



**EL DORADO CITY COMMISSION - WORK SESSION AGENDA  
CITY HALL – 220 E. FIRST AVENUE  
March 11, 2026 - 5:00 PM**

**Work Session Discussion Items:**

- a. GFT KTA/K-254/Boyer Road Interchange Study Presentation
- b. Streamlined Housing Development Proposal

**Regular Agenda Preview:**

- a. Items to be Placed on the Consent Agenda
  - i. Meeting Minutes
- b. Items to be Placed on the Regular Agenda

**Reports:**

- a. City Commission Reports
- b. City Manager Report

# EL DORADO

## KANSAS

TO: City Commission  
FROM: Scott Rickard  
SUBJ: GFT KTA/K-254/Boyer Road Interchange Study Presentation  
DATE: March 11, 2026

**Background:**

The City has been coordinating with the Kansas Turnpike Authority (KTA) and the Kansas Department of Transportation (KDOT) on the K 254 interchange study to evaluate existing conditions and identify improvements that support safety, operations, and long-term access needs in the interchange area.

GFT will provide a presentation to the City Commission summarizing the outcomes of the study. The presentation is expected to cover the study purpose and limits, existing conditions, traffic and operational findings, key constraints, alternatives that were evaluated, the recommended concept direction, and potential next steps for implementation.

This agenda item is intended to ensure the City Commission has a clear understanding of the study conclusions and the path forward, including what decisions, coordination, and funding steps would be required before any improvements could advance to design and construction.

**Attachments:**

**Advisory Board Recommendation:**

NA

**Policy Issue:**

NA

**Fiscal Impact:**

The total study cost was \$381,826. The City contributed \$50,000 using economic development funds. KDOT and KTA split the remaining study costs.

**Trade-Offs:**

NA

**Staff Recommendation:**

NA

**Commission Action:**

This item is for discussion purposes only. The item will be scheduled for consideration at a regular meeting pending direction to do so by the City Commission.

# EL DORADO

## KANSAS

TO: City Commission  
FROM: Scott Rickard  
SUBJ: Streamlined Housing Development Proposal  
DATE: March 11, 2026

### **Background:**

The Greens at Prairie Trails Phase 2 is the remaining unimproved portion of The Greens at Prairie Trails subdivision. The Commission has already completed the land-use actions for this phase, including the final plat and the Planned Development overlay amendment that established the lot layout and development standards.

Public infrastructure is needed to serve Phase 2, including streets, water, sanitary sewer, storm drainage, and grading. Detailed engineering plans must be prepared and reviewed to confirm they meet City standards before construction can occur.

In late February, staff discussed an approach to keep the project moving by allowing engineering design to proceed while the administrative items continued in parallel, including the development agreement, CID, RHID, and related project infrastructures authorizations. BHC provided a proposal for engineering services, and staff initiated design work. The City Commission then asked staff to pause so the Commission could review the approach and provide direction. Staff is now requesting authorization to continue the BHC design services.

Timing is a key issue for this development. There is a heavy front end administrative process, followed by a bidding period before construction can begin. The developer's stated goal is to begin home construction in 2026. Some infrastructure components also have long lead times, especially lift station equipment and controls, and those lead times can affect when lots become build ready.

The administrative steps for the development agreement, CID, and RHID include required notice and hearing steps, plus the City's regular meeting and agenda deadlines. When these requirements are combined, it is reasonable for the full package to take up to about four months to complete

### **Attachments:**

1. 2026-02-24\_Greens at Prairie Trail Proposal

### **Advisory Board Recommendation:**

The Planning Commission recommended approval of the land use actions for this phase, and the City Commission approved the final plat and Planned Development overlay amendment at the December 15, 2025 meeting.

### **Policy Issue:**

Should the City Commission authorize staff to continue engineering design services with BHC for Greens at Prairie Trails Phase 2 infrastructure now, while the development agreement, CID, and RHID actions are completed, in order to reduce schedule risk for 2026 housing delivery while managing the City's financial exposure and keeping the required public process intact.

### **Fiscal Impact:**

1. Proposed consultant cost and scope

BHC's proposal includes surveying and construction documents for streets, water main, gravity sanitary sewer, lift station and force main, storm drainage, and mass grading. The proposal is a lump sum of \$58,900 plus reimbursable expenses. BHC also provided a budgetary estimate of \$5,750 for limited construction phase services billed hourly, if authorized separately.

2. Reimbursement through RHID proceeds

The intent is for the engineering design cost to be included as an eligible project cost within the RHID plan. The City would be reimbursed for these design costs through RHID proceeds, as documented in the RHID plan and the development agreement. The development agreement would define reimbursement timing, eligible cost documentation, and any conditions that must be met prior to reimbursement.

**Trade-Offs:**

1. Continuing design supports the 2026 schedule and reduces risk tied to long lead infrastructure items, but it means the City will incur design costs before the RHID and related documents are finalized.
2. Waiting to restart design until after the development agreement, CID, and RHID actions are complete reduces near term exposure, but it increases impacts of the delivery of build ready lots.

**Staff Recommendation:**

1. Authorize the City Manager to continue the BHC agreement and proceed with Phase 2 engineering, in an amount not to exceed \$58,900 plus reimbursables. .
2. Direct staff to finalize a development agreement, CID, RHID, and Project Infrastructure Authorizations.

**Commission Action:**

This item is for discussion purposes only. The item will be scheduled for consideration at a regular meeting pending direction to do so by the City Commission.



February 24, 2026

Scott Rickard  
City of El Dorado  
226 N. Vine St.  
El Dorado, Kansas 67042

**Re: Proposal for Services  
The Greens at Prairie Trails,  
El Dorado, Kansas**

Dear Scott Rickard:

BHC, Inc. is pleased to submit the following proposal for services on the above referenced project.

### **PROJECT UNDERSTANDING**

Based on the information provided, we understand that you are seeking civil engineering and surveying services for development of the property at The Greens at Prairie Trails, El Dorado, Kansas. We understand the request for services is to obtain construction documents for the replat of a portion of the existing subdivision into a new 32-lot development. Plans will include street, water, sanitary, and storm design along with mass grading and drainage for future lot development.

### **PROJECT ASSUMPTIONS**

Following are some of the project assumptions for this proposal.

- A design survey will be conducted
- Stormwater detention is not required
- A traffic memo or study is not required
- Stormwater quality is not required



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## **SCOPE OF SERVICES**

BHC proposes to provide the following scope of services:

### SURVEYING SERVICES

#### Land Surveying

- 1.1. Topographic survey (design detail)
- 1.2. Easement dedication
  - 1.2.1. Preparation of additional easement documents that may be required by final design.
- 1.3. As-Built Survey

### CONSTRUCTION DOCUMENTS

2. Construction Documents (Public)
  - 2.1. Public Street Design
  - 2.2. Water Main Design
  - 2.3. Sanitary Main Design (Gravity Main)
  - 2.4. Sanitary Main Design (Lift Station & Force Main)
  - 2.5. Storm/Drainage Design
  - 2.6. Mass Grading (Lot/Drainage Grading)
    - 2.6.1. Erosion Control
    - 2.6.2. Minimum Pad Elevation Plan
  - 2.7. As-Built Plans
3. Project Management
  - 3.1. Engineers Estimate
  - 3.2. Utility Coordination
4. Permitting (Non-Municipal)
  - 4.1. Notice of Intent (NOI) Application
  - 4.2. Stormwater Pollution Prevention Plan (SWPPP)

### CONSTRUCTION ADMINISTRATION (To Be Billed at Hourly Rates)

5. Limited Construction Period Services
  - 5.1. Review contractor submittals
  - 5.2. Review contractor RFI's
  - 5.3. Site Visits (2)

NOTE: Budgetary estimate excludes design modifications in response to requested changes, field modifications, unforeseen conditions, or other conditions that would necessitate changes to the previously approved design.



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## ADDITIONAL SERVICES

The services provided for this project are limited to those listed in the Scope of Services. Any additional services will be performed at an hourly rate or a lump sum basis as agreed to prior to initiating the additional service. Additional services may include but are not limited to the following:

1. Title report
2. Land surveying services (other than noted in scope of services)
3. Legal descriptions or easement documents (other than noted in scope of services)
4. Due diligence report
5. Site renderings
6. ADA audits, existing or post construction
7. Geotechnical investigation/report
8. Traffic study or memo
9. Stormwater management study or memo
10. Stormwater detention/water quality (BMP) design
11. LEED (or any other sustainable building initiative/application/submittals)
12. Environmental studies/mitigation/permits
13. Wetlands/stream delineation, 401/404 permitting
14. Rezoning, platting, development planning, or other City planning scope items (other than noted in scope of services)
15. Landscaping, irrigation, site photometrics (other than noted in scope of services)
16. Meetings with City staff (other than noted in scope of services). Additional meetings to be billed hourly
17. Structural design and/or calculations
18. Retaining wall design, landscape/screening wall design, and global stability analysis
19. Off-site or on-site utility main extensions (other than noted in scope of services)
20. Fire service line design, sizing, or fire protection design services
21. Additional site design (other than noted in scope of services)
22. Land disturbance permitting (separate municipal permit process)
23. Pavement design
24. Permitting through City, State, DOT, DNR, FEMA (other than noted in scope of services)
25. Separate construction specification book
26. Construction period services/staking
27. Final site visit and/or punch list
28. Reimbursable fees such as application fees, permit fees, mileage, printing, deliverables, etc... have not been included.



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## FEES

BHC will perform the scope of services described above for the lump sum fees listed below for each phase. Reimbursable expenses such as mileage, printing, etc. will be billed in addition to the fees stated at actual costs. Reimbursable expenses for application, permitting, and other fees required by authorities having jurisdiction over the project shall be the expenses incurred by BHC plus ten percent.

### SURVEYING SERVICES

1. Topographic Surveying	\$ 4,100
2. Easement dedication	\$ 2,500
3. As-Built Survey	\$ 1,800

### CONSTRUCTION DOCUMENTS

4. Construction Documents (Public)		\$46,700
4.1. Public Street Design	\$14,000	
4.2. Water Main Design	\$ 6,500	
4.3. Sanitary Main Design (Gravity Main)	\$ 6,000	
4.4. Sanitary Main Design (Lift Station & Force Main)	\$ 8,500	
4.5. Storm/Drainage Design	\$ 3,500	
4.6. Mass Grading (Lot/Drainage Grading)	\$ 5,000	
4.7. As-Built Plans	\$ 3,200	
5. Project Management		\$ 1,800
6. Permitting (Non-Municipal)		\$ 2,000

**TOTAL LUMP SUM** **\$58,900**

### CONSTRUCTION ADMINISTRATION (Budgetary Estimate, Not Lump Sum Price)

7. Limited Construction Phase Services	\$ 5,750
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**TOTAL HOURLY ESTIMATE** **\$ 5,750**

These fees are good for a period of 90-days after the date of this proposal.

## SCHEDULE

BHC will start work upon your acceptance of this proposal, written authorization, and receipt of reference documents. Our services and project deliverables depend on the timely receipt of Owner/Client/Architect information and decisions. BHC is not responsible for delays from agency review times or schedule disruptions due to requested project variances or design changes.



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## PROVIDED BY CLIENT

Client will provide:

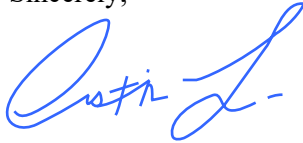
1. Title report with deed and supporting documentation
2. Access to the site during normal business hours
3. Any existing plans or other information that will facilitate the collection of data or production of deliverables

## AGREEMENT

This proposal and associated exhibits represent the entire agreement between the Client and BHC. Your signature below will serve as acknowledgement of your acceptance of this proposal and the attached terms and conditions. Please return a signed copy of this agreement.

Thank you for the opportunity to provide this service. We look forward to working with you. If you have any questions, please contact me at your convenience.

Sincerely,



Austin Lage, P.E.  
Project Manager

Proposal Accepted By: David B. Dillner

Date: 2/25/26

Type/Print Name: David B. Dillner

Attachments: Exhibit A Terms and Conditions  
Exhibit B Standard Hourly Rates



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## **EXHIBIT A**

### **Terms and Conditions**

#### **1. - COMPENSATION AND TERMS OF PAYMENT**

Client shall pay Consultant for performance of services in accordance with fees presented in the proposal for professional services, which is attached hereto and incorporated by reference as part of this agreement. Consultant shall submit invoices every four weeks based on completion of the individual work items described in the Fee Schedule. Payment shall be made within 30 days after receipt of invoice. After 30 days, an interest fee of 0.5% per month shall be applied for all late amounts.

Reimbursable expenses are in addition to compensation for the defined scope of services and associated fees in this agreement. Reimbursable expenses such as mileage, printing, travel expenses and postage shall be billed at actual cost. Reimbursable fees for permitting and other fees required by authorities having jurisdiction over the project by the Consultant shall be the expenses incurred by the Consultant plus Ten percent (10.00%).

If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Consultant may suspend the performance of services upon five (5) calendar days' notice to the Client. The Consultant shall have no liability to the Client, and the Client agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full for all outstanding amounts due the Client, or curing of other such breach which caused the Consultant to suspend services, the Consultant shall resume services and there shall be equitable adjustment to the remaining project schedule and fees as a result of such suspension.

#### **2. - CHANGED CONDITIONS**

If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the Consultant are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, the Consultant may call for renegotiation of appropriate portions of this Agreement. The Consultant shall notify the Client of the changed conditions necessitating renegotiation, and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement in accordance with the Termination provision hereof.

Client may request changes to the scope of services by altering or adding to the Services to be performed. If Client so requests, Consultant will return Client an Agreement for Additional Services detailing the additional scope and fees. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties.

#### **3. - GENERAL OBLIGATIONS OF CONSULTANT**

Consultant shall exercise the same degree of care, skill, and diligence in the performance of the Services as is ordinarily provided by members of the same profession currently practicing under similar circumstances in the performance of such services. All of the Services shall be performed by qualified personnel.

Consultant shall exercise usual and customary professional care in its effort to comply with all rules or regulations of the federal, state, or other government body or any administrative agency pertaining to the performance of the work hereunder.

#### **4. - ACCEPTANCE**

Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and condition of this agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party.

#### **5. - GENERAL OBLIGATIONS OF THE CLIENT**

The Client shall provide payment to the Consultant as provided in 1.0, Compensation and Terms of Payment.

The Client shall monitor the performance of the Consultant's work and shall notify them of any concerns and/or modifications required to the Services.

The Client shall make available to the Consultant any documents, drawings, electronic files, specifications, files or other information necessary in the execution and completion of the Services. The Client shall furnish, at the Client's expense, all information, requirements, reports, and instructions required by this Agreement. The Consultant may use such information, requirements, reports, and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

#### **6. - OWNERSHIP OF DOCUMENTS**

All reports, drawings, specifications, computer files, field data, notes, and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto, subject to laws and regulations.



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**7. - INSURANCE**

Consultant shall carry and maintain throughout the performance of the Services insurance acceptable to the Client in the following amounts:

- |    |   |             |
|----|---|-------------|
| 1. | Workers Compensation, including occupational disease.<br>(Statutory Limits) |             |
| 2. | General (Public) Liability  |             |
|    | Bodily Injury   | \$1,000,000 |
|    | Property Damage   | \$1,000,000 |
| 3. | Automobile Liability (hired, owned, non-owned)                              |             |
|    | Bodily Injury   | \$1,000,000 |
|    | Property Damage   | \$1,000,000 |
| 4. | Professional Liability  | \$1,000,000 |

Upon Clients request, the Consultant shall provide the Client with certificates of insurance evidencing the coverage in effect. After such policies become effective, none of such policies shall be canceled by the insurance company except after ten days' notice in writing to the Client.

**8. - INDEMNIFICATION**

The Consultant shall indemnify the Client and hold him and his officers harmless from any damage, expense, and liability or claim therefore on account of any injury, including death, resulting therefrom, or damage sustained by any person or persons (including the Consultant's employees) by reason of any negligent act, omission or neglect on the part of the Consultant's employees.

The Client shall also indemnify the Consultant and hold him and his officers harmless from any damage, expense, and liability or claim therefore on account of any injury, including death resulting therefrom, or damage sustained by any person or persons (including the Client's employees) by reason of any negligent act, omission, or neglect on the part of the Client's employees.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

The Consultant's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce design professional's scope of services, Client hereby agrees to release and hold harmless Consultant from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

**9. - LIMITATION OF LIABILITY**

To the maximum extent permitted by law, the Client agrees to limit the Consultant's liability for the Client's damages to the sum of \$25,000 or the Consultants Fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

**10. - TERMINATION**

Either party may terminate this Agreement at any time by giving the other party five days written notice of such termination. Immediately upon receipt of Notice of Termination, the Consultant shall discontinue Services and incur no further obligation or expenses. The Consultant shall be paid for all work completed prior to the effective date of such termination.

The Consultant shall not assign, transfer, or sublet this Agreement or any interest herein without the prior written consent of the Client.

**11. - NON-DISCRIMINATION**

There shall be no discrimination against any person employed pursuant to this Agreement in any manner forbidden by law.

**12. - STATUS**

The Consultant shall, during the entire term of this Agreement, be construed to be an independent contractor, and in no event shall any of its personnel be construed to be an employee of the Client.

**13. - GOVERNING LAW AND JURISDICTION**

The Client and Consultant agree that this Agreement and any legal actions concerning its validity, interpretation, and performance shall be governed by the laws of Kansas. It is further agreed that any legal action between the Client and the Consultant arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Kansas.

Brungardt Honomichl & Company, P. A.  
 Development 2026 Rate Schedule\*  
 Effective through 12/31/26

<b>Title</b>	<b>Rate</b>	<b>Title</b>	<b>Rate</b>
Director	\$275.00	Lead Construction Technician	\$165.00
Program Manager	\$270.00	Sr. Construction Technician	\$150.00
Sr. Project Manager	\$255.00	Construction Technician III	\$140.00
Project Manager II	\$245.00	Construction Technician II	\$130.00
Project Manager I	\$235.00	Construction Technician I	\$110.00
Sr. Project Engineer	\$210.00	GIS Engineering Coordinator	\$160.00
Project Engineer	\$195.00	GIS Engineering Specialist	\$145.00
Sr. Project Professional	\$215.00	GIS Engineering Technician	\$115.00
Project Professional II	\$200.00	Survey Director	\$275.00
Project Professional I	\$190.00	Survey Team Lead	\$245.00
Lead Design Engineer	\$165.00	Sr. Project Manager - Survey	\$240.00
Sr. Design Engineer	\$150.00	Project Manager II - Survey	\$205.00
Design Engineer	\$135.00	Project Manager I - Survey	\$190.00
Sr. Landscape Architect	\$220.00	Sr. Project Surveyor	\$180.00
Landscape Architect	\$170.00	Project Surveyor II	\$205.00
Sr. Landscape Designer	\$160.00	Project Surveyor I	\$165.00
Landscape Designer	\$150.00	Lead Survey Technician (CAD or Field)	\$135.00
Lead Engineering Technician	\$175.00	Sr. Survey Technician (CAD or Field)	\$130.00
Sr. Engineering Technician	\$170.00	Survey Technician (CAD or Field)	\$100.00
Engineering Technician	\$135.00	Clerical	\$100.00
Traffic Engineer	\$195.00	Technician	\$ 80.00
Sr. Construction Manager	\$200.00	Marketing/PR Specialist	\$125.00
Construction Manager	\$180.00		

**REIMBURSABLE EXPENSES**

<b>Description</b>	<b>Unit</b>	<b>Price</b>
Passenger Vehicle	Per mile	IRS rate
Survey Vehicle	Per mile	\$ 0.90
Project Related Travel		Actual Cost
Outsourced Reproduction, & Postage		Actual Cost
All-Terrain Vehicle/Gator	Day	\$ 170.00
Survey Total Station Equipment Fee	Hour	\$ 20.00
Survey Robotic Total Station	Hour	\$ 40.00
Survey GPS RTK Rover	Hour	\$ 30.00
Survey GPS RTK Base + Radio Modem	Hour	\$ 50.00
Trimble SX10 Scanner	Hour	\$ 120.00
Zeb Scanner	Hour	\$ 120.00
UAV + Lidar	Hour	\$ 120.00
UAV – Camera Project	Hour	\$ 60.00
Quickview Air HD Camera	Hour	\$ 10.00
Boat	Day	\$ 450.00
Jackhammer	Day	\$ 60.00
Cloud Data Processing	Hour	\$ 30.00

\*Rates subject to change on an annual basis.