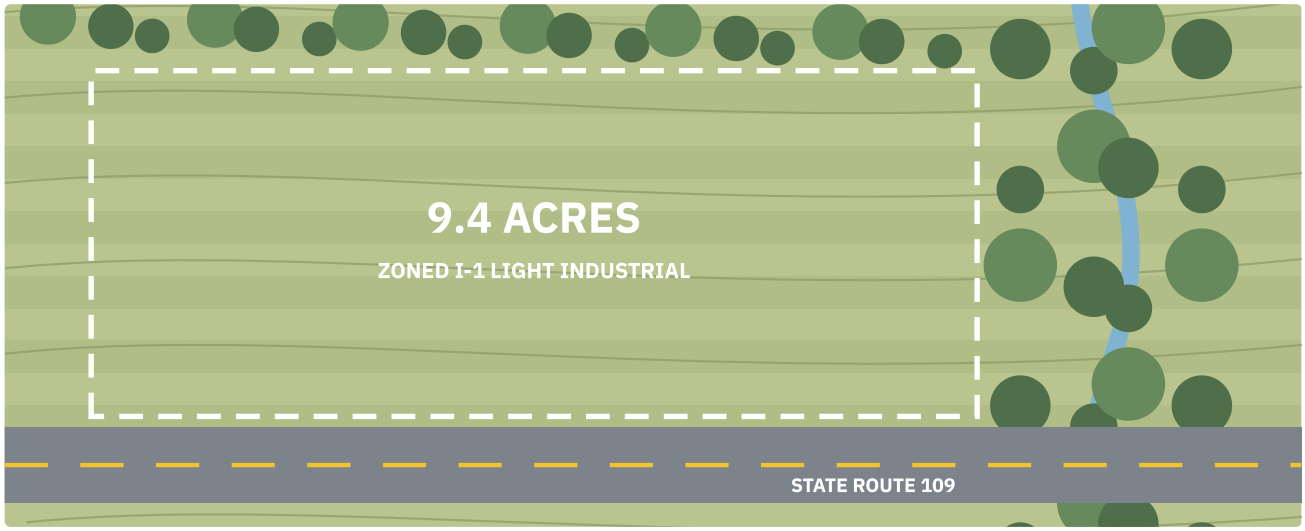
CUMB CIVIL ENGINEERS



Civil engineering services proposal

Survey, site design, stormwater, permitting and construction-phase services for a 120,000 sq ft warehouse on State Route 109, Wilson County.

PROPOSAL # CCE-26-0389
ISSUED Aug 3, 2026
VALID UNTIL Sep 30, 2026

CREATED BY
Cumberland Civil Engineers
Laura Hensley, PE
+1 615 555 0148
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PREPARED FOR
Stonebrook Logistics Partners
David Okafor
+1 615 555 0172
dokafor@stonebrooklp.example

Cover letter

Dear David,

Thank you for asking us to propose on the State Route 109 site. We walked the parcel last week: the frontage is easy, but the stream along the east line, the shallow limestone we saw in the road cut and the county's stormwater rules will shape the site more than the building will.

We have organized our services so you know early whether the site works. The survey, borings and wetland delineation come first, and our concept plans go to you with a grading budget before any detailed design starts. If the rock or the stream buffer changes the building's footprint, you learn it in week six, not at the planning commission.

Our fee is lump sum for everything up to permits, and by the hour and visit for construction-phase services, against the estimate in this proposal.

Sincerely,

Laura Hensley



YOUR CONTACT

Laura Hensley, PE

Principal, Land Development

+1 615 555 0148

lhensley@cumberlandcivil.example

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The project

What we know about the site and the building from your brief and our visit of July 28, 2026.

SITE

9.4 acres

Zoned I-1, frontage on State Route 109

BUILDING

120,000 sq ft

Rear-load warehouse, 24 docks

PARKING

146 spaces

Plus 30 trailer stalls

STREAM

East line

Buffer width to be confirmed by delineation

GEOLOGY

Karst

Shallow limestone seen in the road cut

UTILITIES

At the road

Water main in SR 109, sewer 600 ft east

YOUR PRIORITIES

From our meeting of July 21.

- Site plan approval by the end of January 2027
- A grading budget you can trust before design is complete
- Construction start in the spring of 2027

Our fee

Lump sum through permitting; construction phase as used.

$207,900

Lump sum

Investigation, design and permits

$40,920

Estimated

Construction phase, as used

26 weeks

To approval

From notice to proceed

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Scope of services

Four phases. Each ends with something you approve before the next begins.

PHASE 1

Site investigation

Tasks

- Boundary and topographic survey
- Twelve geotechnical borings
- Wetland and stream delineation

Deliverables

- Survey drawing
- Geotechnical report
- Delineation report

PHASE 2

Concept and design

Tasks

- Two concept site plans with a grading budget each
- Grading, drainage, stormwater and utility design
- Construction drawings and specifications

Deliverables

- Concept plans and budgets
- Stormwater report
- Sealed drawings for bidding

PHASE 3

Permitting

Tasks

- Site plan submittal and two rounds of comments
- State construction stormwater permit
- Water and sewer approvals

Deliverables

- Approved site plan
- Stormwater permit coverage
- Utility approval letters

PHASE 4

Construction phase

Tasks

- Submittal and question reviews
- Site observation, about twice a month
- As-built survey of the stormwater system

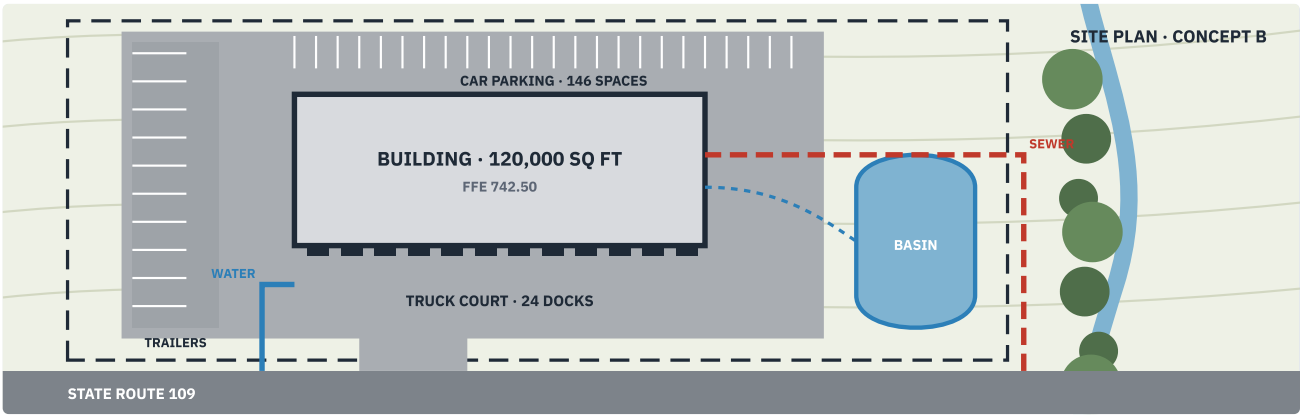
Deliverables

- Field reports
- Stormwater certification
- As-built drawings

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Where we start: concept B

Our first sketch puts the building on the higher ground to the west, the truck court facing away from the road, and the detention basin in the low corner by the stream, where the water goes today. A second concept with the docks facing north will go to you with it in Phase 2.



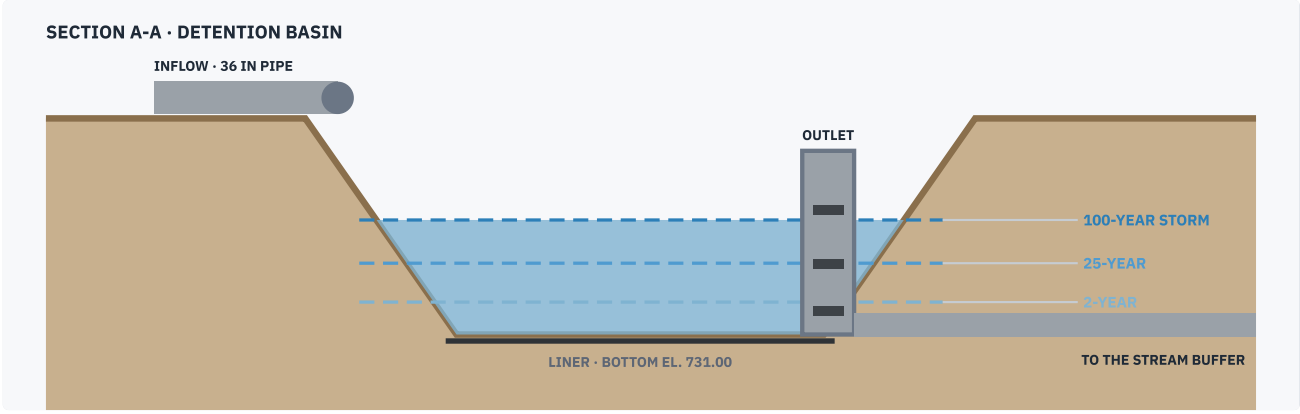
Design criteria

ITEM	CRITERION WE DESIGN TO
Peak runoff	No more than today, for the 2 to 100-year storms
Water quality	80% removal of suspended solids, county standard
Truck court grade	1% minimum, 3% maximum
Stream buffer	As delineated; no grading inside it
Sinkholes	Avoided or treated per the geotechnical report

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Stormwater on karst

Limestone under the site means water can open sinkholes where it ponds. We line the detention basin, keep infiltration away from the rock, and size the outlet so the site releases water no faster than it does today, for every storm up to the 100-year.



Similar sites we have engineered

Construction value is the owner's total for the site and building.

PROJECT	SCOPE	YEAR	VALUE
Gallatin distribution center Sumner County	210,000 sq ft on 16 acres; two lined basins on karst	2025	$18M
Mt. Juliet flex industrial Wilson County	Three buildings, 96,000 sq ft; a 1,400 ft sewer extension	2024	$11M
Smyrna parts warehouse Rutherford County	84,000 sq ft; stream buffer kept with retaining walls	2023	$9M

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Your project team



Laura Hensley, PE

Principal in charge

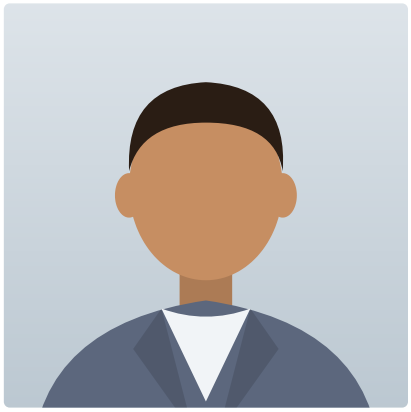
22 years of land development; your contact from start to finish.



Jamal Pruitt, PE

Project engineer

Leads grading, stormwater and utility design.



Tom Reyes, RLS

Survey manager

Runs the field crews and the as-built survey.

Licenses and insurance

Tennessee PE and RLS licenses

Certified erosion control inspectors

$2 million professional liability

Subconsultants under our contract

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Schedule

Weeks from your notice to proceed. Review times are the county's published targets.

Weeks 1-5
5 weeks

○ Survey, borings and delineation

Field work and reports.

Week 6
1 week

○ Concept plans and grading budgets

Meeting with you to choose one.

Weeks 7-14
8 weeks

○ Design

Grading, stormwater, utilities and drawings.

Week 15
1 day

○ Site plan submitted

Stormwater and utility applications filed alongside.

Weeks 16-25
10 weeks

○ Review and comments

Two rounds, answered within a week each.

Week 26
1 day

○ Planning commission

Approval targeted for January 2027.

Hourly rates for additional services

ROLE	RATE
Principal	$210 an hour
Project engineer	$165 an hour
Survey crew, two people	$185 an hour
CAD technician	$110 an hour

Rates hold until December 31, 2027. Printing, courier and agency fees are billed at cost.

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Fee

Phases 1 to 3 are lump sums. Phase 4 is billed as used and will not exceed the estimate without your written approval.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Site investigation					
1	**Boundary and topographic survey** Code: SI-SURV The whole 9.4 acres and the frontage on State Route 109, to 1 ft contours. 	1 lump sum	$18,600.00	–	0%	$18,600.00
2	**Geotechnical investigation, coordinated** Code: SI-GEO Twelve borings by our geotechnical subconsultant, with a report on rock depth and sinkhole risk.	1 lump sum	$14,800.00	–	0%	$14,800.00
3	**Wetland and stream delineation** Code: SI-WET	1 lump sum	$6,900.00	–	0%	$6,900.00
				Subtotal: Site investigation		**$40,300.00**
	Design					
4	**Concept site plans, two options** Code: DE-CON	1 lump sum	$12,500.00	–	0%	$12,500.00
5	**Grading and drainage design** Code: DE-GRAD Building pad, truck court, parking and a balanced cut and fill where the rock allows.	1 lump sum	$36,400.00	–	0%	$36,400.00
6	**Stormwater management design and report** Code: DE-SWM Design storms: 2, 10, 25 and 100-year	1 lump sum	$28,900.00	–	0%	$28,900.00
7	**Water and sewer extensions** Code: DE-UTIL	1 lump sum	$24,600.00	–	0%	$24,600.00
8	**Construction drawings and specifications** Code: DE-CD Sealed civil drawings, details and technical specifications for bidding.	1 lump sum	$31,200.00	–	0%	$31,200.00
				Subtotal: Design		**$133,600.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Permitting					
9	**Site plan approval, planning commission** Code: PE-SITE Submittal, two rounds of review comments and attendance at the hearing.	1 lump sum	$16,800.00	–	0%	$16,800.00
10	**State construction stormwater permit** Code: PE-STRM Notice of intent, erosion control plan and the stormwater pollution prevention plan.	1 lump sum	$9,800.00	–	0%	$9,800.00
11	**Water and sewer utility approvals** Code: PE-UTIL	1 lump sum	$7,400.00	–	0%	$7,400.00
				Subtotal: Permitting		**$34,000.00**
	Construction phase, estimated					
12	**Construction administration** Code: CP-CA Submittals, contractor questions and pay application reviews, billed as used.	120 hours	$165.00	–	0%	$19,800.00
13	**Site observation visits** Code: CP-OBS	24 visits	$480.00	–	0%	$11,520.00
14	**As-built survey and stormwater certification** Code: CP-ASB	1 lump sum	$9,600.00	–	0%	$9,600.00
				Subtotal: Construction phase, estimated		**$40,920.00**

Subtotal	$248,820.00
Sales tax (engineering services, not taxed in Tennessee)	$0.00
Total	**$248,820.00**

Terms

1. Billing

1.1 Monthly, by percentage complete for lump-sum phases and by hours and visits for Phase 4. Due in 30 days.

2. Additional services

2.1 Work outside this scope, such as a third concept or a traffic study, is done only on your written approval.

3. Permit fees

3.1 Agency application and review fees are paid by you, or by us and billed at cost.

4. Standard of care

4.1 Services are performed with the care and skill of licensed engineers practising in Tennessee.

5. Limitation of liability

5.1 Limited to our fee or $1 million, whichever is greater, except where the law does not allow it.

6. Ending the agreement

6.1 Either side may end it with 14 days' written notice; work done to that date is paid.

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Authorization to proceed

Signed for Stonebrook Logistics Partners and for Cumberland Civil Engineers. This proposal, signed, is the agreement for the services above.

FOR THE CLIENT

_____

SIGNATURE

Stonebrook Logistics Partners
Name: _____

Date: ____ / ____ / _____

FOR CUMBERLAND CIVIL

_____

SIGNATURE

Cumberland Civil Engineers
Name: _____

Date: ____ / ____ / _____

Next steps

STEP 1

Sign and return

Your signature is the notice to proceed.

STEP 2

Right of entry

Your letter lets our survey and drilling crews on the site.

STEP 3

Kick-off meeting

Within a week: the brief, the schedule and who decides what.

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