

**FIRST AMENDMENT TO AGREEMENT BETWEEN THE CITY OF LEAGUE CITY  
AND LJA ENGINEERING, INC.**

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This First Amendment (“Amendment”) is entered into between the City of League City (“City”) and LJA Engineering, Inc. (“Contractor”) on the date set forth below.

**RECITALS**

WHEREAS, the City and Contractor entered into an Agreement (“Agreement”) on or about June 27, 2019, whereby Contractor agreed to provide certain design work related to the Bay Ridge Flood Reduction Project Phase IV; and

WHEREAS, the City and Contractor wish to further increase compensation by \$119,000 due to additional H & H Analysis and Preliminary Design work.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following terms:

**TERMS:**

1. The above-listed recitals are true and correct and hereby incorporated into this Amendment.
2. Total compensation under the Agreement is increased from \$669,348 to \$788,348.
3. Except as expressly provided in this Amendment, all other terms, conditions and provisions of the Agreement shall continue in full force and effect as provided therein.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025. *(date to be filled in by City Secretary)*

**LJA Engineering, Inc.**



\_\_\_\_\_  
John Pickens, P.E.

**CITY OF LEAGUE CITY**

\_\_\_\_\_  
John Baumgartner, City Manager

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Diana Stapp, City Secretary

\_\_\_\_\_  
Office of the City Attorney

April 9, 2025

**AMENDMENT NO.1**

Mr. Ron Bavarian, PE  
City of League City  
300 West Walker Street  
League City, Texas 77573

Re: Proposal for Engineering Services Related to the  
Bay Ridge Flood Reduction, Phase 4  
League City, Galveston County, Texas  
League City Project No.: DR1904  
LJA Proposal No. 19-01816 (Amendment No.1)  
LJA Job No. 0624-0104 (1.0)

Dear Mr. Bavarian:

LJA Engineering, Inc. is pleased to provide this Amendment No.1 proposal for the following adjustment to the fees. We are requesting an adjustment to the fees for the revision to the drainage impact analysis requested by City of League City Staff.

We propose the corresponding Amendment No.1 in accordance with the Standard Agreement with the City of League City ("City") dated June 27, 2019.

**SCOPE OF WORK**

Revise the previously approved hydrology and hydraulics report for Bay Ridge Flood Reduction, Phase 4 Improvements ("Gum Bayou") to reflect the proposed detention pond phasing plan per the Detention Facility Development Agreement between the City and Lakeside Bayou, LLC.

**BASIC SERVICES**

**A. Engineering**

1. Hydrologic Analysis – HEC HMS
  - a. Existing Conditions (Baseline)
    - i. Starting with the existing conditions hydrology for Bay Ridge Phase 4 and the proposed conditions for Lakeside Bayou Development: Combine the hydrologic models to create one existing-updated conditions model.
    - ii. Extend model and adjust drainage area boundaries as necessary to fill any gaps between the two DIAs.
    - iii. Verify the assigned development conditions and hydrologic parameters using aerial photography and field reconnaissance and update as necessary.
    - iv. Calculate peak runoff to be utilized in the baseline hydraulic model.

- b. Proposed Conditions
    - i. Starting with the baseline hydrology model; Update hydrologic parameters to reflect the proposed improvements in the BayRidge-PH4 (Scenario 3) DIA.
    - ii. Calculate peak runoff and generate hydrographs to be utilized in the proposed hydraulic mode.
  - 2. Hydraulic Analysis – Unsteady HEC-RAS
    - a. Existing Conditions (Baseline)
      - i. Starting with the existing conditions hydraulics for Bay Ridge Phase 4 and the proposed conditions for Lakeside Bayou Development: Combine the hydraulic models to create an existing-updated conditions model.
      - ii. Verify that the proposed pond volumes (stage-storages) for Lakeside Bayou Development match as-built conditions, make updates as necessary.
      - iii. Apply updated hydrology and execute models to determine baseline WSEs along Gum Bayou and within Lakeside Bayou Development Ponds.
      - iv. Verify volumes utilized and that the additional volume in the Lakeside Bayou ponds that can be applied to the proposed Gum Bayou improvement project match/exceed the contracted 200-acre-foot storage.
      - v. Summarize results and discuss any discrepancies with the City of League City.
    - b. Proposed Conditions
      - i. Starting with the baseline hydraulic model [which includes South Lake Development: Incorporate all the proposed Scenario 3 Gum Bayou Improvements, excluding the originally proposed ponds.
      - ii. Execute the model utilizing excess volume in the Lakeside Bayou ponds to offset Scenario 3 improvements, then quantify impacts.
      - iii. Incorporate new ponds (if necessary) beyond the 200 acre-foot storage in the Lakeside Bayou Development Ponds to provide additional volume to offset impacts. Discuss new pond locations with the City.
      - iv. Iterate model to zero impacts (*one working option*).
  - 3. Deliverables
    - a. Prepare one drainage report for submittal to the City of League City.
    - b. The report will include text, tables, appendices and exhibits.
    - c. QA/QC of final report and updates as necessary.
- B. Engineering – Preliminary Design Services (Revised)**
- 1. Prepare preliminary design (plan view only) exhibits of the proposed drainage improvements.
  - 2. Prepare preliminary construction cost estimate.

**C. Submittals**

1. Submit a draft drainage report and preliminary design documents to the City for review and comments. (One draft submittal only)
2. Address comments and submit a final drainage report and preliminary design documents for final review and approval.

**SPECIAL SERVICES**

**A. Public Meetings**

1. Attending up to five (5) public meetings and one City Council meeting to discuss the findings of the analysis.

**PROJECT SCHEDULE**

A.	Phase 1: Revised Hydrology and Hydraulic Analysis	90 Days
B.	City Review and Approval (1)	30 Days
		<hr/> 120 Days
A.	Phase 2: Revised Hydrology and Hydraulic Analysis ( <i>If needed</i> )	110 Days
B.	City Review and Approval <sup>(1)</sup>	30 Days
		<hr/> 140 Days

Notes:

1. This is for each submittal to the city.

**COMPENSATION**

The compensation for the following items of work will be as follows:

Phase	Phase Name/Description	Original Contract Amount	Amendment No.1 Fee	New Contract Amount
201	Design Survey (Lump Sum)	\$ 67,348	\$0	\$ 67,348
202	Land Acquisitions Services (Prepare Metes & Bounds and Exhibit Only)(Per Parcel)	\$ 1,000	\$0	\$ 1,000
401	Preliminary Design (Lump Sum)	\$ 20,000	\$0	\$ 20,000
<b>401A</b>	<b>Revised Preliminary Design (Lump Sum)</b>	<b>\$0</b>	<b>\$ 20,000</b>	<b>\$ 20,000*</b>
426A	Miscellaneous Engineering Services (Time & Material)	\$ 5,000	\$0	\$ 5,000
<b>426B</b>	<b>Meetings (Time &amp; Material)</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 10,000</b>
601	Hydraulic & Hydrology Analysis (Lump Sum)	\$325,000	\$0	\$ 3,000
<b>602</b>	<b>Revised Hydraulic &amp; Hydrology Analysis (Lump Sum)</b>	<b>\$0</b>	<b>\$ 91,500</b>	<b>\$ 91,500*</b>
904A	Waters of the US Assessment Report (Lump Sum)	\$ 5,000	\$0	\$ 5,000
904B	Wetland/Stream Analysis (Lump Sum)	\$ 7,500	\$0	\$ 7,500
905A	Stream Assessment for Mitigation & Permitting (Level 1) (Lump Sum)	\$ 18,000	\$0	\$ 18,000
905B	Stream Assessment for Mitigation & Permitting (Level 2) (Lump Sum)	\$112,000	\$0	\$112,000
906	Individual USACE Permit (Lump Sum)	\$ 96,000	\$0	\$ 96,000
<b>Z99</b>	<b>Reimbursable Expenses (Time &amp; Material)</b>	<b>\$ 7,500</b>	<b>\$ 2,500</b>	<b>\$ 10,000</b>
<b>Project Totals</b>		<b>\$669,348</b>	<b>\$119,000</b>	<b>\$788,348</b>

Time critical tasks totaling \$111,500 to be completed in 230 days, excluding City review periods. Any change in scope that is not stated in this Amendment No.1 will result in a change in fee to this amendment. Should you have any questions or need any additional information concerning this Change Order proposal, please feel free to contact me at 713.358.8817.

Sincerely,



John Pickens, Jr, PE  
 Senior Project Manager

JDP/sp