



Strand Associates, Inc.®
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June 11, 2026

City of Racine
730 Washington Avenue
City Hall Room 304
Racine, WI 53403

Attention: Mr. Ron Pritzlaff, Assistant Commissioner of Public Works

Re: Agreement for General Services
Frederick Street Reconstruction

This is an Agreement between the City of Racine, Wisconsin, hereinafter referred to as OWNER, and Strand Associates, Inc.®, hereinafter referred to as ENGINEER, to provide engineering services (Services) for the Frederick Street Reconstruction project. This Agreement shall be in accordance with the following elements.

Project Information

OWNER is requesting design and engineering Services for Alternative No. 2B in the Frederick Street Typical Section Alternative Analysis Memorandum, prepared by ENGINEER and dated April 21, 2026. The project includes the reconstruction of Frederick Street from the northern limit of Prospect Street to the southern limit of Hamilton Street. Curb ramp reconstruction is anticipated at all four quadrants of the intersections of Frederick Street with Prospect Street and with Hamilton Street.

Scope of Services

ENGINEER will provide the following Services to OWNER for design of the Frederick Street Reconstruction project, from Prospect Street to Hamilton Street, in accordance with Wisconsin Department of Transportation (WisDOT) and applicable local standards:

1. Use OWNER-provided as-built drawings, topographic survey information, and geographic information system information to establish existing right-of-way (ROW) along the east side of Frederick Street and at the intersections of Frederick Street with Prospect Street and with Hamilton Street. It is anticipated that construction permits will be used by OWNER for construction outside of the existing ROW.
2. Provide the following services for the hazardous material Phase 1 Environmental Assessment:
 - a. Request a database report from a database search firm. Search a 1/8-mile radius of the project corridor for sites that are listed on state and federal databases for reported contamination, contamination releases, hazardous waste activities, solid waste, or registered tanks.
 - b. Request and review available fire insurance maps for the project corridor from a database search firm.
 - c. Review OWNER-provided historic record drawings and other historic mapping or drawings and discuss land use history along the corridor with OWNER.
 - d. Summarize findings in a technical memorandum.

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3. Correspond with the following agencies:
 - a. Wisconsin Department of Natural Resources (WDNR). Prepare Notice of Intent Permit application for OWNER's submittal to WDNR.
 - b. RYDE Racine.
 - c. City of Racine Police, Fire, and Emergency Medical Services.
 - d. Racine Unified School District.
 - e. Batten International Airport.
4. Communicate with utility facility owners to establish mutual understanding on the design features affecting utility facilities and review one iteration of utility work plans. Utility work plans that cause changes to ENGINEER's design shall be considered additional services. OWNER shall provide a list of known utilities within the project corridor and approve all utility work plans.
5. Conduct a topographic survey of Frederick Street within the right-of-way from Prospect Street to 50 feet north of Hamilton Street. Include marked underground utility locations and above-ground utility locations. Call in locates for underground utilities.
6. Prepare the following roadway drawings on 11-inch by 17-inch sheets using AutoCAD Civil 3D format:
 - a. Title sheet.
 - b. General notes.
 - c. Project overview and alignment detail.
 - d. Typical sections.
 - e. Construction details (up to three sheets anticipated).
 - f. Plan details (up to one sheet anticipated).
 - g. Curb ramp details (for up to 10 curb ramps).
 - h. Paving Grades.
 - i. Erosion control.
 - j. Storm sewer (combined with plan and profile).
 - k. Pavement marking and permanent signing.
 - l. Traffic control (construction anticipated to be completed under a roadway closure).
 - m. Survey control.
 - n. Plan and profile.
 - o. Earthwork summary.
 - p. Cross sections (located every 50 feet and at driveways).
 - q. Standard detail drawings (from WisDOT).
 - r. Sign plates (from WisDOT).
7. Provide drainage design for the adjustment of storm sewer inlets and laterals at the intersections of Frederick Street with Prospect Street and with Hamilton Street. Storm Sewer trunkline installation along Frederick Street is not anticipated.
8. Prepare for and attend the following meetings with OWNER:
 - a. One virtual kickoff meeting (two attendees).
 - b. Two teleconference meetings (one attendee).
 - c. One field review meeting (two attendees).
 - d. Two review meetings (two attendees).
 - e. One property owner meeting (one attendee).

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9. Prepare technical specifications in OWNER-provided format. OWNER will prepare bidding documents.
10. Prepare 60 percent, 90 percent, and final opinions of probable construction costs (OPCC). The OPCC will be prepared in accordance with the Association for the Advancement of Cost Engineers Cost Estimate Classification System, Class 3 estimate.
11. Prepare bid quantities.

Service Elements Not Included

The following services are not included in this Agreement. If such services are required, they will be provided through an amendment to this Agreement or through a separate agreement with OWNER.

1. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
2. Archaeological or Botanical Investigations: ENGINEER will assist OWNER in engaging the services of an archaeologist or botanist, if required, to perform the field investigations necessary for agency review.
3. Bidding- and Construction-Related Services: Any services involved in performing bidding- and construction-related services.
4. Encroachment Report: No encroachment report will be prepared.
5. Flood Studies: Any services involved in performing flood and floodway studies.
6. Historical Investigations: No historical investigations will be conducted.
7. Geotechnical Engineering: According to the information provided by the OWNER, geotechnical engineering information is not required for the project.
8. Land and Easement Surveys/Procurement: Any services of this type including, but not limited to, a record search, field work, preparation of legal descriptions, or assistance to OWNER for securing land rights necessary for the project.
9. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.
10. Revising Designs, Drawings, Specifications, and Documents: Any services required after these items have been previously approved by state or federal regulatory agencies, because of a change in project scope or where such revisions are necessary to comply with changed state and federal regulations that are put in force after Services have been partially completed.
11. Sanitary Sewer and Water Design: No design of this type will be prepared for the project.
12. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.
13. Utility Staking for Relocations and/or Appraisal Staking: Any staking by ENGINEER will require an amendment to this Agreement.

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Compensation

OWNER shall compensate ENGINEER for Services under this Agreement a lump sum of \$76,000 generally allocated as shown in the attached Exhibits A and B.

Only sales taxes or other taxes on Services that are in effect at the time this Agreement is executed are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Agreement, this Agreement will be adjusted to reflect the net change.

The lump sum for the Services is based on wage scale/hourly billing rates, adjusted annually on July 1, that anticipates the Services will be completed as indicated. Should the completion time be extended, it may be cause for an adjustment in the lump sum that reflects any wage scale adjustments made.

The lump sum will not be exceeded without prior notice to and agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**. Any adjustments will be negotiated based on ENGINEER's increase or decrease in costs caused by delays, extensions, amendments, or changes.

Schedule

Services will begin upon execution of this Agreement, which is anticipated the week of June 15, 2026. Services are scheduled for completion on June 30, 2027, in accordance with the following milestones:

Scope Item	Milestone Date
Kickoff Meeting	July 31, 2026
Topographic Survey	August 2026
Sixty Percent Plan Submittal	November 2026
Plan for Design of Utility Adjustments Sent	November 2026
Ninety Percent Plan Submittal	January 2027
Final Plan Submittal	February 2027

Standard of Care

The Standard of Care for all Services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's Services.

OWNER's Responsibilities

1. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.
2. Furnish to ENGINEER, as required by ENGINEER for performance of Services as part of this Agreement, data prepared by or services of others obtained or prepared by OWNER relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which ENGINEER may rely upon in performing Services under this Agreement.
3. Provide access to and make all provisions for ENGINEER to enter upon public and private lands as required for ENGINEER to perform Services under this Agreement.

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4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by ENGINEER and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the performance of ENGINEER.
5. Provide all legal services as may be required for the development of this project.
6. Provide the following from OWNER's records, if available:
 - a. Record drawings.
 - b. Aerial base mapping from 2025.
 - c. Mailing list of businesses and residents within the project area.
 - d. List of known utilities and their respective contact person.
7. Provide the following information:
 - a. Proposed pavement structure.
 - b. Construction permits for any work outside of the existing ROW.
8. Provide the front end documents that require the contractor to name ENGINEER as an additional insured on contractor's General Liability and Automobile Liability insurance policies and to indemnify ENGINEER to the same extent that the contractor insures and indemnifies OWNER.
9. Pay all permit and plan review fees payable to regulatory agencies.
10. Provide utility work plan approval and permitting.

Opinion of Probable Cost

Any opinions of probable cost prepared by ENGINEER are supplied for general guidance of OWNER only. ENGINEER has no control over competitive bidding or market conditions and cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to OWNER. If OWNER requires more than general guidance, then OWNER agrees to obtain an independent cost estimate by others.

Changes

1. OWNER may make changes within the general scope of this Agreement in the Services to be performed. If such changes cause an increase or decrease in ENGINEER's cost or time required for performance of any Services under this Agreement, an equitable adjustment will be made and this Agreement will be modified in writing accordingly.
2. No services for which additional compensation will be charged by ENGINEER will be furnished without the written authorization of OWNER. The fee established herein will not be exceeded without agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.
3. If there is a modification of Agency requirements relating to the Services to be performed under this Agreement subsequent to the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement will be reflected in an appropriate modification of this Agreement.

Extension of Services

This Agreement may be extended for additional Services upon OWNER's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

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Payment

OWNER shall make monthly payments to ENGINEER for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at ENGINEER's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at ENGINEER's option, result in suspension of Services upon five calendar days' notice to OWNER. ENGINEER will have no liability to OWNER, and OWNER agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by OWNER. Upon receipt of payment in full of all outstanding sums due from OWNER, or curing of such other breach which caused ENGINEER to suspend Services, ENGINEER will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to ENGINEER is cause for termination upon two-week notice to OWNER.

Termination

This Agreement may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. ENGINEER will be paid for all completed or obligated Services up to the date of termination.

Data Provided by Others

ENGINEER is not responsible for the quality or accuracy of data nor for the methods used in the acquisition or development of any such data where such data is provided by or through OWNER, contractor, or others to ENGINEER and where ENGINEER's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

Third-Party Beneficiaries

Nothing contained in this Agreement creates a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's Services under this Agreement are being performed solely for OWNER's benefit, and no other party or entity shall have any claim against ENGINEER because of this Agreement or the performance or nonperformance of Services hereunder. OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

Dispute Resolution

Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes, and other matters in question between OWNER and ENGINEER arising out of or relating to this Agreement or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Wisconsin.

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Remedies

Neither ENGINEER nor OWNER shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Agreement. This mutual waiver is applicable, without limitation, due to either party's termination of this Agreement.

Terms and Conditions

The terms and conditions of this Agreement will apply to the Services defined in the **Scope of Services** and represent the entire Agreement and supersede any prior proposals, Requests for Qualifications, or Agreements. OWNER-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement.

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF RACINE, WISCONSIN

Joseph M. Bunker
Corporate Secretary

Date

Ron Pritzlaff
Assistant Commissioner of Public Works

**Frederick Street
(Prospect Street to Hamilton Street)
City of Racine**

Estimated Person Hours per Task

TASK		PROJ MNGR	PROJ ENGR	STAFF ENGR	TECH	ADMIN	TOTAL HOURS
1	Project Administration and Coordination	8	19	0	0	8	35
2	Hazardous Material Investigation	0	12	2	0	2	16
3	Agency Coordination	0	8	10	0	0	18
4	Utility Coordination	1	16	14	0	1	32
5	Topographic Survey, Property Iron Survey, and Data Processing	1	8	0	43	0	52
6	Road Plans						
	a. Cover Sheet (Title, General Notes, and Project Overview)	0	1	1	0	0	2
	b. Typical Sections	0	1	3	0	0	4
	c. Construction Details	0	1	5	0	0	6
	d. Plan Details	1	1	4	0	0	6
	e. Curb Ramp Details	2	8	30	0	0	40
	f. Paving Grades	0	2	4	0	0	6
	g. Erosion Control	0	1	3	0	0	4
	h. Storm Sewer	5	36	0	0	0	41
	i. Permanent Signing Drawings	0	1	2	0	0	3
	j. Pavement Marking Drawings (combined with signing)	0	1	2	0	0	3
	k. Traffic Control Drawings	0	0	2	2	0	4
	l. Alignment Details (combined with project overview)	0	1	2	0	0	3
	m. Survey Control	0	1	3	0	0	4
	n. Plan and Profile	1	2	8	1	0	12
	o. Earthwork Summary	0	1	3	0	0	4
	p. Cross Sections (every 50 feet and Driveways)	2	2	16	4	0	24
7	Prepare 60, 90 Percent, and Final Opinions of Probable Construction Costs	0	2	8	2	0	12
8	Plans Specifications and Estimate	2	20	8	0	2	32
9	Meetings	0	19	16	0	3	38
10	Establish Existing Right of Way	0	1	0	3	0	4
Total Estimated Person Hours		23	165	146	55	16	405

**Frederick Street
(Prospect Street to Hamilton Street)
City of Racine**

Project Cost Summary

STAFF CATEGORY		PROJ MNGR	PROJ ENGR	STAFF ENGR	TECH	ADMIN	EXPENSE	TOTAL
HOURLY RATE		\$277.89	\$192.12	\$160.59	\$119.34	\$115.14		
TASKS								DOLLARS
1	Project Administration and Coordination	\$2,223.12	\$3,650.28	\$0.00	\$0.00	\$921.12	\$420.00	\$7,214.52
2	Hazardous Material Investigation	\$0.00	\$2,305.44	\$321.18	\$0.00	\$230.28	\$524.00	\$3,380.90
3	Agency Coordination	\$0.00	\$1,536.96	\$1,605.90	\$0.00	\$0.00	\$252.00	\$3,394.86
4	Utility Coordination	\$277.89	\$3,073.92	\$2,248.26	\$0.00	\$115.14	\$448.00	\$6,163.21
5	Topographic Survey, Property Iron Survey, and Data Processing	\$277.89	\$1,536.96	\$0.00	\$5,131.62	\$0.00	\$1,233.45	\$8,179.92
6	Road Plans							
	a. Cover Sheet (Title, General Notes, and Project Overview)	\$0.00	\$192.12	\$160.59	\$0.00	\$0.00	\$28.00	\$380.71
	b. Typical Sections	\$0.00	\$192.12	\$481.77	\$0.00	\$0.00	\$56.00	\$729.89
	c. Construction Details	\$0.00	\$192.12	\$802.95	\$0.00	\$0.00	\$84.00	\$1,079.07
	d. Plan Details	\$277.89	\$192.12	\$642.36	\$0.00	\$0.00	\$84.00	\$1,196.37
	e. Curb Ramp Details	\$555.78	\$1,536.96	\$4,817.70	\$0.00	\$0.00	\$504.00	\$7,414.44
	f. Paving Grades	\$0.00	\$384.24	\$642.36	\$0.00	\$0.00	\$84.00	\$1,110.60
	g. Erosion Control	\$0.00	\$192.12	\$481.77	\$0.00	\$0.00	\$56.00	\$729.89
	h. Storm Sewer	\$1,389.45	\$6,916.32	\$0.00	\$0.00	\$0.00	\$518.00	\$8,823.77
	i. Permanent Signing Drawings	\$0.00	\$192.12	\$321.18	\$0.00	\$0.00	\$42.00	\$555.30
	j. Pavement Marking Drawings (combined with signing)	\$0.00	\$192.12	\$321.18	\$0.00	\$0.00	\$42.00	\$555.30
	k. Traffic Control Drawings	\$0.00	\$0.00	\$321.18	\$238.68	\$0.00	\$56.00	\$615.86
	l. Alignment Details (combined with project overview)	\$0.00	\$192.12	\$321.18	\$0.00	\$0.00	\$42.00	\$555.30
	m. Survey Control	\$0.00	\$192.12	\$481.77	\$0.00	\$0.00	\$56.00	\$729.89
	n. Plan and Profile	\$277.89	\$384.24	\$1,284.72	\$119.34	\$0.00	\$154.00	\$2,220.19
	o. Earthwork Summary	\$0.00	\$192.12	\$481.77	\$0.00	\$0.00	\$56.00	\$729.89
	p. Cross Sections (every 50 feet and Driveways)	\$555.78	\$384.24	\$2,569.44	\$477.36	\$0.00	\$308.00	\$4,294.82
7	Prepare 60, 90 Percent, and Final Opinions of Probable Construction Costs	\$0.00	\$384.24	\$1,284.72	\$238.68	\$0.00	\$154.00	\$2,061.64
8	Plans Specifications and Estimate	\$555.78	\$3,842.40	\$1,284.72	\$0.00	\$230.28	\$448.00	\$6,361.18
9	Meetings	\$0.00	\$3,650.28	\$2,569.44	\$0.00	\$345.42	\$351.20	\$6,916.34
10	Establish Existing Right of Way	\$0.00	\$192.12	\$0.00	\$358.02	\$0.00	\$56.00	\$606.14
Total Project Cost		\$6,391.47	\$31,699.80	\$23,446.14	\$6,563.70	\$1,842.24	\$6,056.65	\$76,000.00