



Professional Services Engineering Contract for the Allens Creek Reservoir Project

**Presented by
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Program Manager**



Agenda

- **GFT Project Approach Presentation**
- **Contracting Strategy**
- **Resolution**



GFT Project Approach Presentation

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Corey Shockley, PE

James Thomas, SPWS, CWB



Allens Creek Reservoir Contracting Strategy



Contracting Strategy Overview

Stewardship

- **Engineering firm committed to do the entire project, at BRA discretion**
- **Annual BOD review and authorizations**
- **BRA protective contractual provisions**

Flexibility

- **Provisions to handle uncertainty**
- **Annual determination of tasks**
- **Flexibility to adjust tasking to meet project need**
- **BRA has ability to terminate at any time**



Key Protections

- **Annual funding and tasking approval**
- **BRA oversight**
- **Guaranteed maximum not-to-exceed values at the subtask level**
- **Rate escalation limited**
- **Comprehensive services included**
- **BRA discretionary tasking**



Contract Scope Structure

Permitting

- Reservoir Configuration Alternatives and Analysis
- Federal and State Water Operations Analyses
- Field Investigations
- Conceptual Design
- Federal Permit Application Development
- Coordination with State and Local Regulatory Agencies

**\$84.2 million,
Not-to-exceed maximum**

Project Design

- Federal and State Agency Design Coordination
- Project Design Services
- Bidding Phase Services
- Pre-Construction Permit Services

**\$65.6 million,
Not-to-exceed maximum**

Construction Engineering Services

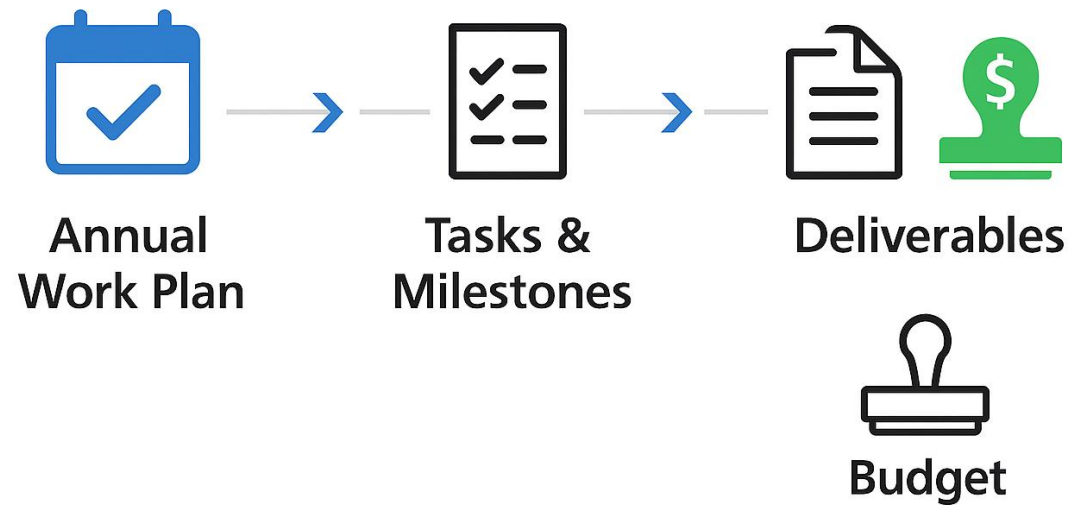
- Permitting and Environmental Monitoring Services
- Construction Contract Administration Services
- Construction Phase Engineering Services
- Resident Project Representative Services
- Project Startup and Commissioning Services

**Based on approved formula
with agreed rates**



Annual Work Plan Overview

Annual Work Plan Process



Benefits of This Approach:

- **Control:** BRA retains oversight and flexibility.
- **Transparency:** Clear expectations for scope, cost, and schedule each year.
- **Risk Management:** Adjusts for regulatory changes, environmental findings, or unexpected site conditions.
- **Committee review:** Input on work plan
- **BOD review & approval:** Funding authorized annually by BOD



Exclusions

- **Significant design changes post-regulatory coordination**
- **Management of any regulatory-required third-party contractors**
- **Contested case hearing/litigation support**
- **Later phase cultural resource activities, including managing human remains & related tribal consultation**
- **Threatened & endangered species relocation and unusual regulatory consultation**



Initial Workplan Summary

Workplan focuses on:

- **Building and comparing reservoir options**
- **Engineering and environmental integration**
- **Developing operations models**
- **Field investigations aligned with design**
- **Documentation for complete permit application**



Task 1

Reservoir Options and Planning

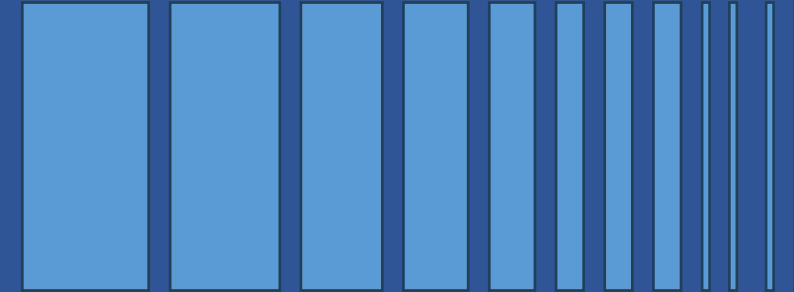
- Evaluate water supply for each alternative
- Engineering & Site Studies
- Workshops to refine ideas
- Build comparison matrix
- Develop preliminary designs





Task 2

Federal & State Water Studies



- Document existing water conditions
- Develop Purpose & Need
- Study state water rights
- Build operations models
- Support permits



Task 3 Environmental Investigations

- Map aquatic resources
 - Evaluate listed species
 - Sample fish communities
 - Monitor Houston Toad

ENDANGERED / PROTECTED SPECIES



Aquatic Macroinvertebrates



Freshwater Fish and Mussels



Houston Toad



Atwater's Greater Prairie Chicken



Tricolored Bat



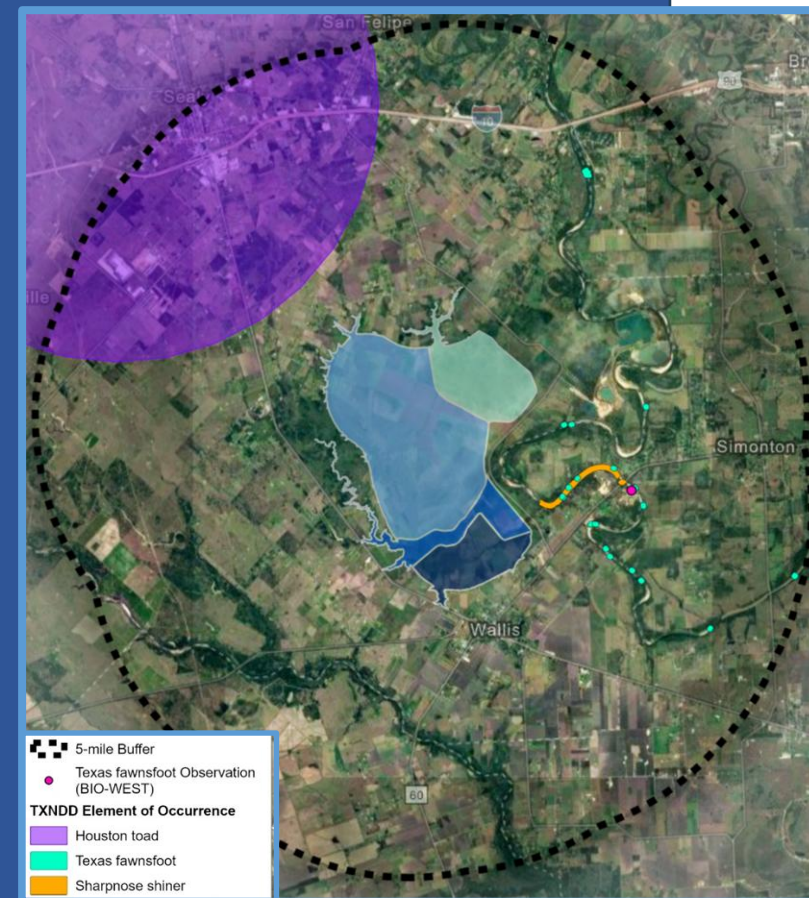
Texas Fawnsfoot

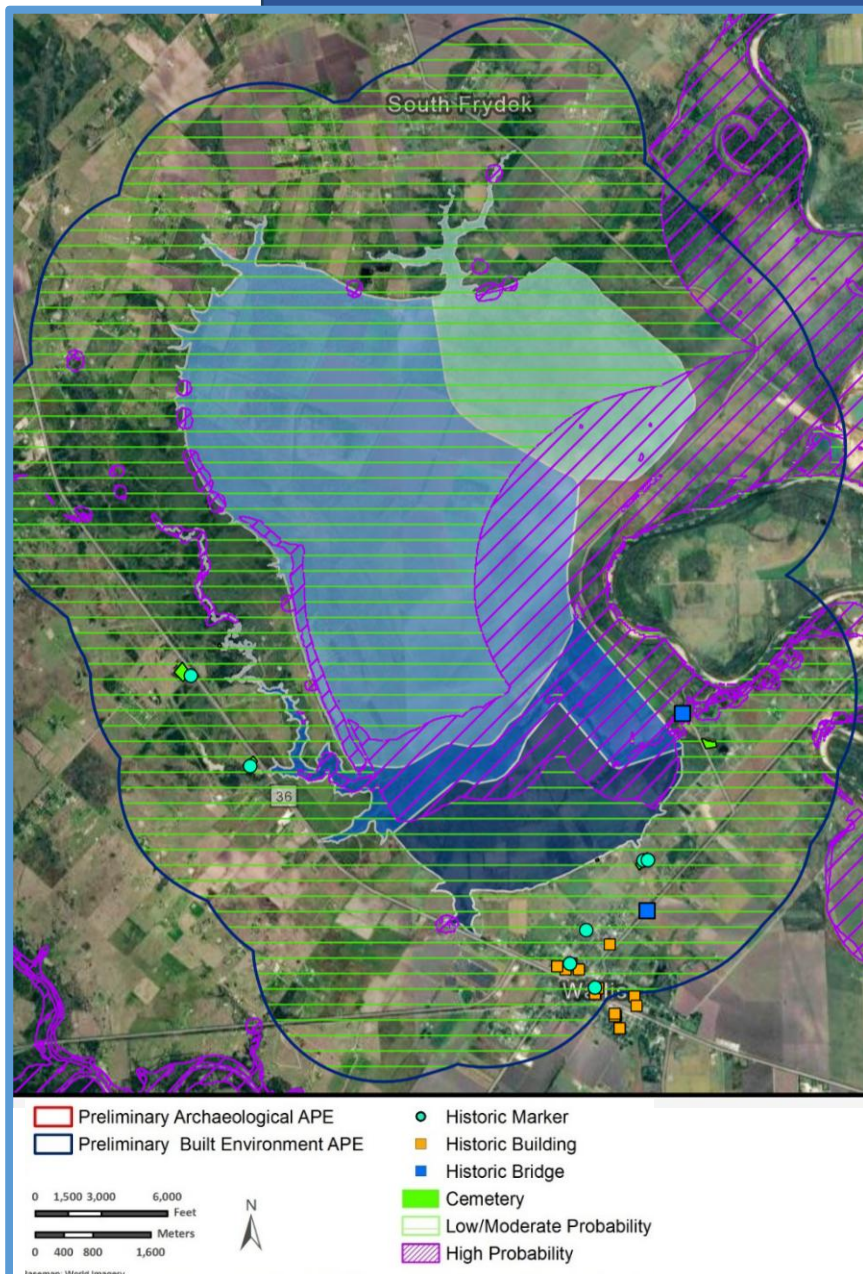


Monarch Butterfly



Bald Eagle Nests





Task 3 Cultural Investigations

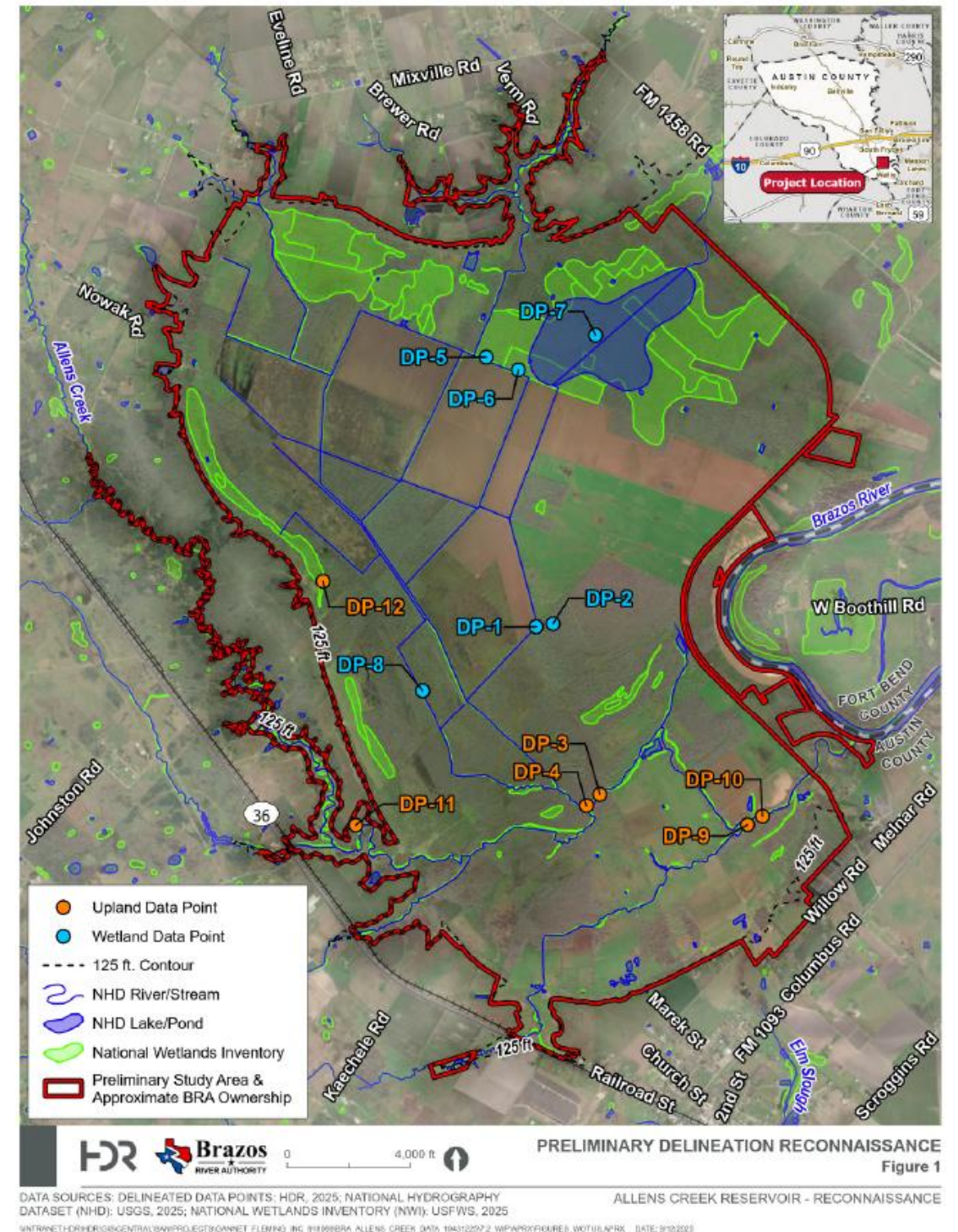
- Survey BRA lands
 - Perform shovel tests
 - Identify historical structures
 - Start non-invasive surveys
 - Prepare Year 1 report



Task 5

Aquatic Resources Report

- Map wetlands
- Evaluate impacts from each reservoir option





Initial Work Plan Fee

Remainder FY26 – FY27

	Approximate Completion	Initial Work Plan
Category 1: Permitting and Agency Coordination		
Task 1: Reservoir Configuration Alternatives and Analysis		\$8,828,051
<i>Subtask 1.1: Reservoir Configuration Alternatives</i>	100%	
<i>Subtask 1.2: Identification of Applicant's Preferred Alternative</i>	25%	
Task 2: Federal and State Water Operations Analyses		\$1,907,233
<i>Subtask 2.1: Review Existing Water Resource Conditions and Develop Baseline Conditions for Evaluations</i>	100%	
<i>Subtask 2.2: Federal Water Operations Analysis</i>	50%	
<i>Subtask 2.3: State Water Right Analysis</i>	30%	
<i>Subtask 2.4: Development of Models to inform State Water Right Evaluation</i>	95%	
<i>Subtask 2.5: Development and Support of Permit 2925B's Water Right Amendment Application</i>	20%	
<i>Subtask 2.8: Flood Plain Assessment</i>	100%	
Task 3: Field Investigations		\$7,395,466
<i>Subtask 3.1: Environmental Investigations</i>	35%	
<i>Subtask 3.2: Cultural Resources Investigations</i>	95%	
Task 5: Federal CWA Section 404 Permit Application Development		\$680,902
<i>Subtask 5.3: CWA 404 Aquatic Resource Delineation Report</i>	100%	
	Total	\$18,811,652



Review of Contractual Terms

- **Annual review and control**
- **Cost control**
- **Ability to weigh risks and accelerate at the evaluation points identified**
- **Flexibility & Protection**
- **Comprehensive yet discretionary scope**
- **BRA has ability to terminate at any time**



“BE IT RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to execute a professional services engineering contract with GFT Infrastructure, Inc. to facilitate development of the Allens Creek Reservoir Project, with the contract providing for annual authorizations, with expenditures and annual planned activities subject to approval of the Board of Directors on an annual basis, and including contractual terms deemed beneficial to the Brazos River Authority.

BE IT FURTHER RESOLVED, the Board of Directors herein authorizes the first work plan with projected expenditures for the Allen’s Creek Reservoir Project in an amount not to exceed \$18,811,652, for the period from May 2026 through August 2027 to align project planning with the Brazos River Authority budget planning process.”



Brazos River Authority



Brazos



RIVER AUTHORITY