EXHIBIT A
AMENDMENT #1

Date: September 18, 2025

PROJECT DESCRIPTION AND LOCATION

Project is located at: 7th Street, Joplin, Missouri

Project Description: Sanitary Sewer Relocation Plans

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Real Estate Acquisition

Olsson shall negotiate the acquisition of right of way necessary to construct the sanitary sewer lines that need relocated as part of the MoDOT Route 66 improvement project in Joplin. Olsson understands the property will be acquired under the Uniform Relocation Act.

Tasks:

1) Negotiations.

    a) Olsson shall obtain title information through a title company for parcels where permanent easements are being acquired. Olsson shall obtain the last deed of record from county records to determine ownership of all parcels where only temporary easements are being acquired. Any ownership deeds, easements deeds, subdivision plats, etc. needed or used in the development of existing property lines and easement boundaries for the right of way plans shall be furnished by the title company and Olsson.
    b) Olsson shall negotiate all acquisitions in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, and implementing regulations (49 CFR Part 24).
    c) City of Joplin shall provide Olsson will all agreements and conveyance documents necessary for the acquisition of the property.
    d) Olsson shall prepare all necessary documents for review and signature by City of Joplin. Olsson shall not present any counteroffer or agree to any engineering plans revisions or changes without express permission by City of Joplin. Olsson shall relay all concerns, counteroffers, or issues to City of Joplin for review and consideration.

e) When negotiations result in an agreement, Olsson shall prepare the necessary documents and secure notarized signatures from the owner or their representatives, as well as any tenants to submit for payment.
f) Olsson shall complete all documents necessary to facilitate the payment of settlements to property owners.
g) When negotiations result in condemnation, Olsson shall submit all necessary completed files and documents to the City of Joplin.

2) Appraisal Services.

a) All properties under the current version of the plans fall under the waiver valuation category as any properties valued at under $25,000 may have a waiver valuation completed under current MoDOT regulations.
b) All waiver valuation reports shall be provided to and signed by the City of Joplin.

3) Olsson's Fees

a) Olsson's fee for negotiations is $4,000 per parcel for 9 parcels for a total of $36,000.
b) Waiver Valuations will be completed by Olsson for $500 per parcel for 9 parcels for a total of $4,500.
c) Olsson assumes the cost of title reports to be $350 per parcel for 9 parcels for a total of $3,150.
d) Olsson estimates the total cost to acquire 9 parcels to be $43,650, this includes negotiation, waiver valuations, and title reports.

4) Schedule

a) Prepare waiver valuations to be completed within three weeks after notice to proceed.
b) Make initial calls to owners and/or mail certified letters: Completed three weeks after notice to proceed.
c) Mail second round of certified letters to owners who are still unresponsive: This will occur 2 weeks after the initial letters were mailed.
d) Based on our experience with projects of this scale, we expect that land acquisition will take approximately 6 months. Olsson will work to meet and if possible, improve on this timeline.

5) Assumptions and Exclusions

a) This estimate assumes that all right of way will be acquired voluntarily. Any Olsson services associated with potential condemnation would be addressed in an amendment.
b) This proposal does not include the compensation paid to landowners, or other non-listed third-party services.
c) This proposal does not include the cost of any appraisal or appraisal review services. If those services become necessary an amendment will need completed.

6) Additional Work

a) It is anticipated that up to 2 more parcels may need negotiations for the relocation of the sewer lines. At the City's discretion Olsson may perform negotiations, waiver valuations and order title reports on 2 additional parcels for a total per parcel of $4,850. If services are required on these two parcels the City shall provide notice to proceed to Olsson and Olsson shall add a total of $9,700 time and materials not to exceed to the contract.

Railroad Submittal

1) Plan Submittal

Olsson will coordinate the submittal of final plans to Genesee & Wyoming (Railroad), including the completion of all forms and payment of all fees required by the Railroad. Olsson will receive review comments from the Railroad and update plans, as needed, to meet Railroad requirements.

2) Olsson Fee's

Olsson's fee's for the railroad submittal are the following. The following fee's are based on current pricing listed on the Railroad forms. Any deviations to these prices at the time of submittal is subject to additional fee's beyond the scope of this agreement.

- Completed Pipeline Application - $1,000
- Railroad Engineer Review Fee - $2,250
- Contractor's Access/Occupancy Application and Fee – $1,750
- Preparation of all documents, form's, and processing and coordinating of applications with Railroad - $12,500

COMPENSATION

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed $61,150. Should the cost of easement acquisition or railroad permitting services exceed this amount, additional amendments may be required to the Agreement.