

July 17, 2025

Honorable Willis Thompson, Mayor  
City of Vicksburg  
1401 Walnut Steet  
Vicksburg, MS 39180



**RE: GENERAL SERVICES AGREEMENT - TASK ORDER #8  
CONVENTION CENTER WALL REMEDIATION  
CITY OF VICKSBURG**

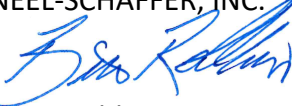
Dear Mayor Thompson,

Neel-Schaffer, Inc. is pleased to offer you this Letter Agreement for Task Order #8 to our General Services Agreement (GSA), dated November 7, 2023, for Neel-Schaffer to provide professional design engineering services, bidding/award services, and construction engineering/inspection (CEI) services for the remediation of the soldier pile and lagging retaining wall at the Vicksburg Convention Center.

Our services under this Task Order shall be considered Type 1 Services in accordance with the GSA between The City of Vicksburg and Neel-Schaffer, Inc. Our professional services will include utilization of the existing as-built drawings of the convention center provided by the City of Vicksburg and geotechnical recommendations provided by our subconsultant, Burns Cooley Dennis, to develop bid plans and contract documents to be advertised for public bids and provide part-time construction inspection.

Our services will be provided in accordance with Exhibit A – General Terms and Conditions and Exhibit B – Scope of Work, for a not to exceed **fixed fee of \$72,000.00**. This fixed fee is inclusive of geotechnical subconsultant services to be provided by Burns Cooley Dennis as outlined in their proposal detailed in Exhibit C. Any other services not listed in the scope for Design requested by the City shall be considered additional services. Any additional services deemed necessary will be presented separately to the City for consideration before proceeding with any of those services.

If this Task Order is acceptable to you, please sign below and return one copy to me. We appreciate this opportunity to assist the City of Vicksburg.

Sincerely,  
NEEL-SCHAFER, INC.  
  
Brian Robbins P.E.  
Senior Project Engineer

engineers | planners | surveyors | environmental scientists | landscape architects

P: 601.534.1791

1100 Cherry Street  
Vicksburg, MS 39183

[www.neel-schaffer.com](http://www.neel-schaffer.com)



BY:

CITY OF VICKSBURG

\_\_\_\_\_

\_\_\_\_\_

Date

NEEL-SCHAFFER, INC.

\_\_\_\_\_

7/17/25

Date



**EXHIBIT A**  
**GENERAL TERMS AND CONDITIONS**  
**PROFESSIONAL SERVICES**

1. **Relationship between Consultant and Client.** Neel-Schaffer, Inc. ("Consultant") shall serve as the Client's professional consultant in those phases of the Project to which this Agreement applies. The relationship is that of a buyer and seller of professional services and it is understood that the parties have not entered into any joint venture or partnership with the other. Consultant shall not be considered to be the agent or fiduciary of the Client.
2. **Responsibility of Consultant.** Consultant will perform services under this Agreement in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions (the "Standard of Care"). No other representation, warranty or guarantee, express or implied, is included or intended in this Agreement or in any report, opinion, document, or otherwise.
3. **Responsibility of the Client.** Client shall provide all information and criteria as to its requirements for the Project, including budgetary limitations. Client shall arrange for Consultant to enter upon public and private property and obtain all necessary approvals required from all governmental authorities having jurisdiction over the Project. Client shall give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Consultant's services.

The Client shall promptly report to the Consultant any defects or suspected defects in the Consultant's services of which the Client becomes aware, so that Consultant may take measures to minimize the consequences of such a defect. ~~Should legal liability for the defects exist, failure by the Client to notify the Consultant shall relieve the Consultant of any liability for costs of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered.~~
4. **Construction Phase Services.** If Consultant's scope of services includes the observation and monitoring of work performed by Client's separate contractors, Consultant shall provide personnel to observe and monitor the work in accordance with the Standard of Care in order to ascertain that it is being performed, in general, in accordance with the plans and specifications. Consultant shall not supervise, direct, or have control over the contractor's work. Consultant shall not have authority over or responsibility for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the contractor. Consultant does not guarantee the performance of the construction contract by the contractor and does not assume responsibility for the contractor's failure to furnish and perform its work in accordance with the plans and specifications.
5. **Designation of Authorized Representatives.** Each party shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the party.
6. **Ownership of Documents.** All reports, notes, drawings, specifications, data, calculations, and other documents, including those in electronic form prepared by Consultant are instruments of Consultant's service that shall remain Consultant's property. The Client agrees not to use Consultant generated documents for projects other than the project for which the documents were prepared by Consultant, or for future modifications to the Project, without Consultant's express written permission. Any reuse or distribution to third parties without such express written permission or project-specific adaptation by Consultant will be at the Client's sole risk and without liability to Consultant or its employees, subsidiaries, and subconsultants.
7. **Opinion of Costs.** When required as a part of its scope of services, Consultant will furnish opinions or estimates of construction cost on the basis of Consultant's experience and qualifications, but Consultant does not guarantee the accuracy of such estimates. The parties recognize that Consultant has no control over the cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices.
8. **Changes or Delays.** In the event new developments or circumstances beyond the control of Consultant require a change in the scope of services or schedule, Consultant shall be entitled to an equitable adjustment to the fee and/or schedule. Such events include, but are not limited to, unreasonable delays caused by Client's failure to provide specified direction or information, delays caused by Client's other contractors or consultants, or if Consultant's failure to perform is due to any act of God, labor shortage, fire, inclement weather, act of governmental authority, failure of transportation, accident, power failure, or interruption or any other cause beyond the reasonable control of Consultant.

**EXHIBIT A**  
**GENERAL TERMS AND CONDITIONS**  
**PROFESSIONAL SERVICES**

9. **Suspension of Services.** Client may, at any time, by written notice, suspend further services by Consultant. Upon receipt of such notice, Consultant shall take all reasonable steps to mitigate costs allocable to the suspended services. Client, however, shall pay all reasonable and necessary costs associated with such suspension including the cost of assembling documents, personnel and equipment, rescheduling or reassignment costs necessary to maintain continuity and the staff required to resume the services upon expiration of the suspension. Consultant will not be obligated to provide the same personnel in the event the period of any suspension exceeds 30 days.
10. **Termination.** This Agreement may be terminated by either party upon 30 days' written to the other party. Upon such termination, Client shall pay Consultant for all services performed up to the date of termination. If Client is the terminating party, Client shall pay Consultant all reasonable cost and expenses incurred by Consultant in effecting the termination, including but not limited to non-cancellable commitments and demobilization costs, if any.
11. **Indemnification.** Consultant shall indemnify and hold harmless Client from and against those damages and costs (including reasonable attorneys' fees) that Client incurs as a result of third party claims for personal injury or property damage to the extent caused by the negligent acts, errors or omissions of Consultant.
- ~~To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant from and against those damages and costs (including reasonable attorneys' fees) that Consultant incurs as a result of third party claims for personal injury or property damage to the extent caused by the negligent acts, errors or omissions of Client.~~
12. **Legal Proceedings.** In the event Consultant or its employees are required by Client to provide testimony, answer interrogatories, produce documents or otherwise provide information in relation to any litigation, arbitration, proceeding or other inquiry arising out of Consultant's services, where Consultant is not a party to such proceeding, Client will compensate Consultant for its services and reimburse Consultant for all related direct costs incurred in connection with providing such testimony or information. This provision shall not apply in the event Client engages Consultant to provide expert testimony or litigation support, which services shall be the subject of a separate agreement or an amendment to this Agreement.
13. **Successors and Assigns.** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided however, that neither party shall assign this Agreement in whole or in part without the prior written consent of the other party.
14. **Insurance.** Consultant agrees to maintain the following insurance coverage with the following limits of insurance during the performance of Consultant's work hereunder:
- (a) Commercial General Liability insurance with standard ISO coverage and available limits of \$1,000,000 per occurrence and \$2,000,000 general aggregate;
  - (b) Automobile Liability insurance with standard ISO coverage and available combined single limits of \$1,000,000 per accident;
  - (c) Worker's Compensation insurance with limits as required by statute and Employer's Liability insurance with limits of \$1,000,000 per employee for bodily injury by accident/\$1,000,000 per employee for bodily injury by disease/\$1,000,000 policy limit for disease; and
  - (d) Professional Liability insurance covering Consultant's negligent acts, errors, or omissions in the performance of professional services with available limits of \$1,000,000 per claim and annual aggregate.
- Consultant shall provide evidence of procuring the above insurance coverages by delivering a certificate of insurance to Client prior to the start of Consultant's work and annually upon renewal of coverage. Consultant shall cause Client to be named as an additional insured on Consultant's commercial general liability policy, which shall be primary and noncontributory.
15. **Information Provided by the Client.** Consultant shall be entitled to rely upon, without liability, the accuracy and completeness of any and all information provided by Client, without the obligation of independent verification.
- ~~16. **Consequential Damages.** Neither Client nor Consultant shall be liable to the other or shall make any claim for any special, incidental, indirect or consequential damages arising out of, or connected in any way to the Project or this Agreement. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, loss of business or diminution of property value and shall apply regardless of legal theory such damages are alleged including negligence, strict liability, breach of contract and breach of warranty.~~
17. **Payment.** Unless agreed to otherwise, Consultant shall submit monthly invoices to the Client. Payment in full

**EXHIBIT A**  
**GENERAL TERMS AND CONDITIONS**  
**PROFESSIONAL SERVICES**

shall be due upon receipt of the invoice. Payment of any invoices by the Client shall be taken to mean that the Client is satisfied with the Consultant's services to the date of the payment and is not aware of any deficiencies in those services. If payments are delinquent after ~~30~~ <sup>45</sup> days from invoice date, the Client agrees to pay interest on the unpaid balance at the rate of one percent (1%) per month. If the Client fails to make payments; then Consultant, after giving seven (7) days written notice to the Client, may suspend services until the Client has paid in full all amounts due for services, expenses, and other related charges without recourse to the Client for loss or damage caused by such suspension. The Client waives any and all claims against the Consultant for any such suspension. Payment for Consultant's services is not contingent on any factor, except the Consultant's ability to provide services in a manner consistent with that Standard of Care. Payment of invoices shall not be subject to any discounts, set-offs or back-charges unless agreed to in writing by both parties. If the Client contests an invoice, the Client may withhold only that portion so contested and shall pay the undisputed portion, after the Client has notified Consultant in writing within 30 days of receiving the invoice and shall identify the specific cause of the disagreement and the amount in dispute.

18. **Force Majeure.** Neither Client nor Consultant shall be liable for any fault or delay caused by any contingency beyond their control, including but not limited to, acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
19. **Compliance with Laws.** To the extent they apply to its employees or its services, Consultant shall exercise due professional care to comply with all applicable laws, including ordinances of any political subdivisions or governing agencies.
20. **Invalid Terms.** If any provisions of this Agreement are held to be invalid or unenforceable, the remaining provisions shall be valid and binding as if the unenforceable provisions were never included in the Agreement.
21. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the state where the services are performed.
22. **Dispute Resolution.** All disputes, controversies or claims, of whatever kind or character, between the Parties, their agents and/or principals, arising out of or in connection with the subject matter of this Agreement shall be litigated in a court of competent jurisdiction.
23. **Additional Services.** Consultant shall be entitled to an equitable adjustment of its fee for services resulting from significant changes in the general scope, extent or character of the Project or its design including, but not limited to, changes in size, complexity, Client's schedule, construction schedule, character of construction or method of financing; and revising previously accepted studies, reports, design documents or other documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies, reports or documents, or are due to any other causes beyond Consultant's control.
24. **Amendment.** This Agreement may only be amended in writing and where such amendment is executed by a duly authorized representatives of each party.
25. **Entire Understanding of Agreement.** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and Consultant hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of this Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.
26. **Survival of Provisions.** The provisions of this Agreement shall continue to be binding upon the parties hereto notwithstanding termination of this Agreement for any reason.
27. **Nonwaiver.** No waiver by a party of any provision of this Agreement shall be deemed to have been made unless in writing and signed by such party.
28. **Identity of Project Owner.** Within ten (10) days of the entry of this Agreement, Client, if Client is not the Project Owner, shall provide to Consultant the Project Owner's full legal name; Project Owner's physical address; Project Owner's mailing address; and the name, physical address and mailing address of the Client's point of contact with the Owner for the Project.
29. **Conflicting Terms.** In the event that there are multiple agreements with varying or conflicting terms and conditions between Client and Consultant, the terms and conditions contained in this Agreement shall supersede and have precedence over any other conflicting terms and conditions contained in any other written or oral agreement.
30. **Course of Dealing.** Client and Consultant agree that these General Terms and Conditions establish a course of dealing between them and shall apply to this and all

**EXHIBIT B**  
**Scope of Work**

**I - DESIGN PHASE SERVICES:**

1. Perform site visits to observe existing conditions, document conditions observed with photographs and field notes.
2. Prepare details for the proposed remediations.
3. Utilize as-built drawings of the convention center provided by the City of Vicksburg in conjunction with current topographic survey data of the site provided by the City of Vicksburg, for the preparation of plans and technical specifications for remediation of the existing corroded anchored solder pile and lagging retaining wall at the site and the remediation of sinkholes that have developed along the front of the convention center.
4. Prepare final design documents to include final construction drawings, specifications, opinion of probable costs and contract documents.
5. Overall project management and coordination with the Owner and/or Operator of the Convention Center.
6. Design phase services shall not include recommendations on any interior sheet rock cracking, remediation of existing/on-going foundation settlement issues, or any other deficiencies outside the retaining wall and sinkholes caused by surface runoff that may effect the remediation of the retaining wall.

**II - BIDDING & CONSTRUCTION PHASE SERVICES:**

1. Preparation of bid documents, publishing of advertisement on electronic bidding service (Central Bidding), attendance of the bid opening, preparation of certified bid tabulation, and assistance to owner in evaluating bids.
2. The Engineer shall make visits to the site at intervals appropriate to the various stages of construction as he deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work. Full-time construction inspection has not been factored into the proposed fixed fee cost for CEI services, but can be increased if so desired by the owner through an amendment to this contract.
3. The Engineer shall furnish a part-time Resident Project Representative (RPR), assistants and other field staff to assist the Engineer in observing progress and quality of the work of the Contractor. The RPR will prepare a daily report recording the Contractor's hours on the job site, weather conditions, information related to questions of change orders or changed conditions, daily activities, decisions, and observations in general.
4. Preparation and review of contractor pay requests, final inspection of completed work, generation of a punch list and production of closeout documents.



**BURNS COOLEY DENNIS, INC.**  
**GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS**

**Corporate Office**  
551 Sunnybrook Road  
Ridgeland, MS 39157  
Phone: (601) 856-9911  
Fax: (601) 853-2077

**Mailing Address**  
Post Office Box 12828  
Jackson, MS 39236  
  
[www.bcdgeo.com](http://www.bcdgeo.com)

**Materials Laboratory**  
278 Commerce Park Drive  
Ridgeland, MS 39157  
Phone: (601) 856-2332  
Fax: (601) 856-3552

June 9, 2025

Neel-Schaffer, Inc.  
1100 Cherry Street  
Vicksburg, Mississippi 39180

Proposal No. 25001P-157

Attention: Brian Robbins, P.E.

Re: Proposal  
Development of Remedial Measures  
Anchored Soldier Pile and Lagging Retaining Wall  
Vicksburg Convention Center  
Vicksburg, Mississippi

Gentlemen:

Burns Cooley Dennis, Inc. (BCD) is pleased to submit this revised proposal to assist Neel-Schaffer, Inc. (NSI) in preparing plans and technical specifications for remediation of the corroded anchored soldier pile and lagging retaining wall at the site and the remediation of sinkholes that have developed along the front of the convention center. The approximately 30-year-old retaining wall has experienced corrosion/deterioration to its timber lagging, anchor wales, anchor wedge plates, and lagging plates and studs. The sinkholes appear to be caused by soil and surface runoff passing below the grade beam along the front of the convention center into the crawl space.

Our proposed scope of services would include the following:

- A site visit to observe the existing conditions;
- Engineering analyses to develop details for remediating the retaining wall and sinkhole issues;
- Preparation of details, sketches, and technical specifications for the proposed remediations; and
- Reviewing the drawings.



Sketches prepared by BCD will show details remediating the retaining wall and the cutoff system in front of the convention center to prevent future sinkholes. We understand that NSI will prepare the drawings and estimate quantities for the proposed remedial measures.

Our lump sum price to perform the scope of services outlined herein is \$37,000.00. All services for this project would be performed under the direct supervision of a professional engineer registered to practice in the State of Mississippi. Professional services provided by Burns Cooley Dennis, Inc. would be performed in accordance with generally accepted engineering principles and practices. We estimate that our scope of services can be completed within eight weeks of our receipt of written authorization to proceed.

We appreciate the opportunity to submit this proposal. If the scope of services and lump sum price described in the preceding paragraphs are acceptable, please issue your executed agreement.

Very truly yours,

BURNS COOLEY DENNIS, INC.



Bradley D. Campbell, P.E.

BDC/khb

Copy Submitted: (via e-mail)