahawk Creek detailed study area. There will be no need to modify or utilize either the effective FEMA model or the SMP 2D model.

### Overall Scope Assumptions

- The City will provide AIMS mapping and aerial photography.
- It is assumed that both studies will generally proceed on the same overall study. Progress meeting with City of Olathe will generally be combined. Presentations to the two applicable Watershed Organizations will group the projects where possible.
- SMP 2D modeling will be required to be utilized when applicable, in accordance with SMP policy. Specifics are noted above for each project site. It is assumed SMP will provide final models.
- It is assumed that two separate Preliminary Project Studies will be prepared.
- Design Criteria - Improvements developed will be designed in conformity with the appropriate City of Olathe, Johnson County, State and Federal design criteria as set forth in the current versions of the standard design documents. Exceptions will be noted and clearly communicated to the City of Olathe. The 2025 APWA criteria is assumed to not be adopted by the City of Olathe within the timeframe of this study and design will not be in accordance with this document.
- Design Surveys - HNTB will contract with Kaw Valley Engineering (KVE) for surveying services. KVE will perform field surveys including establishing horizontal and vertical control, benchmarks, lowest adjacent grades of buildings, storm sewers / sanitary sewers, and limited topographic information. See KVE's attached Scope Services for additional details and assumptions.
- Geotechnical borings are obtained to identify depth to bedrock and screen for any soil condition concerns that could impact major construction activities for the two largest projects. No geotechnical report will be prepared.
- Right-of-Way – AIMS mapping and plats will be utilized for existing property base mapping. No detailed development of proposed right-of-way or easements will be required. No individual property ownership or encumbrance documents will be obtained. Any private utility easement identification will be limited to documents provided by utility companies.

- Utility Coordination
  - HNTB will conduct coordinate utility coordination.
  - HNTB will provide project location maps and exhibit drawings to utility companies to request existing utility information.
  - No Utility relocation plans will be developed by utility companies for this study.
  - HNTB will not design any utility relocations such as gas, phone, power, etc. under this agreement.
  - If necessary, the City will contract separately for any potholes that are necessary, or they will be completed by utility owners.
- No Public Meeting is assumed in this scope. Involvement/Stakeholder Engagement is limited to one-on-one meetings with individual properties. HNTB will contact, schedule, meet with, and document these meetings.
- No aesthetics or landscaping design is assumed for this project.
- Construction staking, construction observation or administration are not included in this scope of services.

### **Deliverables**

The following Deliverables will be developed:

- Preliminary Project Study Funding Request
- Shannan Home Buyout Application Materials
- Two Draft Preliminary Project Studies
- Two Final Preliminary Project Studies

### **Schedule**

- Assumed Notice to Proceed (NTP) – April 22, 2026
- Preliminary Funding Request – May 15, 2026
- Shannan Home Buyout Application Materials, June 1, 2026
- Draft Preliminary Project Studies to Olathe – October 30, 2026
- Final Preliminary Project Studies to Johnson County: December 4, 2026.
- Presentations to Watershed Organization Assumed by February 30, 2027 – (After SMP Program Review, any HNTB updates, and concurrence on technical content by SMP)

The above schedule shall be adjusted based on actual NTP date. If changes are encountered during design the schedule will be updated accordingly.

### Schedule

- Assumed Notice to Proceed (NTP) – March 6, 2026
- Preliminary Funding Request – March 27, 2026
- Shannan Home Buyout Application Materials, May 1, 2026
- Draft Preliminary Project Studies to Olathe – September 28, 2026
- Final Preliminary Project Studies to Johnson County: October 30, 2026.
- Presentations to Watershed Organization Assumed by January 30, 2026 – (After SMP Program Review, any HNTB updates, and concurrence on technical content by SMP)

The above schedule shall be adjusted based on actual NTP date. If changes are encountered during design the schedule will be updated accordingly.

**EXHIBIT B2 - Scope of Services**

Watershed Improvement Preliminary Project Studies		Principal	Project Analyst	Project Manager	Project Engineer	Engineer	Technician/ Graphics	Total	Total Costs
2/13/2026									
Item of Work		\$280	\$125	\$260	\$185	\$130	\$110		
<b>1.0 Preliminary Project Study: South Curtis Street</b>									
1.1	Prepare Draft Preliminary Project Study (PPS) meeting Johnson County SMP requirements								
	Project Overview - Prepare report documentation for the following sections								
1.1.1	Tie to Watershed Master Plans, Background, Existing Conditions - Document items in report, maps from funding request			1		2		3	\$ 520
1.1.2	Standards and Regulations - Discuss applicable City and County design criteria					.5		.5	\$ 65
1.1.3	Utility Contacts - incorporates into report utility contacts obtained as part of 5.0 Common					1		1	\$ 130
1.1.4	Conformance with FEMA Regulations - Document project is within Zone X Future Conditions floodplain			.5	1	1		2.5	\$ 445
1.1.5	Quality Assurance / Quality Control Procedures					.5		.5	\$ 65
1.1.6	Key Performance Indicators - Document key performance indicators such as flooding buildings, and of Curtis Street that will be used to assess alternatives					1		1.0	\$ 130
	Methodology and Approach								
1.1.7	Hydrology Analysis - includes drainage basin delineation, determination of hydrologic inputs, and flow analysis for storm sewer beyond the limits of FEMA stud utilizing Atlas 14 rainfall depths. Includes updating and sub-dividing this portion of Upper Mill Creek HEC-1 flows considering Atlas 14 rainfall.			4	16	32		52	\$ 8,160
1.1.8	Hydraulics Analysis - includes existing conditions PCSWMM hydraulic analysis of combined system of storm sewers and overflow swales. Includes integration of Upper Mill Creek model for overflows and downstream impacts.			8	24	60		92	\$ 14,320
1.1.9	Water Quality - Discuss Methodology for establishing water quality risk and existing quality conditions			1	1			2	\$ 445
1.1.10	Field Investigations - includes site visit and documentation. Includes interpretation of 1 boring for major impacts of project costs.			2	2	4		8	\$ 1,410
	Existing / Future Anticipated Risk and Potential Solutions								
1.1.11	Existing Risk - Includes risk assessment using Joco SMP RIPP tool based on existing infrastructure identified as flooding and report documentation.			2	4	8		14	\$ 2,300
1.1.12	Future Anticipated Risk - Future risk will be assessed assuming watershed is essentially fully developed at the current time. Includes a check of future land use compared with existing development.				1	1		2	\$ 315
1.1.13	Flood Risk Reduction Solutions - Development of three (3) proposed alternatives to reduce flooding of streets and structures within the project limits. Includes proposed conditions hydraulic modeling			8	40	80		128	\$ 19,880
1.1.14	Water Quality Degradation Risk Reduction Solutions - assumes assessment of erosion reduction in downstream swale. Assumes no evaluation of bioretention or similar facilities due to site constraints.			2	4	8		14	\$ 2,300
	Project Alternatives and Selected Alternative								
1.1.15	Project Alternative Limits, Flood Reduction Improvements, Water Quality Improvements - Prepare study text describing and comparing each alternative			1	3	6		10	\$ 1,595
	Project Details								
1.1.16	Stormwater System, Road / Traffic, Utilities, Permits, Right-of-Way / Easements - Identify impacts to items and discuss in report.			1	2	6		9	\$ 1,410
1.1.17	Conceptual or Preliminary Drawings - assumes conceptual drawings (1 sheet, plan view, for each of 3 alternatives)			2	8	16	32	58	\$ 7,600
1.1.18	Escalated Class 3 Opinion of Probably Costs - Assumes 10% design basis for each of 3 alternatives and includes conceptual quantities and cost estimate. Assumes City to provide estimated construction year.			2	8	16		26	\$ 4,080
1.1.19	Relationship to Other Stormwater Facilities, Upstream and Downstream Effects - Identify and discuss in report, assumes no coordination with other cities is necessary.			1	2	4		7	\$ 1,150
	Risk Reduction								
1.1.20	Provide post-project risk scores using RIPP approach - complete Joco SMP RIPP spreadsheet for each alternative			2	8	16		26	\$ 4,080
	Selected Alternative								
1.1.21	Identify Selected Alternative and future project schedule - provide report discussion on why selected alternative is chosen and provide project schedule (assumes bullet point milestones)			1	2	4		7	\$ 1,150
	Appendices								
1.1.22	Coordination with Watershed Organization - Assumes City to coordinate with watershed organization by email and HNTB include correspondence as Appendix					1		1	\$ 130
1.1.23	PPS Funding Request - preparation in Section 5.0								\$ -
1.1.24	Digital Files - Provide digital files for H&H modeling, mapping (GIS format)				2	2		4	\$ 630
1.1.25	RIPP Scoring Backup Documentation - Assumes required backup documentation in addition to H&H analysis will be limited to property values as appraised by Joco published on AIMS				1	2		3	\$ 445
1.1.26	Quality Assurance / Quality Control - includes quality assurance and senior technical review to satisfy Joco SMP requirement for independent technical review outside of direct project team.			8	8			16	\$ 3,560
1.1.27	PPS Checklist - Prepare checklist documenting the page number for each item on the SMP checklist					1		1	\$ 130
	<b>Prepare Draft Preliminary Project Study (PPS) meeting Johnson County SMP requirements Subtotal</b>			<b>47</b>	<b>137</b>	<b>273</b>	<b>32</b>	<b>489</b>	<b>\$ 76,445</b>
1.2	<b>Prepare Final Preliminary Project Study (PPS)</b>								
1.2.1	Review City comments on draft PPS, and update report and hydraulic modeling as necessary.			6	12	12		30	\$ 5,340
1.2.2	Submit Final sealed PPS to County, include digital appendix files			2	2			4	\$ 890
1.2.3	Address County comments on PPS and provide final digital appendix file			6	12	12		30	\$ 5,340
	<b>Prepare Final Preliminary Project Study (PPS) Subtotal</b>			<b>14</b>	<b>26</b>	<b>24</b>		<b>64</b>	<b>\$ 11,570</b>
	<b>1.0 Preliminary Project Study: Curtis Street Subtotal</b>			<b>61</b>	<b>163</b>	<b>297</b>	<b>32</b>	<b>553</b>	<b>\$ 88,015</b>
<b>Fee Summary</b>									
	<b>Labor:</b>			<b>Section 1.0 Estimated Labor Costs =</b>		<b>\$ 88,015</b>			
	<b>Expenses:</b>			Kaw Valley (Survey/Data Collection) =		\$ 8,705			
				Kaw Valley (Geotech Boring) =		\$ 2,250			
				<b>Section 1.0 Total Expense =</b>		<b>\$ 10,955</b>			
				<b>Total Fee =</b>		<b>\$ 98,970</b>			

**EXHIBIT B2 - Scope of Services**

Watershed Improvement Preliminary Project Studies		Principal	Project Analyst	Project Manager	Project Engineer	Engineer	Technician/ Graphics	Total	Total Costs
<b>2/13/2026</b>									
<b>Item of Work</b>		\$280	\$125	\$260	\$185	\$130	\$110		
<b>2.0 Preliminary Project Study: Brougham Drive</b>									
<b>2.1</b>	<b>Prepare Draft Preliminary Project Study (PPS) meeting Johnson County SMP requirements</b>								
	Project Overview - Prepare report documentation for the following sections								
2.1.1	Tie to Watershed Master Plans, Background, Existing Conditions - Document items in report, maps from funding request			1		2		3	\$ 520
2.1.2	Standards and Regulations - Discuss applicable City and County design criteria					.5		.5	\$ 65
2.1.3	Utility Contacts - incorporates into report utility contacts obtained as part of 5.0 Common					1		1	\$ 130
2.1.4	Conformance with FEMA Regulations - Document project is upstream of FEMA floodplain					.5		.5	\$ 65
2.1.5	Quality Assurance / Quality Control Procedures					.5		.5	\$ 65
2.1.6	Key Performance Indicators - Document key performance indicators such as flooding buildings, and of Santa Fe and other streets that will be used to assess alternatives					.5		.5	\$ 65
	Methodology and Approach								
2.1.7	Hydrology Analysis - includes drainage basin delineation, determination of hydrologic inputs, and flow analysis. Analysis will utilize Atlas 14 rainfall depths.			4	6	12		22	\$ 3,710
2.1.8	Storm Sewer Hydraulics Analysis - includes existing conditions PCSWMM hydraulic analysis of combined system of storm sewers and street overflows. Assumes downstream tailwater for analysis is trail crossing into Indian Creek.			4	20	40		64	\$ 9,940
2.1.9	Hydraulics Analysis - obtain and utilize Johnson County SMP 2D model for Indian Creek. Assumes model can be used for existing conditions with only minor corrections for project level detail in study area (assumes no additional survey) and to establish flood risk from Indian Creek			4	6	12		22	\$ 3,710
2.1.10	Water Quality - Discuss Methodology for establishing water quality risk and existing quality conditions			1	1			2	\$ 445
2.1.11	Field Investigations - includes site visit and documentation. Includes interpretation of 1 boring for major impacts of project costs.			2	2	4		8	\$ 1,410
	Existing / Future Anticipated Risk and Potential Solutions								
2.1.12	Existing Risk - Includes risk assessment using Joco SMP RIPP tool based on existing infrastructure identified as flooding and report documentation			4	6	12		22	\$ 3,710
2.1.13	Future Anticipated Risk - Future risk will be assessed assuming watershed is essentially fully developed at the current time. Includes a check of future land use compared with existing development.				1	1		2	\$ 315
2.1.14	Flood Risk Reduction Solutions - Development of three (3) proposed alternatives to reduce flooding of streets and structures within the project limits. Includes proposed conditions hydraulic modeling assuming that 1 alternative will require improvements to both Indian Creek (SMP 2D Model) and Storm Sewer (PCSWMM) and therefore model updates in 2 models.			8	48	96		152	\$ 23,440
2.1.15	Water Quality Degradation Risk Reduction Solutions - assumes assessment of feasibility of incorporating streambank protection along outlet channel or Indian Creek to reduce erosion. Assumes no evaluation of bioretention or similar facilities due to site constraints.			2	6	12		20	\$ 3,190
	Project Alternatives and Selected Alternative								
2.1.16	Project Alternative Limits, Flood Reduction Improvements, Water Quality Improvements - Prepare study text describing and comparing each alternative			1	3	6		10	\$ 1,595
	Project Details								
2.1.17	Stormwater System, Road / Traffic, Utilities, Permits, Right-of-Way / Easements - Identify impacts to items and discuss in report.			1	2	6		9	\$ 1,410
2.1.18	Conceptual or Preliminary Drawings - assumes conceptual drawings (1 sheet, plan view, for each of 3 alternatives)			2	8	16	32	58	\$ 7,600
2.1.19	Escalated Class 3 Opinion of Probably Costs - Assumes 10% design basis for each of 3 alternatives and includes conceptual quantities and cost estimate. Assumes City to provide estimated construction year.			4	8	16		28	\$ 4,600
2.1.20	Relationship to Other Stormwater Facilities, Upstream and Downstream Effects - Identify and discuss in report, assumes coordination with Overland Park will be required and will be via email. Documentation of downstream flooding impacts identified thru Joco 2D model and approach to mitigating.			2	4	6		12	\$ 2,040
	Risk Reduction								
2.1.21	Provide post-project risk scores using RIPP approach - complete Joco SMP RIPP spreadsheet for each alternative			1	2	4		7	\$ 1,150
	Selected Alternative								
2.1.22	Identify Selected Alternative and future project schedule - provide report discussion on why selected alternative is chosen and provide project schedule (assumes bullet point milestones)			1	2	4		7	\$ 1,150
	Appendices								
2.1.23	Coordination with Watershed Organization - Assumes City to coordinate with watershed organization by email and HNTB include correspondence as Appendix					1		1	\$ 130
2.1.24	PPS Funding Request - preparation in Section 5.0								\$ -
2.1.25	Digital Files - Provide digital files for H&H modeling, mapping (GIS format)				2	2		4	\$ 630
2.1.26	RIPP Scoring Backup Documentation - Assumes required backup documentation in addition to H&H analysis will be limited to property values as appraised by Joco published on AIMS				1	2		3	\$ 445
2.1.27	Quality Assurance / Quality Control - includes quality assurance and senior technical review to satisfy Joco SMP requirement for independent technical review outside of direct project team.			8	8			16	\$ 3,560
2.1.28	PPS Checklist - Prepare checklist documenting the page number for each item on the SMP checklist					1		1	\$ 130
<b>Prepare Draft Preliminary Project Study (PPS) meeting Johnson County SMP requirements Subtotal</b>				<b>50</b>	<b>136</b>	<b>258</b>	<b>32</b>	<b>476</b>	<b>\$ 75,220</b>
<b>2.2 Prepare Final Preliminary Project Study (PPS)</b>									
2.2.1	Review City comments on draft PPS, and update report and hydraulic modeling as necessary.			6	12	12		30	\$ 5,340
2.2.2	Submit Final sealed PPS to County, include digital appendix files			2	2			4	\$ 890
2.2.3	Address County comments on PPS and provide final digital appendix file			8	16	16		40	\$ 7,120
<b>Prepare Final Preliminary Project Study (PPS) Subtotal</b>				<b>16</b>	<b>30</b>	<b>28</b>		<b>74</b>	<b>\$ 13,350</b>
<b>2.0 Preliminary Project Study: Brougham Drive Subtotal</b>				<b>66</b>	<b>166</b>	<b>286</b>	<b>32</b>	<b>550</b>	<b>\$ 88,570</b>
<b>Fee Summary</b>									
<b>Labor:</b>				<b>Section 2.0 Estimated Labor Costs =</b>		<b>\$ 88,570</b>			
<b>Expenses:</b>				Kaw Valley (Survey/Data Collection) =		\$ 13,190			
				Kaw Valley (Geotech Boring) =		\$ 2,250			
				<b>Section 2.0 Total Expense =</b>		<b>\$ 15,440</b>			
				<b>Total Fee =</b>		<b>\$ 104,010</b>			

**EXHIBIT B2 - Scope of Services**

Watershed Improvement Preliminary Project Studies									
2/13/2026		Principal	Project Analyst	Project Manager	Project Engineer	Engineer	Technician/ Graphics	Total	Total Costs
Item of Work		\$280	\$125	\$260	\$185	\$130	\$110		
<b>3.0 Home Buyout Program Application Support: Shannan Street</b>									
3.1	Prepare Draft Application for Home Buyout Program								
3.1.1	Prepare Draft Application for Home Buyout Program Including Inundation Exhibit			2		4	4	10	\$ 1,480
3.1.2	Provide general assistance related to Home Buyout Program			4				4	\$ 1,040
	Calculating 1% Annual Exceedence Probability Inundation Boundary								\$ -
3.1.3	Hydrology Analysis - includes drainage basin delineation, determination of hydrologic inputs, and flow analysis. Analysis will utilize Atlas 14 rainfall depths.			2	3	6		11	\$ 1,855
3.1.4	Hydraulics Analysis - includes existing conditions PCSWMM hydraulic analysis of combined system of storm sewers and swale overflows. Assumes data from AIMS LiDAR and As-Builts, No Ground Survey			4	6	12		22	\$ 3,710
Prepare Draft Preliminary Project Study (PPS) meeting Johnson County SMP requirements				12	9	22	4	47	\$ 8,085
Subtotal									
<b>3.0 Home Buyout Program Application Support: Shannan Street Subtotal</b>				<b>12</b>	<b>9</b>	<b>22</b>	<b>4</b>	<b>47</b>	<b>\$ 8,085</b>

<b>Fee Summary</b>		Labor:		Section 3.0 Estimated Labor Costs = \$		8,085			
				Total Fee = \$		8,085			

<b>4.0 Common (All 3 project areas)</b>									
4.1	Johnson County SMP Funding Request								
4.1.1	Prepare Project Issues Narrative and Project Map - 3 projects, 1 cover letter (up to 2 pages of narrative), 3 maps illustrating extent of each project, upstream / downstream impact limits, and illustrating entire drainage area.			4	6	12	12	34	\$ 5,030
4.1.2	Prepare Preliminary three RIPP matrices containing pre- and post- project risk scores and estimated overall risk reduction for assumed minimal, but reasonable projects.			3	5	10		18	\$ 3,005
4.1.3	Quality Assurance			2				2	\$ 520
Johnson County SMP Funding Request Subtotal				9	11	22	12	54	\$ 8,555
4.2	Data Collection, Public Involvement								
4.2.1	Prepare Flooding Questionnaire, send to homes and businesses, analyze & summarize results. Assumes up to 40 responses.			2	5	10		17	\$ 2,745
4.2.2	Request, Download and Process AIMS Data, Process survey data			2	4		12	18	\$ 2,580
4.2.2	Contact utility companies (assume 10) and obtain as-builts, easement documents. Includes follow ups by email or Teams to discuss potential impacts with a focus on understanding reimbursable costs or constraints that could limit alternatives. Excludes detailed coordination of relocations.			2	8		48	58	\$ 7,280
4.2.3	Meetings with homeowners / residents / business owners within project limits to discuss existing flooding conditions - assumes 7 meetings (Curtis 5, Shannan 1, Brougham Drive 1)			14	14			28	\$ 6,230
Data Collection, Public Involvement Subtotal				20	31	10	60	121	\$ 18,835
4.3	Project Management and Coordination								
4.3.1	Status meeting with City of Olathe to discuss data provided in support of Home Buyout Program Application			1	1			2	\$ 445
4.3.2	Status meeting with City of Olathe to discuss preliminary existing conditions results and potential solutions - assumes Microsoft Teams, includes preparation of Agenda, Minutes, and follow up items			3	4	8		15	\$ 2,560
4.3.3	Status meeting with City of Olathe discussing solutions, costs, and project risk reduction scoring - assumes Microsoft Teams, includes preparation of Agenda, Minutes, and follow up items			3	4	4		11	\$ 2,040
4.3.4	Status Meeting with Johnson County SMP staff to discuss any non-standard situations that should be clarified regarding SMP procedures at specific project sites (likely Brougham Drive dual flooding sources or Curtis Street Mill Creek overflows) - assumes Microsoft Teams, includes preparation of Agenda, Minutes, and follow up items			2	3	2		7	\$ 1,335
4.3.5	Status meeting with City of Olathe finalizing alternatives, project limits, and project cost considerations - assumes Microsoft Teams, includes preparation of Agenda, Minutes, and follow up items			3	4	8		15	\$ 2,560
4.3.6	PPS Funding Application Presentations to WO 2 (Indian Creek / Tomahawk Creek) and WO 6 (Upper Mill Creek) - Assumes 2 Microsoft Teams meetings, prep and follow up documentation			3	3			6	\$ 1,335
4.3.7	Completed PPS Presentations to WO 2 (Indian Creek / Tomahawk Creek) and WO 6 (Upper Mill Creek) - Assumes 2 Microsoft Teams meetings, prep presentation and follow up actions.			4	8			12	\$ 2,520
4.3.8	Project Coordination with City. Includes monthly project review meetings, budget set-up and tracking, scheduling, ongoing communication, and invoice preparation. (Assumes 10 months)	10	20	20	10			60	\$ 12,350
Project Management and Coordination Subtotal		10	20	39	37	22		128	\$ 25,145
<b>4.0 Common (All 3 project areas) Subtotal</b>		<b>10</b>	<b>20</b>	<b>68</b>	<b>79</b>	<b>54</b>	<b>72</b>	<b>303</b>	<b>\$ 52,535</b>

<b>Fee Summary</b>		Labor:		Section 4.0 Estimated Labor Costs = \$		52,535			
		Expenses:		Printing/Plotting/Travel = \$		500			
				Kaw Valley (Survey/Data Collection) = \$		1,590			
				Section 4.0 Total Expense = \$		2,090			
				Total Fee = \$		54,625			
<b>Overall Total Hours</b>		<b>10</b>	<b>20</b>	<b>207</b>	<b>417</b>	<b>659</b>	<b>140</b>	<b>1453</b>	<b>\$ 237,205</b>

<b>Overall Fee Summary</b>		Labor:		Principal @ \$280/hour		2,800			
				Project Analyst @ \$125/hour		2,500			
				Project Manager @ \$260/hour		53,690			
				Project Engineer @ \$185/hour		77,145			
				Engineer @ \$130/hour		85,670			
				Technician @ \$110/hour		15,400			
				Overall Labor Costs: \$		237,205.00			
		Expenses:		Printing/Plotting/Travel =		500			
				Control, Field Surveys (KVE)=		23,485			
				Geotechnical Investigations (KVE)=		4,500			
				Total Expense = \$		28,485.00			
				Total Fee = \$		265,690			

**EXHIBIT C**  
**Fee & Rate Schedule**

**EXHIBIT C**  
**Fee & Rate Schedule**

**Watershed Improvement Preliminary Project Studies**  
**HNTB Schedule of Rates**

**Rates are effective for services from**  
**January 1, 2026 through December 31, 2026**

<b>Position / Classification</b>	<b>Hourly Billing Rate</b>
Group / Project Director	\$280.00 - \$420.00
Department Manager	\$200.00 - \$340.00
Section Manager	\$180.00 - \$280.00
Project Manager	\$150.00 - \$340.00
Technical Advisor / Sr. Technical Advisor	\$190.00 - \$360.00
Project Engineer / Sr. Project Engineer	\$140.00 - \$270.00
Engineer	\$100.00 - \$220.00
Designer / Sr. Designer	\$120.00 - \$270.00
Technician Specialist / Sr. Technician	\$135.00 - \$240.00
Technician *	\$75.00 - \$150.00
Utility Coordinator	\$120.00 - \$240.00
Planner	\$100.00 - \$200.00
Landscape Architect	\$120.00 - \$210.00
Intern *	\$60.00 - \$160.00
Construction Manager / Resident Engineer	\$195.00 - \$300.00
Sr. Inspector	\$135.00 - \$210.00
Inspector *	\$100.00 - \$180.00
Public Engagement Specialist / Manager	\$100.00 - \$250.00
Project Analyst	\$100.00 - \$180.00
Administrative Assistant	\$90.00 - \$150.00

\*For any nonexempt personnel in positions marked with an asterisk (\*), overtime will be billed at 1.5 times the hourly labor billing rates shown.

**EXHIBIT D**  
**Land Acquisition**  
**Olathe CIP Projects**

Project consultant will submit land acquisition documents and tracking spreadsheet to City project manager for review and approval as determined by project schedule. City staff and land acquisition agent will be responsible for acquisition of each taking, and consultant will provide support, as necessary, to assist in all acquisitions. All submittals shall be in electronic format.

**REQUIREMENTS FOR ALL TAKINGS**

- Each tract with acquisitions will be assigned a tract number, which will be consistent across all project documents and submittals.
- Ownership and encumbrance (O&E) title report for each tract, not more than 9 months since certification, showing current ownership, liens, mortgages, existing easements, leases (if recorded), and any other encumbrances affecting the property.
- Copy of last deed of record.
  - If an undivided interest is conveyed in the deed, provide copies of all deeds which comprise the whole interest. If undivided one-half is conveyed to husband's trust and undivided one-half interest is conveyed to wife's trust, provide copies of both deeds

**SUBMITTAL SCHEDULE**

Dedication documents, tract maps, and legal descriptions shall be submitted to City project manager, at minimum, 9 months prior to anticipated bid opening. Documents may be required to be submitted earlier for complex projects or projects with a large project area, as determined by project manager. Submittals per tract will include:

- Word copy of legal description
- PDF of signed and sealed legal description
- Tract map signed and sealed
- Word copy of easement ("front end") document(s)
- O&E title report
- Last deed of record
- Summary of Takings spreadsheet (1 per project)

**EASEMENT DOCUMENTS & TRACT MAPS**

Each tract with takings require easement dedication documents, legal description of each easement taking, and a tract map (Exhibit D.1) showing each taking on the subject property. Legal descriptions and tract maps to be signed and sealed by Registered Land Surveyor in the State of Kansas. Legal descriptions shall be submitted in pdf and Word format.

Consultant will prepare easement dedication (front end) documents for each tract and taking. Draft dedication documents are available in Word format on the City of Olathe website.

Tract maps will include, at minimum:

- Project name and city project number
- Tract number
- Ownership information
- Property address
- North arrow, scale, legend
- Property lines

- Building outlines, including outbuildings
- Property features, including, but not limited to, trees, fences, driveways, landscaping, monument signs, existing streets and any other feature useful in acquisition discussions with property owner
- Existing ROW
- Proposed project improvements clearly shown in relation to existing features
- Removals and cost to cure items clearly identified
- Location and dimensions of proposed easements, including square footage of each easement
  - Proposed easements shall be hatched and color coded, consistent with across all project takings
  - Hatching must be legible when recorded and printed in black and white
  - Show all proposed easements on a single tract map. Multiple pages are permissible if not clearly legible on a single tract map

#### **SUMMARY OF TAKINGS SPREADSHEET**

Consultant shall submit a spreadsheeting (Exhibit D.2) detailing land acquisition taking information for use in tracking land acquisition progression, budget tracking, and for informational use with other city staff.

Spreadsheet should include, at minimum:

- Project name and city project number
- Tract number
- Ownership information
- Johnson County Parcel ID
- Mailing and situs address
- Easement type and square footage of taking
- Cost to cure items

EXHIBIT E

## Utility Coordination Olathe CIP projects

Each project is unique and can be expected to have varying degrees of impact to utilities ranging from minor adjustments to complex and lengthy relocates. A successful utility coordination process has three main facets simplified to:

- What is in conflict
- Where it will be moved
- How long it will take to move it

The checklist below is a tool to help with this process.

The city's project design firm will have primary responsibility for Coordination and Design phases with participation from the city staff. The city staff will have primary responsibility for Construction (utility relocate) phases. City staff may consult with the project design firm if changes or issues arise during the construction phase.

*Please also reference APWA Section 5900 – Best Management Practices: Utility Coordination for CIP*

- Design Firm/Surveyor call in locates early in the project design phases**
  - Note – often utilities will be labeled clear or fail to mark lines as part of a design ticket. Non-response tickets may be required. Additional issues shall be reported to the City for assistance.
  
- Project notice to utilities as soon as utilities in the project footprint have been identified (notify all utilities listed on KS One Call tickets)**
  - Describe project improvements
  - Request detailed existing mapping
  - Request documentation of any private easements and claims for reimbursement
  - Provide a general schedule and include a response by date
  - Copy Project Manager and Utility Coordinator
  
- Survey locates (as much detail as possible) once all utilities have been marked as per locate requests**
  - Survey locate marks by provider
  - Survey utility boxes, vaults, and other structures (make note of provider)
  - Make note of overhead infrastructure in addition to each power pole.
    - Transformers, COM attachers, power or COM risers, guy wires, etc.
  
- Incorporate survey into project plans for 30% submittal**

*(Any utility line work on plans shall only be from survey of utility marks or pothole points. Small gaps can be filled by mapping info and needs to be noted as such)*

  - Label lines and facilities **by provider**
    - Include boxes, vaults, and other structures (by provider)
    - Note overhead infrastructure in addition to each power pole
      - Transformers, COM attachers, power or COM risers, guy wires, etc...
    - See **EXHIBIT E.1** for examples of how information will need to be captured.

- Some providers may only be labeled by CATV and will require further coordination to confirm ownership of lines.
  - Review existing mapping to help identify any lines or other infrastructure that may have been missed during locates and survey.
  - Utility lines shall NOT be added to project plans based on mapping or as-built info only.
  - Utilize utility information obtained to minimize utility impacts when possible during project design.
- **Project design firm to generate a master utility plan (may not apply to all projects)**
- Utilities labeled by provider and in applicable colors.
  - Denote utilities that are to be abandoned or vacated.
  - Recommend alternate routes to avoid points of conflict such as proposed storm crossing or conflicts with other utility relocations when possible.
  - Continue to update sheets as utility relocate plans are received.
- **Conflict analysis based on survey, mapping, and other info**
- X-Y locations that may be impacted by Z axis improvements (pothole recommendations)
    - Consider not only project improvements but also constructability.
      - Over dig for walls, storm sewers, etc.
      - Additional depth for rock
      - *Potholing is the responsibility of each individual utility*
        - The City's project team may elect to also pothole private utilities when it is determined beneficial to the project.
  - The project design firm shall make a list of potential conflict points for discussion at the utility meetings. (Individual utility companies should also be doing the same)
    - When making a list, keep in mind utility locates are not always accurate so infrastructure near proposed improvements may need to be added to the list for discussion (share this list for comment by the City).
- **Project design firm to help prioritize location of utilities when overlapping potential relocate paths are identified (ongoing throughout project).**
- Identify opportunities for joint trenches when possible or in tight areas of the project.
- **Design Firm to notify all parties when project plans change (ongoing throughout project).**
- Reevaluate/conflict analysis in areas of change
- **Pre-utility meeting – “plan of attack discussion” prior to utility meeting #1 (city and design team)**
- What is the utility due date?
  - What are the utility schedule milestones?
    - Start to develop overall utility schedule.
  - Are there project pinch points?
  - Identify any utilities claiming private easement/ reimbursement.
  - Is there project phasing that should be prioritized by utilities too?
  - How are utility meetings to be setup for the project? Joint meetings then individual?
  - Other?

- **Utility Meeting #1 around 30% plan submittal**
  - Schedule
  - Request any existing mapping or private easement information not yet collected.
  - Early project overview and potential opportunity to adjust project improvements around utilities.
  - Distribute meeting minutes.
- **Individual Meetings ongoing as needed**
  - Schedule
  - Overall review of any likely points of conflict or other concern.
  - Discussion of where/how utilities will relocate.
    - *Example: if a proposed relocate is navigating storm sewers and grade cuts, is there a different path to simplify the relocate and setup the project for success?*
  - Distribute meeting minutes.
- **Utility Meeting #2 before 60% plans**
  - Schedule
  - Discussing progression of relocate plans
  - Distribute meeting minutes.
- **Utility providers to generate relocate plans on a timeframe agreed upon during coordination meetings.**
  - The design firm and City shall review relocate plans.
    - Consider including relocate plans in master utility plans
  - The design firm will gather any comments and respond accordingly to the utility.
  - Further review of revisions shall continue until the project team has no additional comments to relocate plans.
  - The design firm will incorporate relocate plans in to project plans and master utility plan sheets.

**HANDOFF POINT WHERE PRIMARY DUTIES SHIFT TO THE CITY UTILITY COORDINATOR (*Design firm may have incidental involvement as needed*). A FEW OF THESE DUTIES ARE NOTED BELOW:**

- **Utility Company and/or contractor to obtain a ROW permit prior to starting.**
  - The city will review the permit to confirm it matches previously reviewed relocate plans.
- **Utility Coordinator will check on utility construction, progress, and compliance with relocate plans.**
- **Utility Coordinator to look for potential oversights or other points of conflict not covered in the relocate plans.**
  - Minor issues may be addressed in the field by the City Utility Coordinator.
  - The City Utility Coordinator will reengage the project team and utility provider with any issues found requiring additional coordination.
- **Utility Coordinator to provide design firm and PM periodic updates on progress.**



## EXHIBIT F

### CITY OF OLATHE INSURANCE REQUIREMENTS

**A. Insurance.** Consultant agrees to secure and maintain throughout the duration of this Agreement insurance of such types and in at least such amounts as set forth below from a Kansas authorized insurance company which carries a Best's Policyholder rating of "A-" or better and carries at least a Class "VII" financial rating or better, unless otherwise agreed to by City:

1. Commercial General Liability: City must be listed by ISO endorsement or its equivalent as an additional insured on a primary and noncontributory basis on any commercial general liability policy of insurance. The insurance must apply separately to each insured against whom claim is made or suit is brought, subject to the limits of liability.

**Limits:** Per Occurrence, including Personal & Advertising Injury and Products/Completed Operations: \$1,000,000; General Aggregate: \$2,000,000.

2. Business Automobile Insurance: City must be listed by ISO endorsement or its equivalent as an additional insured on a primary and noncontributory basis on any automobile policy of insurance. The insurance must apply separately to each insured against whom claim is made or suit is brought, subject to the limits of liability.

**Limits:** Any Auto; OR All Owned Autos; Hired Autos; and Non-Owned Autos: Per occurrence, combined single limit: \$500,000  
Notwithstanding the foregoing, if Consultant does not own any automobiles, then Consultant must maintain Hired and Non-Owned Auto insurance.

3. Worker's Compensation and Employer's Liability: Workers compensation insurance must protect Consultant against all claims under applicable state Worker's Compensation laws at the statutory limits, and employer's liability with the following limits.

**Limits:** \$500,000 Each Accident/\$500,000 Policy Limit/\$500,000 Each Employee

4. Professional Liability: Consultant must maintain throughout the duration of this Agreement and for a period of three (3) years after the termination of this Agreement, Professional Liability Insurance.

**Limits:** Each Claim: \$1,000,000; General Aggregate: \$1,000,000

5. Cyber Insurance: If Consultant will have access to the City's network or City's data, Consultant must maintain throughout the duration of this Agreement and for a period of three (3) years after the termination of this Agreement. Coverage must

include: Cyber Incident/Breach Response and Remediation Expenses, Digital Data Recovery, Privacy and Network Security Liability, and Notification Expense.

**Limits:** Per claim, each insuring agreement: \$1,000,000; Aggregate: \$1,000,000

**B. Exposure Limits.** The above are minimum acceptable coverage limits and do not infer or place a limit on the liability of Consultant nor has City assessed the risk that may be applicable to Consultant. Consultant must assess its own risks and if it deems appropriate and/or prudent maintain higher limits and/or broader coverage. The Consultant's insurance must be primary, and any insurance or self-insurance maintained by the City will not contribute to, or substitute for, the coverage maintained by Consultant.

**C. Costs.** The cost of insurance will be included in the Consultant's bid or proposal and must be at Consultant's expense. Any and all deductibles or self-insurance in the above described coverages will be the responsibility and at the sole risk of the Consultant.

**D. Verification of Coverage**

1. Consultant must provide a certificate of insurance on ISO form or equivalent including all requirements listed herein. City uses the myCOI platform for submission and review of certificates of insurance and related documentation. Consultant must provide any information needed to register on the platform and submit certificates of insurance and related documentation through the platform.
2. Any self-insurance must be approved in advance by the City and specified on the certificate of insurance. Additionally, when self-insured, the name, address, and telephone number of the claim's office must be noted on the certificate or attached in a separate document.
3. When any of the insurance coverages are required to remain in force after final payment, additional certificates with appropriate endorsements evidencing continuation of such coverage must be submitted along with the application for final payment.
4. For cyber insurance, the certificate of insurance confirming the required protection must confirm the required coverages in the "Additional Comments" section or provide a copy of the declarations page confirming the details of the cyber insurance policy.

**E. Cancellation.** No required coverage may be suspended, voided, or canceled, except after Consultant has provided thirty (30) days' advance written notice to the City.

**F. Subconsultant's Insurance:** If a part of this Agreement is to be sublet, Consultant must either cover all subconsultants under its insurance policies; OR require each subconsultant not so covered to meet the standards stated herein.