

**CITY OF HUNTSVILLE, TEXAS**

Andy Brauning, Mayor

Bert Lyle, Position 1 At-Large  
Karen Denman, Position 2 At-Large  
Vicki McKenzie, Position 3 At-Large  
Pat Graham, Position 4 At-Large



Mayor Pro Tem Russell Humphrey, Ward 2  
Vacant, Ward 1  
Deloris Massey, Ward 3  
Jon Strong, Ward 4

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**CITY COUNCIL AGENDA**

**TUESDAY, JUNE 6, 2023, 6:00 PM**

Huntsville Public Library, 1219 13th Street, Huntsville, Texas, 77340

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

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**WORKSHOP (5:00 p.m.)**

- a. The City of Huntsville Employee Scholarship Committee will host a Reception for the Class of 2023 Scholarship Recipients.

**MAIN SESSION (6:00 p.m.)**

**CALL TO ORDER**

**INVOCATION AND PLEDGES - U.S. Flag and Texas Flag:** *Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.*

**PROCLAMATION**

- a. Proclamation No. 2023-14 for National Police Week  
Andy Brauning, Mayor
- b. Proclamation No. 2023-16 for Fair Housing Month  
Andy Brauning, Mayor

**PRESENTATIONS**

- a. Presentation to the Class of 2023 Scholarship Recipients  
Andy Brauning, Mayor

**1. CONSENT AGENDA**

The presiding officer will call for public comments before action is taken on these items. *(Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.)*

- a. Consider approving Minutes from the May 16, 2023 Regular City Council Meeting  
Kristy Doll, City Secretary
- b. Consider updating and reaffirming the City's Fair Housing Policy as required for continued program eligibility and compliance to administer various state and federal grants, and to adopt Resolution 2023-8 in support of same.  
Kathlie Jeng-Bullock, City Engineer

**2. STATUTORY AGENDA**

- a. Consider authorizing the City Manager to enter into an agreement of the Guaranteed Maximum Price Amendment number three (3) with Christensen Building Group for the City Hall Building Project.  
Kathlie Jeng-Bulloch, City Engineer
- b. Consider adoption of Ordinance 2023-14 to amend the budget for FY 22-23 and/or CIP Project budgets.  
Steve Ritter, Finance Director
- c. Consider authorizing the City Manager to approve the Additional Services with RPS for professional engineering services for the IH-45 Segment 2B Widening and Utility Relocation with Betterment Project.  
Kathlie Jeng-Bulloch, City Engineer
- d. Consider authorizing the City Manager to award the construction contract for FY 21-22, FY 22-23 McGary Creek Lift Station Improvement Project.  
Kathlie Jeng-Bulloch, City Engineer

### **3. CITY COUNCIL/MAYOR/CITY MANAGER**

- a. Consider the appointments to the City of Huntsville Boards and Commissions for vacant board positions.  
Andy Brauninger, Mayor
- b. Consider rescheduling the Regular City Council meeting scheduled for July 4th to July 5th  
Kristy Doll, City Secretary

### **4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA**

### **5. ITEMS OF COMMUNITY INTEREST**

### **6. EXECUTIVE SESSION**

- a. City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.087 for deliberation regarding economic development negotiations - Project LTS, Project Peanut, and Project Cowboys.  
Tammy Gann, Director of Economic Development
- b. City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.074 – Personnel Matters: regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Secretary Kristy Doll.  
Kristy Doll, City Secretary

### **7. RECONVENE**

Take action on item discussed in executive session, if needed.

### **ADJOURNMENT**

\*If during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; Sec. 551.089 - deliberation regarding security devices or security audits; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session to take action, if

necessary, on the items addressed during Executive Session.

**CERTIFICATE**

I, Kristy Doll, City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.HuntsvilleTX.gov](http://www.HuntsvilleTX.gov), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: June 2, 2023

*Kristy Doll*

TIME OF POSTING: 9:15 a.m.

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Kristy Doll, City Secretary

TAKEN DOWN:



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** a.

**Agenda Item:** The City of Huntsville Employee Scholarship Committee will host a Reception for the Class of 2023 Scholarship Recipients.

**Initiating Department/Presenter:** City Secretary

**Presenter:**

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**Recommended Motion:** Not applicable

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** a.

**Agenda Item:** Proclamation No. 2023-14 for National Police Week

**Initiating Department/Presenter:** City Council

**Presenter:**

Andy Brauning, Mayor

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**Recommended Motion:** Not applicable

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** b.

**Agenda Item:** Proclamation No. 2023-16 for Fair Housing Month

**Initiating Department/Presenter:** City Council

**Presenter:**

Andy Brauninger, Mayor

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**Recommended Motion:** N/A

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** a.

**Agenda Item:** Presentation to the Class of 2023 Scholarship Recipients

**Initiating Department/Presenter:** City Council

**Presenter:**

Andy Brauning, Mayor

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**Recommended Motion:** Not applicable

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:** None

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**Financial Implications:**

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**Approvals:**

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 1.a.

**Agenda Item:** Consider approving Minutes from the May 16, 2023 Regular City Council Meeting

**Initiating Department/Presenter:** City Secretary

**Presenter:**

Kristy Doll, City Secretary

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**Recommended Motion:** Move to approve the Minutes from the May 16, 2023 Regular City Council Meeting

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Kristy Doll

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**Associated Information:**

1. May 16, 2023 City Council Minutes

**MINUTES FROM THE HUNTSVILLE CITY COUNCIL REGULAR MEETING HELD ON THE 16th DAY OF MAY 2023, AT THE HUNTSVILLE PUBLIC LIBRARY, LOCATED AT 1219 13th STREET, IN THE CITY OF HUNTSVILLE, COUNTY OF WALKER, TEXAS, AT 6:00 P.M.**

**The Council met in a workshop and regular session with the following:**

**COUNCILMEMBERS PRESENT:** Mayor Brauninger, Mayor Pro Tem Humphrey, Councilmember At-Large Position 2 Denman, Councilmember Ward 3 Massey, Councilmember At-Large Position 3 McKenzie, Councilmember Ward 4 Strong, Councilmember At-Large Position 4 Graham

**COUNCILMEMBERS ABSENT:** Councilmember At-Large Position 1 Lyle

**OFFICERS PRESENT:** Aron Kulhavy, City Manager; Kristy Doll, City Secretary; Leonard Schneider, City Attorney

**WORKSHOP (5:00 p.m.)**

Mayor Brauninger called the workshop meeting to order at 5:00 p.m.

- a. Presentation on the City of Huntsville budget FY 2022/23 process.  
Aron Kulhavy, City Manager

Mayor Brauninger adjourned the workshop meeting at 5:46 p.m.

**MAIN SESSION (6:00 p.m.)**

**CALL TO ORDER (6:00 p.m.)**

Mayor Brauninger called the meeting to order at 6:00 p.m.

**INVOCATION AND PLEDGES - *U.S. Flag and Texas Flag: Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.***

Councilmember Humphrey gave the invocation and Mayor Brauninger led the pledges.

**PROCLAMATION**

- a. Proclamation No. 2023-10 Public Works Week  
Andy Brauninger, Mayor

**PRESENTATIONS**

- a. Discussion on previous motion and vote on agenda item 3a on the May 2nd, 2023, City Council agenda.  
Andy Brauninger, Mayor

Mayor Brauninger made a statement that at the May 2, 2023, city council meeting, I voted

yes on item 3a to resend a previous council decision concerning leaving Ward 1 council position open and not appointing a replacement to fill the remaining term. On the follow up roll call vote I voted no. For the public record, I want to state that I was confused during the roll call and my vote should have been a yes. I regret this error on my part and this public statement has no effect on the vote outcome last council meeting, however for the public record my vote is yes.

- b. Presentation to receive update on current City facilities projects.  
Sam Masiel, Assistant City Manager

## 1. **CONSENT AGENDA**

**The presiding officer will call for public comments before action is taken on these items. (*Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.*).**

- a. **Consider approving the Minutes from the May 2, 2023, Regular City Council Meeting.**  
**Kristy Doll, City Secretary**

Councilmember Pat Graham made a motion to approve the Consent Agenda, Item a. The motion was seconded by Councilmember Vicki McKenzie. The motion passed 7-0. Yes - Andy Brauning, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No - None

## 2. **STATUTORY AGENDA**

- a. **Consider accepting the 3.748 acres of parkland previously deeded to Huntsville Natural and Cultural Resources, Inc. (HNCR) Board by deed dated November 8, 1994, and in Volume 0244, page 513 in the Walker County Deed Records and conveyed to the City of Huntsville on April 3, 2023, by the HNCR Board.**  
**Penny Joiner, Director of Parks and Leisure**

Councilmember Jon Strong made a motion to accept 3.748 acres of parkland previously deeded to Huntsville Natural and Cultural Resources, Inc. (HNCR) Board by deed dated November 8, 1994, and in Volume 0244, page 513 in the Walker County Deed Records and conveyed to the City of Huntsville on April 3, 2023, by the HNCR Board. The motion was seconded by Councilmember Vicki McKenzie. The motion passed 7-0. Yes - Andy Brauning, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No - None

- b. **Consider accepting the 8.98 acres of parkland conveyed to the City of Huntsville, Texas, previously deeded to Huntsville Natural and Cultural Resources, Inc. (HNCR) Board by deed dated December 13, 1989, and in Volume 0110, page 519 in the Walker County Deed Records and conveyed to the City of Huntsville on April 3, 2023, by the HNCR Board.**  
**Penny Joiner, Director of Parks and Leisure**

Councilmember Russell Humphrey made a motion to accept the 8.98 acres of parkland conveyed to the City of Huntsville, Texas, previously deeded to Huntsville Natural and Cultural Resources, Inc. (HNCR) Board by deed dated December 13, 1989, and in Volume 0110, page 519 in the Walker County Deed Records and conveyed to the City of Huntsville on April 3, 2023, by the HNCR Board. The motion was seconded by Councilmember Vicki McKenzie. The motion passed 7-0. Yes - Andy Brauninger, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No – None

- c. Consider authorizing the City Manager to enter into an agreement with Lockwood, Andrews & Newnam, Inc. for professional engineering services for the N.B. Davidson Wastewater Treatment Plant Improvement Project.  
Kathlie Jeng-Bullock, City Engineer**

Councilmember Vicki McKenzie made a motion to authorize the City Manager to enter into an agreement with Lockwood, Andrews & Newnam (LAN), Inc. for professional engineering services for the N.B. Davidson Wastewater Treatment Plant Improvement Project in the amount of \$894,525. The motion was seconded by Councilmember Pat Graham. The motion passed 7-0. Yes - Andy Brauninger, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No – None

- d. Consider authorizing the City Manager to enter into an agreement with LJA Engineering for professional engineering services for FY22-23 Tanyard Creek Lift Station Expansion and Improvement Project.  
Kathlie Jeng-Bullock, City Engineer**

Councilmember Russell Humphrey made a motion to authorize the City Manager to enter into an agreement with the LJA Engineering for professional engineering services for CIP FY 22-23 Tanyard Creek Lift Station Expansion and Improvement Project in the amount of \$299,975.00. The motion was seconded by Councilmember Pat Graham. The motion passed 7-0. Yes - Andy Brauninger, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No – None

- e. Consider authorizing the City Manager to enter into an agreement for the Guaranteed Maximum Price Amendment with Christensen Building Group for the construction of City Hall.  
Kathlie Jeng-Bullock, City Engineer**

Councilmember Vicki McKenzie made a motion that staff will provide a recommended motion to the Council before the item is considered for action at the meeting. The motion was seconded by Councilmember Pat Graham.

Aron Kulhavy, City Manager discussed this item and provided the Guaranteed Maximum Price (GMP) of \$4,103,811 for the concrete and structural package of the City Hall project including all insurance and contingencies. This information was placed on the agenda with the hope that staff would receive the information after packets were published. This

agreement needed approval by the end of May to keep the project moving forward on the current schedule and to lock in the bid prices. Mr. Kulhavy provided a recommended motion.

Councilmember Vicki McKenzie amended her motion to authorize the City Manager to enter into Amendment #2 of the Construction to Christensen Building Group for City Hall construction in the amount of \$4,103,811. The amended motion was seconded by Councilmember Pat Graham. The motion passed 7-0. Yes - Andy Brauninger, Russell Humphrey, Karen Denman, Jon Strong, Vicki McKenzie, Deloris Massey, Pat Graham; No – None

**3. CITY COUNCIL/MAYOR/CITY MANAGER**

**4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA**

None

**5. ITEMS OF COMMUNITY INTEREST**

Mayor and Council announced Items of Community Interest

**ADJOURNMENT**

Mayor Brauninger adjourned the meeting without objection at 6:42 p.m.

**ATTEST:**

**CITY OF HUNTSVILLE**

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**Kristy Doll, City Secretary**

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**Andy Brauninger, Mayor**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 1.b.

**Agenda Item:** Consider updating and reaffirming the City's Fair Housing Policy as required for continued program eligibility and compliance to administer various state and federal grants, and to adopt Resolution 2023-8 in support of same.

**Initiating Department/Presenter:** Engineering

**Presenter:**

Kathlie Jeng-Bulloch, City Engineer

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**Recommended Motion:** Move to update and affirm the City's Fair Housing Policy as required for continued program eligibility and compliance to administer various state and federal grants, and to adopt Resolution 2023-8.

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**Strategic Initiative:** Goal #4 - Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

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**Discussion:** The month of April has been designated as National Fair Housing Month to celebrate the passage of the Fair Housing Act on April 11, 1968, that made discrimination in housing transactions unlawful. The Fair Housing Act prohibits discrimination in housing based on race, color, national origin, religion, sex, disability, and familial status. The Act is intended to provide for fair housing throughout the country.

As a condition of the City to apply and receive various state and federal grants, the City must engage in at least two (2) Fair Housing activities per year. Council's acknowledgment to update and reaffirm the City's Fair Housing Policy will satisfy this specific requirement needed for continued grant eligibility and compliance to apply and administer various ongoing and future grant programs in the coming year.

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**Previous Council Action:** Previous Resolution 2020-27 was updated and reaffirmed on August 18, 2020, to update and reaffirm the City's Fair Housing Policy. Previous Resolution 2022-16 was updated and reaffirmed on April 19th, 2022, to update and reaffirm the City's Fair Housing Policy.

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**Financial Implications:** There is no financial impact associated with this item.

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**Approvals:**

Leonard Schneider

Aron Kulhavy

Kristy Doll

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**Associated Information:**

1. Resolution No. 2023-8

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2. Fair Housing Policy
  3. Fair Housing Policy\_2023 (Sp)

**RESOLUTION NO. 2023-8**

**A RESOLUTION FOR THE CITY COUNCIL FOR THE CITY OF HUNTSVILLE, TEXAS, UPDATING AND REAFFIRMING THE CITY’S FAIR HOUSING POLICIES AS REQUIRED FOR THE CITY TO MAINTAIN VARIOUS CONTINUED GRANT PROGRAM ELIGIBILITY AND COMPLIANCE MEASURES TO APPLY AND ADMINISTER VARIOUS STATE AND FEDERAL GRANTS**

**WHEREAS**, the City of Huntsville, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than \$10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by state and federal grant activity, on the basis of race, color, religion, sex, national origin, age, or disability;

**WHEREAS**, the City of Huntsville, in consideration for the receipt and acceptance of federal and state funding, agrees to comply with all federal rules and regulations, including those rules and regulations governing civil rights protections;

**WHEREAS**, the City of Huntsville, in accordance with Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)) that requires HUD-based programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least two activity during an applicable contract period of all of all grant-funded projects;

**LET IT BE RESOLVED**, that the City Council for the City of Huntsville, Texas, has **APPROVED, PASSED, AND ADOPTED** the City’s fair housing policies to be updated and reaffirmed as required for the City to maintain continued grant program eligibility and compliance to apply for and administer various state and federal grants.

**PASSED AND APPROVED this 6<sup>th</sup> day of June, 2023.**

**THE CITY OF HUNTSVILLE, TEXAS**

\_\_\_\_\_  
Andy Brauning, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kristy Doll, City Secretary

\_\_\_\_\_  
Leonard Schneider, City Attorney

## **Fair Housing Policy**

In accordance with Fair Housing Act, the City of Huntsville, Texas hereby adopts the following policy with respect to Affirmatively Furthering Fair Housing:

1. The City of Huntsville, Texas agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).
2. The City of Huntsville, Texas agrees to plan at least two (2) activities during the contract term to affirmatively further fair housing.
3. The City of Huntsville, Texas will introduce and/or comply in the passage of a resolution adopting this policy.

**LET IT BE RESOLVED**, that the City Council for the City of Huntsville, Texas has read and fully agreed to this plan, and have become a party to the full implementation of this program.

**PASSED AND APPROVED this 6th day of June 2023.**

**THE CITY OF HUNTSVILLE, TEXAS**

\_\_\_\_\_  
Andy Brauningner, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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Kristy Doll, City Secretary

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Leonard Schneider, City Attorney

## Política de Vivienda Justa

De acuerdo con la Ley de Vivienda Justa, la Ciudad de Huntsville, Texas reafirma y adopta la siguiente política con respecto a la Vivienda Justa de Promoción Afirmativa:

1. La ciudad de Huntsville, Texas, acepta ser afirmativamente más justa opción de alojamiento para las siete clases protegidas (raza, color, religión, sexo, discapacidad, estatus familiar y origen nacional).
2. La ciudad de Huntsville, Texas, acepta planificar al menos dos (2) actividades durante el plazo del contrato para promover una vivienda justa.
3. La ciudad de Huntsville, Texas, introducirá y/o cumplirá en la aprobación de una resolución que adopte esta política.

**DEJE QUE SE RESUELVE**, que el Concejo Municipal de la Ciudad de Huntsville, Texas ha leído y está totalmente de acuerdo con este plan, y se han convertido en parte de la plena implementación de este programa.

**APROBADO Y APROBADO** este día 6 de June 2023.

**LA CIUDAD DE HUNTSVILLE, TEXAS**

\_\_\_\_\_  
Andy Brauningner, Alcalde

**ATESTIGUAR:**

**APROBADO EN CUANTO A LA FORMA:**

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Kristy Doll, Secretaria de la Ciudad

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Leonard Schneider, Abogado de la Ciudad



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 2.a.

**Agenda Item:** Consider authorizing the City Manager to enter into an agreement of the Guaranteed Maximum Price Amendment number three (3) with Christensen Building Group for the City Hall Building Project.

**Initiating Department/Presenter:** Engineering

**Presenter:**

Kathlie Jeng-Bullock, City Engineer

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**Recommended Motion:** Move to authorize the City Manager to enter into an agreement of the Guaranteed Maximum Price (GMP) Amendment number three with Christensen Building Group for the City Hall Building Project in an amount of not to exceed \$17,076,129.00.

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**Strategic Initiative:** Goal #4, Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

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**Discussion:** The new City Hall Building consists of an estimated 39,790 Square Foot facility and will function as the new City Hall for the City of Huntsville, Walker County, at 1212 Avenue M, Huntsville, Texas.

On May 17<sup>th</sup>, 2022, the City Council approved to hire Christensen Building Group to provide Construction Manager at Risk Services (CMAR) in the amount of not to exceed \$1,154,047.00.

On February 7<sup>th</sup>, 2023, the City Council approved the City Hall Demolition Civil Package for the City Hall Building Project in the amount of not to exceed \$1,224,721.00. On May 16<sup>th</sup>, 2023, the City Council approved the Concrete and Structural Package for the City Hall Building Project in the amount of not to exceed \$4,103,811.00.

The Agreement of this contract Sum is for the total final Guaranteed Maximum Price (GMP), which is guaranteed by the Christensen Building Group, not to exceed \$23,588,708.00 for the City Hall Building Project. The \$1,154,047.00, \$1,224,721.99, and \$4,103,811 amounts which were approved by the City Council previously, are included in the total of \$23,588,708.00.

Upon completion of the plans and final pricing from the contractor, the cost of the project exceeded the construction budget and staff worked with the architect and contractor to identify items through a value engineering process. Cost savings were achieved chiefly through changing materials on finishes throughout the project, using alternative lighting and plumbing fixtures, and eliminating some of the elements that were chiefly decorative. For example, quartz will be used on the Council dais instead of natural stone, ceramic tiles in-lieu of porcelain, a different manufacture used for the exterior metal wall panels, and the decorative turning circle feature will be removed from the parking lot. Working

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together, a total cost savings of approximately \$1.8 million was achieved.

The remaining total available budget for this project is \$17,076,129 including all contingencies. The GMP amount includes an approximately 5% total contingency for the contractor and the owner to address any changes that may occur during the construction process.

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**Previous Council Action:** The City Council approved agreement with Christensen Building Group for Construction Manger-at-Risk (CMAR) for City Hall Building on May 17<sup>th</sup>, 2022.

The City Council approved the Demolition Civil Package on February 7<sup>th</sup>, 2023.

The City Council approved the Concrete and Structural Package on May 16<sup>th</sup>, 2023.

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**Financial Implications:** The construction of City Hall is budgeted in the amount of \$23,588,708.

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**Approvals:**

Kathlie Jeng-Bulloch

Leonard Schneider

Aron Kulhavy

Kristy Doll

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**Associated Information:**

1. GMP Top Sheet - Huntsville City Hall - Total Project 2023.05.30

**EXHIBIT A-1**  
**ITEMIZED GMP - TOTAL PROJECT**



**PROJECT NO:** 90-22  
**PROJECT:** CITY OF HUNTSVILLE - CITY HALL MUNICIPAL COMPLEX  
**CLIENT:** CITY OF HUNTSVILLE  
**ARCHITECT:** RANDALL SCOTT ARCHITECTS  
**PROPOSAL DATE:** 5/30/20023

**ESTIMATOR:** SD, JM  
**SITE AREA:** 211,913  
**BUILDING AREA:** 44,000  
**PAVING AREA:** 256,778  
**MONTHS:** 16.0

| DIV.   | NAME                                            | LABOR   | MATERIAL | EQUIPMENT | SUB. PROPOSAL | TOTAL     | COST/SF |
|--------|-------------------------------------------------|---------|----------|-----------|---------------|-----------|---------|
| 010000 | GENERAL CONDITIONS                              | 507,358 | 113,435  | 13,600    | -             | 634,393   | 14.42   |
| 010000 | GENERAL REQUIREMENTS                            | -       | -        | -         | 273,042       | 273,042   | 6.21    |
| 012100 | ALLOWANCE - MATERIAL TESTING (REMOVED FROM GMP) | -       | -        | -         | -             | -         | 0.00    |
| 012100 | ALLOWANCE - TESTING AND BALANCE                 | -       | -        | -         | 50,000        | 50,000    | 1.14    |
| 012100 | ALLOWANCE - BASIC COMMISSIONING                 | -       | -        | -         | 35,000        | 35,000    | 0.80    |
| 012100 | ALLOWANCE - EXTERIOR MOCKUP                     | -       | -        | -         | 75,000        | 75,000    | 1.70    |
| 016400 | OWNER FURNISHED ITEMS                           | -       | -        | -         | 0             | 0         | 0.00    |
| 022100 | SURVEY                                          | -       | -        | -         | 12,000        | 12,000    | 0.27    |
| 024113 | SELECTIVE SITE DEMOLITION                       | -       | -        | -         | 101,192       | 101,192   | 2.30    |
| 025220 | LAYOUT & EQUIPMENT                              | -       | -        | -         | 27,903        | 27,903    | 0.63    |
| 030130 | CONCRETE CLEANING                               | -       | -        | -         | 3,827         | 3,827     | 0.09    |
| 030220 | DEWATERING                                      | -       | -        | -         | 9,610         | 9,610     | 0.22    |
| 030320 | EQUIPMENT & PUMPS                               | -       | -        | -         | 22,147        | 22,147    | 0.50    |
| 033000 | CAST IN PLACE CONCRETE                          | -       | -        | -         | 994,539       | 994,539   | 22.60   |
| 042000 | MASONRY                                         | -       | -        | -         | 419,069       | 419,069   | 9.52    |
| 051200 | STEEL FABRICATION                               | -       | -        | -         | 1,552,442     | 1,552,442 | 35.28   |
| 051201 | STEEL ERECTION                                  | -       | -        | -         | 786,092       | 786,092   | 17.87   |
| 055000 | MISC. METALS                                    | -       | -        | -         | 164,753       | 164,753   | 3.74    |
| 056200 | SAFETY RAILS                                    | -       | -        | -         | 11,973        | 11,973    | 0.27    |
| 057100 | ORNAMENTAL RAILINGS                             | -       | -        | -         | 327,121       | 327,121   | 7.43    |
| 061000 | ROUGH CARPENTRY                                 | -       | -        | -         | 100,795       | 100,795   | 2.29    |
| 062200 | PLASTIC-LAMINATE CLAD CASEWORK                  | -       | -        | -         | 1,149,414     | 1,149,414 | 26.12   |
| 068316 | FRP PANELS                                      | -       | -        | -         | 4,946         | 4,946     | 0.11    |
| 071113 | WATERPROOFING                                   | -       | -        | -         | 215,552       | 215,552   | 4.90    |
| 072100 | BUILDING INSULATION                             | -       | -        | -         | 130,500       | 130,500   | 2.97    |
| 074113 | METAL ROOF                                      | -       | -        | -         | 167,898       | 167,898   | 3.82    |
| 074213 | METAL PANELS                                    | -       | -        | -         | 587,406       | 587,406   | 13.35   |
| 075200 | PVC MEMBRANE ROOFING                            | -       | -        | -         | 371,824       | 371,824   | 8.45    |
| 078400 | FIRESTOPPING                                    | -       | -        | -         | 21,597        | 21,597    | 0.49    |
| 080670 | DOOR/HARDWARE INSTALLATION                      | -       | -        | -         | 32,844        | 32,844    | 0.75    |
| 080690 | DOORS/FRAMES/HARDWARE INVENTORY & STORAGE       | -       | -        | -         | 7,977         | 7,977     | 0.18    |
| 081100 | DOORS, FRAMES, & HW                             | -       | -        | -         | 275,587       | 275,587   | 6.26    |
| 081200 | SPECIALTY DOORS 150.1 & 150.2 (REMOVED)         | -       | -        | -         | -             | -         | 0.00    |
| 081216 | WON DOORS                                       | -       | -        | -         | 69,948        | 69,948    | 1.59    |
| 083300 | COILING DOORS & GRILLES                         | -       | -        | -         | 26,250        | 26,250    | 0.60    |
| 088100 | GLASS & GLAZING                                 | -       | -        | -         | 1,577,289     | 1,577,289 | 35.85   |
| 089000 | LOUVERS & VENTS                                 | -       | -        | -         | 0             | 0         | 0.00    |
| 092300 | PLASTER                                         | -       | -        | -         | 318,066       | 318,066   | 7.23    |
| 092320 | ACOUSTICAL PLASTER CEILINGS                     | -       | -        | -         | 218,111       | 218,111   | 4.96    |
| 092900 | DRYWALL                                         | -       | -        | -         | 1,891,083     | 1,891,083 | 42.98   |
| 093000 | HARD TILE                                       | -       | -        | -         | 348,309       | 348,309   | 7.92    |
| 095100 | ACOUSTICAL CEILINGS                             | -       | -        | -         | 157,980       | 157,980   | 3.59    |

EXHIBIT A-1  
ITEMIZED GMP - TOTAL PROJECT



|        |                                    |         |         |        |            |            |        |
|--------|------------------------------------|---------|---------|--------|------------|------------|--------|
| 096001 | FLOOR PREPARATION                  | -       | -       | -      | 19,721     | 19,721     | 0.45   |
| 096002 | FLOOR PROTECTION                   | -       | -       | -      | 9,860      | 9,860      | 0.22   |
| 096119 | CONCRETE FLOOR SEALER              | -       | -       | -      | 6,151      | 6,151      | 0.14   |
| 096500 | RESILIENT FLOORING & CARPET        | -       | -       | -      | 267,316    | 267,316    | 6.08   |
| 098413 | ACOUSTICAL WALL TREATMENT          | -       | -       | -      | 168,197    | 168,197    | 3.82   |
| 099000 | PAINTING                           | -       | -       | -      | 161,813    | 161,813    | 3.68   |
| 101100 | SPECIALTIES                        | -       | -       | -      | 80,753     | 80,753     | 1.84   |
| 101400 | SIGNAGE & GRAPHICS                 | -       | -       | -      | 113,836    | 113,836    | 2.59   |
| 107316 | ALUMINUM CANOPIES                  | -       | -       | -      | 96,882     | 96,882     | 2.20   |
| 107500 | FLAG POLES                         | -       | -       | -      | 14,266     | 14,266     | 0.32   |
| 114000 | FOODSERVICE EQUIPMENT              | -       | -       | -      | 48,883     | 48,883     | 1.11   |
| 122000 | BLINDS & WINDOW TREATMENTS         | -       | -       | -      | 45,745     | 45,745     | 1.04   |
| 124813 | WALK-OFF MATS                      | -       | -       | -      | 23,844     | 23,844     | 0.54   |
| 126000 | FIXED SEATING                      | -       | -       | -      | 63,267     | 63,267     | 1.44   |
| 142000 | ELEVATORS                          | -       | -       | -      | 146,455    | 146,455    | 3.33   |
| 211000 | FIRE SPRINKLER                     | -       | -       | -      | 178,280    | 178,280    | 4.05   |
| 220000 | PLUMBING                           | -       | -       | -      | 696,583    | 696,583    | 15.83  |
| 230000 | HVAC                               | -       | -       | -      | 1,609,960  | 1,609,960  | 36.59  |
| 260000 | ELECTRICAL                         | -       | -       | -      | 2,023,171  | 2,023,171  | 45.98  |
| 271000 | STRUCTURED CABLING                 | -       | -       | -      | 211,700    | 211,700    | 4.81   |
| 273100 | AUDIO VISUAL                       | -       | -       | -      | 304,809    | 304,809    | 6.93   |
| 281000 | ACCESS CONTROL/INTRUSION DETECTION | -       | -       | -      | 152,524    | 152,524    | 3.47   |
| 282300 | VIDEO SURVEILLANCE                 | -       | -       | -      | 0          | 0          | 0.00   |
| 283100 | FIRE DETECTION/ALARM               | -       | -       | -      | 61,311     | 61,311     | 1.39   |
| 310000 | EARTHWORK                          | -       | -       | -      | 326,600    | 326,600    | 7.42   |
| 312500 | SWPPP                              | -       | -       | -      | 13,089     | 13,089     | 0.30   |
| 312219 | FINAL GRADING                      | -       | -       | -      | 17,863     | 17,863     | 0.41   |
| 312320 | BACKFILL CURBS                     | -       | -       | -      | 3,827      | 3,827      | 0.09   |
| 312400 | UTILITY SPOIL HAUL-OFF             | -       | -       | -      | 19,877     | 19,877     | 0.45   |
| 313116 | TERMITE PROTECTION                 | -       | -       | -      | 1,668      | 1,668      | 0.04   |
| 316300 | GEOPIERS                           | -       | -       | -      | 122,985    | 122,985    | 2.80   |
| 321216 | CONCRETE/ASPHALT PAVEMENT          | -       | -       | -      | 924,117    | 924,117    | 21.00  |
| 321402 | UNIT PAVERS                        | -       | -       | -      | 494        | 494        | 0.01   |
| 321723 | PAVEMENT MARKINGS                  | -       | -       | -      | 6,609      | 6,609      | 0.15   |
| 323100 | FENCES & GATES                     | -       | -       | -      | 29,996     | 29,996     | 0.68   |
| 329000 | LANDSCAPING & IRRIGATION           | -       | -       | -      | 235,961    | 235,961    | 5.36   |
| 330000 | SITE UTILITIES                     | -       | -       | -      | 285,266    | 285,266    | 6.48   |
|        |                                    |         |         |        |            |            |        |
|        | SUBTOTAL - COST OF WORK            | 507,358 | 113,435 | 13,600 | 21,032,765 | 21,667,158 | 492.44 |
|        | BUILDER'S RISK INSURANCE           |         |         |        | 0.25%      | 54,168     |        |
|        | GENERAL LIABILITY                  |         |         |        | 0.73%      | 158,170    |        |
|        | PERMIT (BY CITY OF HUNTSVILLE)     |         |         |        |            | -          |        |
|        | OWNER CONTINGENCY                  |         |         |        | 1.96%      | 424,076    |        |
|        | C.M. CONTINGENCY                   |         |         |        | 3.00%      | 650,015    |        |
|        | FEE                                |         |         |        | 2.00%      | 459,072    |        |
|        | SUBTOTAL                           |         |         |        |            | 23,412,659 | 532.11 |
|        | BOND                               |         |         |        |            | 176,049    |        |
|        | TOTAL GMP                          |         |         |        |            | 23,588,708 | 536.11 |



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 2.b.

**Agenda Item:** Consider adoption of Ordinance 2023-14 to amend the budget for FY 22-23 and/or CIP Project budgets.

**Initiating Department/Presenter:** Finance

**Presenter:**

Steve Ritter, Finance Director

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**Recommended Motion:** Move to adopt Ordinance 2023-14 to amend the budget for FY 22-23 and/or CIP Project budgets

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**Strategic Initiative:** Goal #6 - Finance - Provide a sustainable, efficient and fiscally sound government through conservative fiscal practices and resource management.

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**Discussion:** Detailed explanations for the Budget Amendments are provided in the attachment, Exhibit A, to the Ordinance. The Budget Amendments were discussed with the Finance Committee at their May 16, 2023 and June 6, 2023 meetings.

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**Previous Council Action:** No previous Council action for these budget amendments.

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**Financial Implications:** See the attached Ordinance 2023-14 and related Budget Amendments (Exhibit A)

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**Approvals:**

Steve Ritter

Aron Kulhavy

Kristy Doll

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**Associated Information:**

1. ORDINANCE 2023-14 - Budget Amendments 6.6.23 council meeting
2. Budget Amendments 6.6.23

**ORDINANCE NO. 2023-14**

**AN ORDINANCE OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING THE 2022-2023 ANNUAL BUDGET AND CAPITAL IMPROVEMENTS PROJECTS (CIP) BUDGETS, ORDINANCE NO. 2022-24 TO AMEND ADOPTED EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the 2022-2023 Annual Budget and CIP Budgets were adopted by Ordinance 2022-24 on September 20, 2022;

**WHEREAS**, various unforeseen circumstances affecting the City have presented themselves during the course of the fiscal year;

**WHEREAS**, the City Council considered the circumstances independently, deliberating appropriately on the associated revenues and expenditures and the overall impact on the general financial status of the City;

**WHEREAS**, pursuant to the laws of the State of Texas and the City Charter of the City of Huntsville, Texas, the City Council has determined that it will be beneficial and advantageous to the citizens of the City of Huntsville to amend the annual budget for fiscal year 2022 – 2023 and the Capital Improvements Projects (CIP) budget as set forth herein; and

**WHEREAS**, this ordinance combines the independent Council actions into one budget amendment document;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, that:**

**Section 1.** The findings set forth above are incorporated into the body of this ordinance.

**Section 2.** The annual budget for fiscal year 2022 – 2023 is hereby amended to include the expenditures and revenues in Exhibit “A” and the Capital Improvements Projects budget is hereby amended to include the expenditures described in Exhibit “A” attached hereto and made a part of this ordinance as if set out verbatim herein.

**Section 3.** All ordinances of the City in conflict with the provisions of this ordinance are hereby repealed, and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 4.** Should any section, portion, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the force or effect of any other section or portion of this ordinance.

**Section 5.** The necessity for amending the budget for the fiscal year 2022 – 2023 and Capital Improvements Projects, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

**Section 6.** This ordinance shall take effect immediately after its passage.

PASSED AND APPROVED on this the 6th day of June 2023.

**THE CITY OF HUNTSVILLE, TEXAS**

\_\_\_\_\_  
Andy Brauning, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kristy Doll, City Secretary

\_\_\_\_\_  
Leonard Schneider, City Attorney

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>Budget Amendment FY 22-23</b><br><b>Finance Committee 6/6/23 - City Council 6/6/23</b> |
|-------------------------------------------------------------------------------------------|

**Exhibit A**

|                                                          |    |           |
|----------------------------------------------------------|----|-----------|
| Increase: McGary Creek Lift Station expansion project    | \$ | 1,378,315 |
| Decrease: WW projs Fd 702 - Proj. #s 70211 through 70218 | \$ | 934,693   |
| Decrease: Water CIP Unallocated Budget (701-999)         | \$ | 200,116   |
| Decrease: Water R&R CIP Unallocated Budget (703-999)     | \$ | 243,506   |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Explanation: | <p>Bids have been received for construction for the McGary Creek Lift Station expansion project. Value engineering has already been done to reduce construction costs of the project to \$4,863,600 and staff is recommending \$100,000 of contingency be included in the construction budget along with the contract cost. The project currently has \$3,584,485 of budget available for construction. The use of the budgets from the various Fund 702 WW projects for \$934,693 will necessitate deferring/pushing construction of the projects (and funding the construction) to the future. Using \$200,116 of Unallocated Budget from the Water CIP will leave the Fund with \$-0- in Unallocated Budget. Using \$243,506 of Unallocated Budget from the Water R&amp;R CIP will leave the Fund with \$47,930 in Unallocated Budget.</p> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                  |    |       |
|--------------------------------------------------|----|-------|
| Increase: Parks Maintenance - Capital Purchases  | \$ | 7,923 |
| Increase: General Fund - Contributions/Donations | \$ | 7,923 |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Explanation: | <p>Huntsville Youth Football League (HYFL) is making a donation to the City for the purchase and installation of a new scoreboard at a field used by HYFL. This budget amendment will place funds in the budget in order to pay for the cost and provides information that funds for the cost are coming from contributions/donations. It is anticipated that the scoreboard will be installed by the end of July 2023.</p> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                    |    |        |
|----------------------------------------------------|----|--------|
| Increase: Water Fund -Purchased Services/Contracts | \$ | 86,402 |
| Decrease: CIP Water Fund -Automated Meters Program | \$ | 86,402 |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Explanation: | <p>The adopted budget for the rehabilitation of the #2 Ground Storage tank was \$375,000 and this estimated amount included 10 roof beams to be repaired. During the rehabilitation it was found that all 68 roof beams in the tank were severely corroded and needed replacement. The underground storage tank floor also required additional repairs due to unforeseen damages to the floor of the tank once the weight of the water was removed a "void" in the floor tank was found. The original successful bid to rehab the # 2 Ground Storage tank was \$343,250. However, due to damages found during the initial rehabilitation the total is now at \$486,750. The "Automated Meters Program" CIP Project is complete and using this \$86,402 will zero out the budget for the project. Additional budget to cover the \$486,750 cost will come from Future Appropriations in the Utility Fund.</p> |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                               |    |         |
|-------------------------------------------------------------------------------|----|---------|
| Increase: Water & Wastewater TXDOT I-45 2B Utilities relocation - Engineering | \$ | 266,376 |
| Increase: Reimbursement from TXDOT                                            | \$ | 266,376 |

|              |                                                                                                                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Explanation: | <p>Changes in design and requirements for the water and wastewater lines utility relocates for the TXDOT I-45 2B projects resulted in additional engineering costs to the project(s). The additional costs will be covered by reimbursement from TXDOT.</p> |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 2.c.

**Agenda Item:** Consider authorizing the City Manager to approve the Additional Services with RPS for professional engineering services for the IH-45 Segment 2B Widening and Utility Relocation with Betterment Project.

**Initiating Department/Presenter:** Engineering

**Presenter:**

Kathlie Jeng-Bulloch, City Engineer

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**Recommended Motion:** Consider authorizing the City Manager to approve the Additional Services with RPS for professional engineering services for the IH-45 Segment 2B Widening and Utility Relocation with Betterment Project in the amount of \$266,376.00.

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**Strategic Initiative:** Goal #4, Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

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**Discussion:** The City has several waterline and sanitary sewer line segments within the TxDOT right-of-way in the IH-45 Segment 2B widening project limit that needed to be relocated to remove potential conflicts with highway construction and to provide necessary clearances to the new roadway surface, and the clearances to the proposed drainage facilities.

RPS received and reviewed the plans from Jacobs, TxDOT design team, in December 2022. These plans involved changes in drainage infrastructure that included new inlets, culverts, changes in rip-rap, new ditches and outfalls.

During the March 2023 Utility Coordination Meeting, RPS was given additional direction from TxDOT, that all utilities within existing or proposed ditches will require relocation if the depth was less than 3-ft from the ditch flowlines. This new directive results in at least twenty-one (21) existing conflicts and at least eight (8) new conflicts. RPS will be required to revise approximately sixty (60) Plan and Profile sheets and create twenty-one (21) new Plan and Profile sheets.

The fees for each phase of the project are outlined below and will be billed on a Lump Sum Basis (see attached in detail):

|        |                                     |                     |
|--------|-------------------------------------|---------------------|
| Task 1 | Project Management and Coordination | \$28,988.00         |
| Task 2 | 98% TxDOT Plan Review               | \$57,190.00         |
| Task 3 | Revised Final Design                | \$189,198.99        |
|        | <b>Grand Total</b>                  | <b>\$266,376.00</b> |

All fees included in this proposal are fully reimbursable through TxDOT and will be included in the utility agreement executed prior to construction.

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**Previous Council Action:**

1. Council Approved Additional Engineering Services to RPS on Nov. 1, 2022
2. Council Approved Engineering Services to RPS on Nov 17, 2020

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**Financial Implications:** Item is Budgeted in the amount of \$266,376 with the budget amendment pre

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**Approvals:**

Kathlie Jeng-Bulloch  
Leonard Schneider  
Aron Kulhavy  
Kristy Doll

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**Associated Information:**

1. RPS IH 45 2 B change order proposal May 2023
2. Overall 1\_8.5x11
3. Overall 2\_8.5x11



575 N. Dairy Ashford  
Suite 700  
Houston, Texas 77079  
T +1 281 589 7257

May 2, 2023

Dr. Kathlie S. Jeng-Bullock, P.E., D.WRE, C.F.M.  
City Engineer  
Director of Engineering Department  
City of Huntsville  
448 SH 75 N  
Huntsville, Texas 77320

Re: Proposal for Additional Services for Design of  
IH-45 Segment 2B Utility Relocations in Huntsville, Texas  
RPS No. 008025

Dear Dr. Jeng-Bullock:

RPS appreciates the opportunity to provide the City of Huntsville (City) with this proposal for additional services for the referenced project. RPS has been working closely with the City of Huntsville and TxDOT on the design of this project for over two years with the original contract executed December 22, 2020. RPS has been coordinating with Jacobs and TxDOT throughout the design phase and we submitted 95% plans and cost estimates in September 2022. Shortly after the submittal, RPS received communication from Jacobs that they were updating drainage infrastructure and were due to submit a 98% submittal to TxDOT in December 2022.

RPS reviewed the 98% plans from Jacobs for the drainage infrastructure changes and summarized all of the changes necessary for the City's relocations. On March 3, 2023, RPS attended the most recent utility coordination meeting hosted by TxDOT. At this meeting we were given a different direction from TxDOT representatives that all utilities must be relocated out of proposed ditches if they are less than 3-ft from the flow line. In both instances, RPS was asked by TxDOT to extensively review the information provided in order to confirm whether further design changes are required for the City's utility relocations.

According to our reviews, these changes will affect at least twenty-one (21) existing conflicts and at least eight (8) new conflicts. RPS must adjust the utility relocations as needed on the plans, cost estimates, and agreements. Once the plans and agreements are approved, the City can move forward with bidding and construction of the proposed relocations. It is anticipated that the project will begin construction in January 2024 with a duration of two (2) years.

## **SCOPE OF ADDITIONAL CIVIL ENGINEERING SERVICES**

RPS is prepared to provide professional engineering services including plan, cost estimate revisions and TxDOT agreement revisions. The scope of services for various aspects of the project is outlined below.

### Task 1 - Additional Project Management and Coordination

Additional project management and coordination is necessary to review and address the design changes due to the direction received from TxDOT's utility coordinator. RPS will continue to document and maintain records along with task management and workload scheduling based on the updated utility conflict list. RPS will continue attending meetings and conference calls as needed to complete the project and move forward with bidding.

### Task 2 - 98% TxDOT Plan Review

RPS reviewed the 98% plans from Jacobs that were received in December 2022. This involved reviewing the plans for changes in drainage infrastructure that included new inlets, culverts, changes in rip-rap, new ditches and outfalls. RPS documented our review for each new or existing utility conflict.

RPS then was given additional direction at the March, 3 <sup>2023</sup> 2022 utility coordination meeting that required relocation of all utilities within existing or proposed ditches if the depth was less than 3-ft from the ditch flowlines. We then reviewed the plans again to confirm additional changes to the plans for each utility conflict.

### Task 3 - Revised Final Design

RPS will resubmit the 100% submittal package to the City, Jacobs and TxDOT for final review. We estimate the following additional level of effort:

- a. Provide revised plan and profile sheets based on latest comments. We expect to revise approximately sixty (60) sheets and create twenty-one (21) new sheets.
- b. Provide revised cost estimates based on design changes for both in-kind and betterment estimates.
- c. Provide revised TxDOT agreement with exhibits.
- d. Address comments from Jacobs, TxDOT, and City of Huntsville

## FEES

The fees for each phase of the project are outlined below and will be billed on a Lump Sum Basis:

| <u>Task</u>                                  | <u>Fee Basis</u> | <u>Fee Amount</u>    |
|----------------------------------------------|------------------|----------------------|
| Task 1 - Project Management and Coordination | Lump Sum         | \$ 28,988.00         |
| Task 2 - 98% TxDOT Plan Review               | Lump Sum         | \$ 57,190.00         |
| Task 3 - Revised Final Design                | Lump Sum         | <u>\$180,198.00</u>  |
| <b>Grand Total</b>                           |                  | <b>\$266,376.00*</b> |

**\*All fees included in this proposal are fully reimbursable through TxDOT and will be included in the utility agreement executed prior to construction.**

This proposal is based on the following assumptions:

- The work will be under contract with City of Huntsville.
- Any other design changes that affect our plans will be subject to a proposal for additional services.

Dr.Kathlie S. Jeng-Bulloch, P.E., D.WRE, C.F.M.  
May 2, 2023

We appreciate the opportunity to submit this proposal to you and look forward to continue working with you on this important project. If you have any questions or need additional information, please do not hesitate to call Victoria Kincell, P.E. or me at your convenience.

Sincerely,



Mike McClung, P.E., C.F.M., ENV SP  
Director, Water Business Unit

MM:ng

## CAD REVISIONS NEEDED FOR JACOBS 98% PLANS

| CON #   | STA                        | Jacobs New Info                                                              | CAD Revisions to make                                                                 | RPS Sheet(s)                   | Jacobs Sheet(s) showing conflict |
|---------|----------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------|----------------------------------|
| -       | -                          | -                                                                            | Update cover sheet dates, submittal %, sheet total                                    | 1                              | -                                |
| -       | -                          | -                                                                            | Update sheet index w/ new conflicts                                                   | 2                              | -                                |
| -       | -                          | -                                                                            | Update overall plan sheets w/ new conflicts/new sheet boundaries.                     | 5 - 6                          | -                                |
| -       | -                          | -                                                                            | Update HAD sheets w/ new conflicts/new alignments                                     | 9 - 19                         | -                                |
| 1       | 1893+83.17                 | Ditch DD_SBFR01 FL 385.25 by bend.                                           | Add ditch to plans and add dimension from ditch to prop line.                         | 20                             | 1161                             |
| 1       | 1893+24.72                 | elevations still missing. Culvert #1 alignment changed.                      | Confirm elevations of riprap w/ Jacobs plans. Update culvert #1 alignment and labels. |                                | 1034, 1044                       |
| 3       | 1920+77.60<br>1924+58.12   | -                                                                            | Show 50 FT WLE from City GIS.                                                         | 21, 22, 24                     | -                                |
| 7       | 1923+21.24,<br>921.70'RT   | RW10 located 4-5FT horiz. from FM.                                           | Consider revising CON7 starting point and crossing location. Affects sheets 25 - 32.  | 25 - 32                        | 901                              |
| 8       | 1923+21.24,<br>921.70'RT   | RW10 located 10-12FT horiz. from FM.                                         | Consider revising CON8 starting point and crossing location. Affects sheets 25 - 32.  | 25 - 32                        | 901                              |
| 7 - 8   | 1932+26.70                 | -                                                                            | Add existing gas line. Label existing gas lines.                                      | 32 - 33                        | 1268                             |
| 9 - 10  | 1935+03.15,<br>325.01'LT   | RW09 extends across FM1791 conflict crossings.                               | Show RW09 in P&Ps. Sheets 37 - 38.                                                    | 37 - 38                        | 900                              |
| 10      | 1936+68.87,<br>469.08'LT   | RW08 end configuration.                                                      | Show RW08 in P&P. Sheets 41 - 42.                                                     | 41 - 42                        | 899                              |
| NEW 2   | 1956+00 -<br>1972+29.83    | Ditch DD_NBFR04 ontop of 6" FM.                                              | Add sheets for relocations. Need to know location/depths of driveway culverts.        | +multiple new sheets (est. +6) | 1150-1151                        |
| NEW 3   | 1959+81.83 -<br>1950+87.39 | Ditch DD_NBFR04 4-6FT from 6" WL.                                            |                                                                                       |                                | 1150                             |
| NEW 4   | 1947+19.57 -<br>1951+85.81 | Ditch DD_NBFR04: line crosses ditch twice. Comes within 6.67ft of 12" WL FL. |                                                                                       |                                | 1150-1151                        |
| 12 - 13 | 1976+51.05,<br>452.10'RT   | -                                                                            | Label 24" RCP and add to profile. Missing FLs, requested from Jacobs.                 | 46                             | 1080                             |

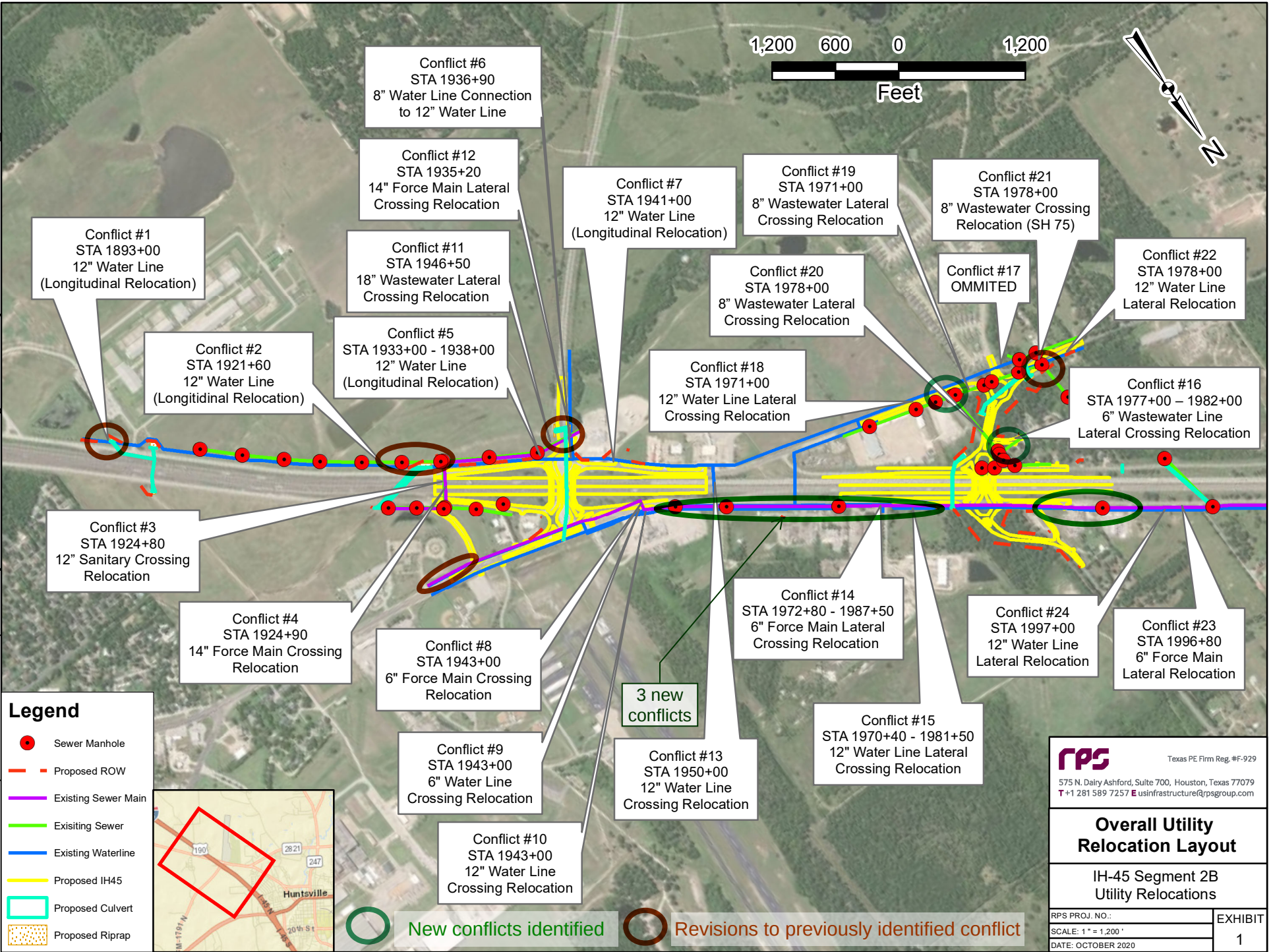
## CAD REVISIONS NEEDED FOR JACOBS 98% PLANS

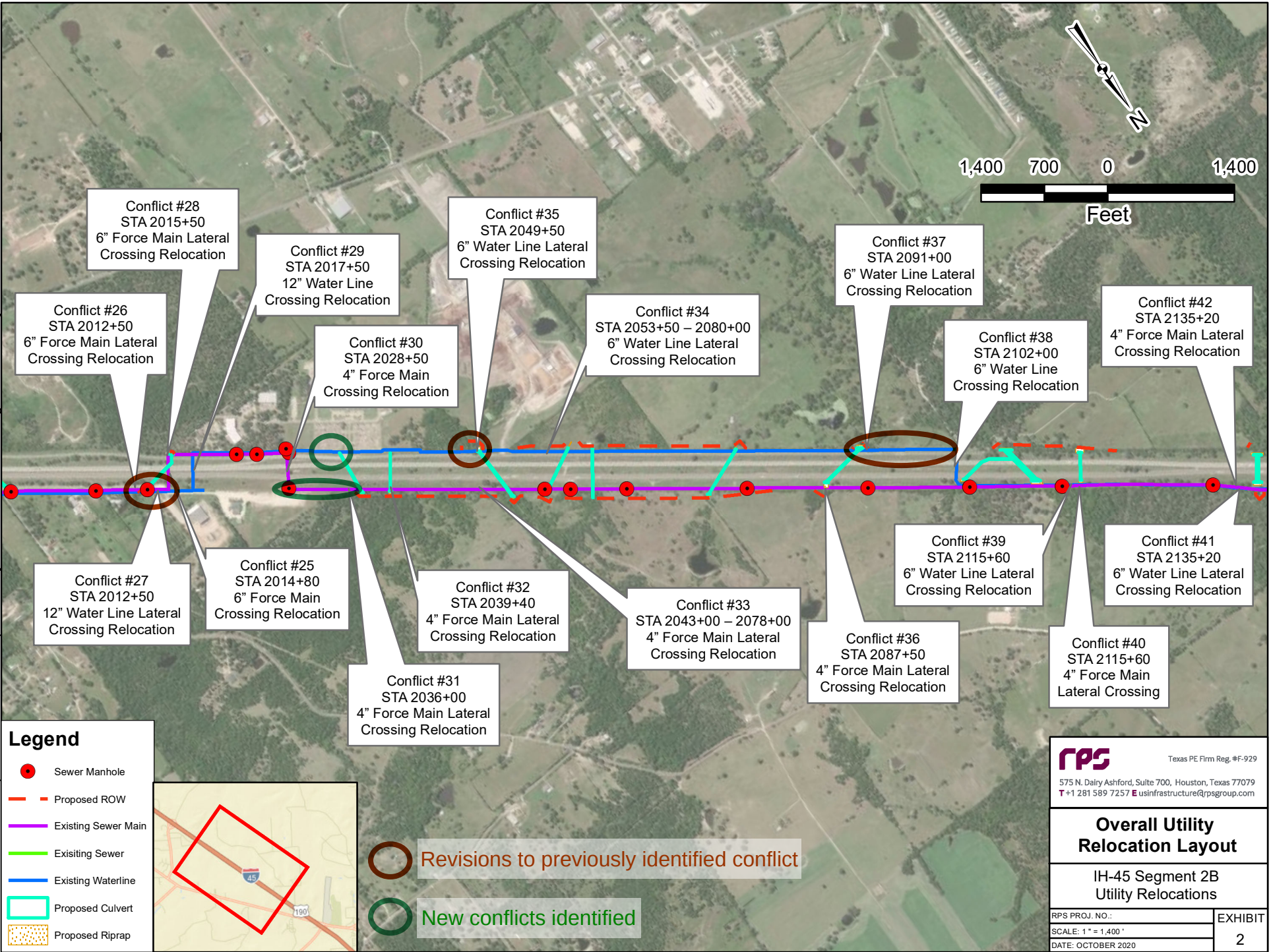
|         |                         |                                          |                                                                                                                                                                                                                                                                                             |                               |             |
|---------|-------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------|
| 12 - 13 | 1980+06.54              | Ditch DD_NBFR05 FL = 358.29.             | Extend CON 13 WL past ditch and replace/relocate FH outside of ditch. Will the existing Moffett Springs Rd ROW be usable?                                                                                                                                                                   | 48                            | 1152        |
| NEW 5   | 1977+50.22, 301.57'LT   | Ditch DD_SANJACRT01 FL = 350.00          | ~4.2 FT clearance to top of existing san. Missing full extent of san line. Missing san cleanout location. Show 10' UE and relocate line outside of road boundaries. Abandon exist line beneath road. Add new sheets.                                                                        | +2 new sheets, 51             | 1188        |
| 15      | 1977+21.68              | Ditch DD_SANJACRT01 FL = 345.67.         | Add COVER dimensions to profile ditches. Check for updated surface file, ditch profile elevs off. Fix elevation profile grid labels.                                                                                                                                                        | 52                            | 1188        |
| 15      | -                       | -                                        | Fix elevation profile grid labels.                                                                                                                                                                                                                                                          | 54                            | -           |
| 16      | 1972+56.21, 924.87'LT   | DD_ACCRDLT02 alignment moved ontop of MH | Ditch alignment shifted ontop of prop MH. Update w/ Jacobs latest CAD files (pending). If MH is in ditch it needs to be moved outside of ditch toward WL. Maintain min. 2' horizontal clearance, 4' vertical clearance. Confirm spacing between FH and new ditch TOB. May need to relocate. | 55                            | 1183        |
| NEW 6   | 1971+28.37, 787.11'LT   | DD_ACCRDRT01 FL = 348.69                 | Add sheets for new crossing. Need to move MH out of ditch path and connect to conflict 15. Add prop 6" san to sheet 54.                                                                                                                                                                     | +2 new sheets, 54             | 1183        |
| 18      | 1981+57.09, 1108.89'LT  | DD_SH75NRT01                             | Missing portion of ditch from plans, sent to Jacobs to confirm location of ditch. If ditch still extends to MH, need to move MH back from ditch top of bank.                                                                                                                                | 58 - 59                       | 1190        |
| 20      | 1982+11.41, 1150.5'LT   | DD_SH75NRT01                             | Show future sidewalk, move FH out of sidewalk.                                                                                                                                                                                                                                              | 58 - 59                       | 1190        |
| 20      | 1983+24.97, 1219.3'LT   | DD_SH75NRT01                             | Existing 12" WL within 2-FT of ditch. Need to extend prop WL, encase under driveway, and add bore pits. Add another sheet and show full extents of future ditch.                                                                                                                            | 59, +1 new sheet              | 1190        |
| NEW 7   | 1983+84.92 - 1996+96.92 | Ditch DD_NBFR06 0-19FT from 6" FM.       | Relocate near ROW. Maintain min. 4-ft horizontal clearance from WL and 2-ft vertical clearance from WL with the WL above FM. Add ARV MHs at high points in FM. Add sheet(s). Add/label existing utility easements from City's GIS.                                                          | multiple new sheets (est. +8) | 1153 - 1154 |
| 21      | 1992+20                 | 24" RCP FL = 344.42                      | Add Jacob's 24" RCP to profile (label FL, "Future RCP by others). Has 4' clearance, need 5'. Lower xing 1+' while maintaining gravity flow toward SBFR. Show/label utility easements from City's GIS, both sides.                                                                           | 60                            | 1062        |

## CAD REVISIONS NEEDED FOR JACOBS 98% PLANS

|         |                         |                                                |                                                                                                                                                                                                                                 |                      |             |
|---------|-------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|
| 21      | 1992+20                 | Unnamed ditch NBFR3                            | Extend NB MH past future ditch. 6" SAN FM will be moved outside the ditch also.                                                                                                                                                 | 60                   | 1153        |
| 22-23   | 1996+93 - 1998+40       | Culvert 8A shifted to east edge of future ROW. | Update w/ Jacobs latest CAD files (pending). Confirm 5' cover to top of pipe/casings. Make sure bends aren't too far.                                                                                                           | 61                   | 980         |
| 24 - 25 | 2011+53 - 2014+85.67    | DD_NBFR07 ditch on top of exist 6" FM.         | Prop new 6" FM connecting conflicts 24 and 25 along NBFR. Show/label existing util easement. Exist ROW.                                                                                                                         | 62 - 64              | 1155 - 1156 |
| 26      | 2017+72.13              | Unnamed ditch SBFR.                            | Show SBFR ditch in plan view. Update w/ Jacobs latest CAD files (pending)                                                                                                                                                       | 65                   | 1174        |
| NEW 8   | 2029+33.5 - 2031        | DD_NBFR07 ditch on top of exist 6" FM.         | Shift VP down to show more of ditch. Add new sheet to show lateral relocation. Relocate 4" FM outside of ditch until the tie in location is at least 3-ft outside of ditch TOB (around STA 2030+96). Move 2-3FT off future ROW. | +1 new sheet, 67, 68 | 1157        |
| NEW 9   | 2033+68.58              | 12" WL is 7FT from inlet grate on SBFR.        | Confirmed at util coordination mtg 3/3 to move line. Need to create new sheet for relocation.                                                                                                                                   | +1 new sheet         | 983         |
| 28      | 2047+87.17 - 2049+44.71 | -                                              | prop 4" FM too close to ditch TOB. Move prop line near future ROW.                                                                                                                                                              | 71, 72               | 1158 - 1159 |
| 29      | 2048+20.29              | Unnamed ditch SBFR.                            | Move Con 29 tie in back ~50FT south to gain horizontal clearance from ditch.                                                                                                                                                    | 82                   | 1176        |
| 30      | 2052+47.61              | Unnamed ditch SBFR alignment changed.          | Move CON 30 tie in back ~21FT east to gain horiz. Clearance from ditch. Remove/replace exist FH or reconnect. Add new ditch location to plan sheets 83+.                                                                        | 83                   | 1177        |
| 30      | 2092+16.17 - 2102+19.16 | Unnamed ditch SBFR.                            | Missing profile FLs. Ditch alignment moved. Now runs parallel w/ prop WL. Add new ditch location to plans and move prop WL north.                                                                                               | 95 - 98              | 1180 - 1181 |
| 30      | -                       | -                                              | Fix profile grid.                                                                                                                                                                                                               | 97                   | -           |
| -       | -                       | -                                              | Update SW3P sheets w/ new conflicts/new alignments                                                                                                                                                                              | 100 - 104            | -           |

**New conflicts:** 8  
**Existing conflicts:** 21  
**New sheets to add:** 21  
**Existing sheets to edit:** 59







## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 2.d.

**Agenda Item:** Consider authorizing the City Manager to award the construction contract for FY 21-22, FY 22-23 McGary Creek Lift Station Improvement Project.

**Initiating Department/Presenter:** Engineering

**Presenter:**

Kathlie Jeng-Bulloch, City Engineer

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**Recommended Motion:** Move to authorize the City Manager to enter into a construction contract with LEM Construction CO., Inc. in the amount of \$4,863,600.00 for the construction of the McGary Creek Lift Station Improvement Project

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**Strategic Initiative:** Goal #4, Infrastructure - Ensure the quality of the City utilities, transportation and physical structures so that the City's core services can be provided in an effective and efficient manner.

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**Discussion:** The existing McGary Creek Lift Station is to be expanded and improved based on the 2016 Water and Wastewater Condition and Capacity Assessment Study. The initial sizing will be an expansion from 2.95 MGD to 4.75 MGD, firm pumping capacity. Most if not all the existing facilities have reached their useful life and will need to be replaced. The project is partially funded by the U.S. Department of the Treasury – American Rescue Plan (ARP) Coronavirus State and Local Fiscal Recovery Funds (CLFRF) in the estimated amount of \$2.8 M.

There are five(5) proposed private developments in various stages of planning/construction in the McGary Creek Lift Station sewershed at this time. Without this Lift Station expansion, the city would not have enough capacity to provide services to all of them. The five developments are listed below:

1. Magnolia Farms – 246 Residential Lots
2. Westin Meadows – 216 Residential Lots
3. Hunters Creek – 350 Residential Lots
4. Heritage Trails – 200 Residential Lots
5. The Grove of Huntsville (Reserves of Huntsville PID 1) – 145 Residential Lots

One acceptable bid with alternate was received on April 20, 2023. The second bid submittal was disqualified due to the delayed submittal.

LEM Construction Co., Inc. submitted a base bid of \$6,704,800.00 with a deduction bid alternate of \$945,200.00. The deduction bid alternate was to sea cast in place concrete wet-well instead of using a polymer concrete structure. LEM Construction Co. has a great deal of experience in doing these types of projects and very positive references were received.

The bids received were higher than the cost estimates, chiefly due to in an increase in electrical

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components, and staff began the value engineering process to bring the cost of the project closer in line with available funding. Accepting the bid alternates was recommended due to the cost savings, which also still provides a similar quality project. The further value engineering process results in an additional cost reduction of \$896,000.

|                                                              |                       |
|--------------------------------------------------------------|-----------------------|
| Total Base Bid:                                              | \$6,704,800.00        |
| Total Bid Alternates:                                        | (\$945,200.00)        |
| Total Accepting Bid Alternates:                              | \$5,759,600.00        |
| Value Engineering Reduction                                  | (\$896,000.00)        |
| <b>Total Accepting Bid Alternate &amp; Value Engineering</b> | <b>\$4,863,600.00</b> |

The contract award is for \$4,863,600.00 only. This contract does not include contingencies. A \$100,000.00 will be added to this CIP project for contingency budgeting purposes.

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**Previous Council Action:** The City Council approved the design package to Lockwood, Andrews & Newnam (LAN) on May 3<sup>rd</sup>, 2022.

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**Financial Implications:** ☒ **Item is budgeted:** Pending approval of the budget amendment for consideration on this agenda, the construction of this project is funded in the amount of \$4,963,600.00

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**Approvals:**

Kathlie Jeng-Bulloch  
Leonard Schneider  
Aron Kulhavy  
Kristy Doll

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**Associated Information:**

1. MCLS Proposal Evaluation Recommendation\_20230526(signed)
2. LEM Bid 5 30 2023
3. LEM original Bid received



May 26, 2023

Dr. Kathlie S. Jeng-Bullock, PE, D.WRE, CFM  
City Engineer  
City of Huntsville  
City Service Center  
448 State Highway 75 North  
Huntsville, Texas 77320

Reference: McGary Creek Lift Station Expansion & Improvements  
Construction Proposal Evaluation and Recommendation  
City of Huntsville RFP No. 23-26  
Recommendation of Award

Ms. Jeng-Bullock:

Lockwood, Andrews, & Newnam, Inc. (LAN) has evaluated the one proposal received by the City of Huntsville on April 20, 2023, for the McGary Creek Lift Station Expansion & Improvements Project. It should be noted that a second bid was delivered to the City about 20 minutes after the bid submittal deadline and was not accepted.

The following required items were included in the proposal package:

1. **Bid Bond** for 5% of GAB: satisfies the bid requirements.
2. **Completed Bid Proposal Form**, including acknowledgement of all four addendums:  
Total Base Bid: \$6,704,800.00  
Total Bid Alternates: (\$945,200.00)  
Total Accepting Bid Alternates: \$5,759,600.00

LAN recommends accepting the bid alternates as it saves almost \$1 million and provides a similar quality project.

**In addition to the recommended bid alternative, the accepted value engineering (VE) (described below) items result in an additional cost reduction of \$896,000.**

**Total Accepting Bid Alternate: \$5,759,600.00**  
**Recommended VE Reductions: \$ 896,000.00**  
**Total Accepting Bid Alternate & VE 4,863,600.00**

3. **Detailed Financial Statements** for 2021 and 2022: the financial statements indicate that LEM is strong financially.
4. **Equipment Schedule**: LEM owns the major equipment required complete this project.
5. **List of Subcontractor(s)**: this information is provided in the sealed proposal and evaluated below.
6. **Bonding Company Information**: satisfies the bid requirements.

7. **Experience Record including:**

- a. Completed projects in last 3 years
- b. Ongoing projects
- c. In force performance bonds

All of this information is provided in the sealed proposal and evaluated below.

8. **Sealed Proposal:** this is evaluated by tabs below.

LAN evaluated the LEM Construction Co., Inc. (LEM) proposal and below is a review by tab:

- Tab 1 – **Cover Letter:** LEM has been in business 52 years and has a history of self-performing 70% of construction on most projects. Overall, the cover letter is acceptable.
- Tab 2 – **Contract Acceptance:** there were no project terms and conditions exceptions and the clarifications identified are acceptable.  
**Signed Addenda (1-4):** all four addendums were attached and signed.
- Tab 3 – **Company Background:** Excellent company; long local history; good service capabilities.  
**Safety Record:** Very good safety record, no injuries in 2022, 2021, 2020, and 2018 and 3 injuries in 2019. The average Workers Compensation Experience Modifier for the last 5 years is: 0.87.
- Tab 4 – **Key Personnel Experience:** the key personnel have considerable experience on similar projects.  
**Resumes:** The project managers and superintendent have very good relevant experience.  
**Subcontract Information:** Electrical subcontractor is: Electrical Automation Controls out of Conroe, Texas.
- Tab 5 – **Project References:** Five references that included engineers and surveyors were provided.
- Tab 6 – **Ongoing Projects List:** There were 11 ongoing projects with 8 projects 70% or more complete. The projects ranged in value from \$3.7M to \$44.9M.
- Tab 7 – **Completed Projects List:** There were 26 completed projects listed that were completed between January 2020 and January 2023. All relevant project information was provided including the name, location, completion date, owner name and address, and description.
- Tab 8 – **Required Forms:** all nine required forms were included.  
**Business References:** Three business references were provided and acceptable.

LAN, LEM, and its subcontractors performed value engineering to identify recommendations to lower the construction costs and reduce equipment delivery schedules while maintaining the overall intent and integrity of the project. The major cost difference area that varied from the opinion of probable construction cost (OPCC) was associated with the electrical portion of the project, especially the electrical equipment. Therefore, LEM worked very diligently with the electrical subcontractor and equipment manufacturer to identify options to modify the electrical associated with the project in a way to reduce project costs. These items are identified below.

The value engineering process considered the following items:

1. Lift station sizing: could the lift station size be reduced to reduce costs.
  - a. Pumps sized for future flow but cannot downsize pumps or remove VFDs.
  - b. Pumps have already been bid and are in the procurement process.
2. Controls:
  - a. Overall, the controls are very simplified; therefore, no significant cost saving medications can be implemented.
  - b. Minor control modifications may be available to possibly reduce equipment delivery times.
3. VFDs:
  - a. The contractor selected VFDs are ABB, which is the same as the current VFDs.
  - b. VFDs are absolutely required to allow the wide flow range between existing average daily flows and estimated future peak flows.
  - c. VFDs are estimated to be approximately 30 – 35% of the overall electrical costs.

4. Electrical:

Considered and **NOT** accepted:

- a. Change 1200-amp Switchboard to simpler 800-amp Power Distribution Panel.
- b. Change Main Circuit Breaker from 1200-amp to 800-amp. Adjust wire and conduit size accordingly.
- c. Change VFD/Distribution Panel cabinets from 316ss to 304ss (NEMA 4x).
- d. Delete ground fault protection since under 1000amp service.

Accepted:

- e. Change 1200-amp Switchboard to simpler 1200-amp Power Distribution Panel
- f. Change 18 pulse VFDs to ultra-low harmonic drives rated for 250hp, 302A output.
- g. Remote Mount ETMs/Pilot Lights/Transformer in separate panel. Adjust wire and conduit size accordingly.
- h. Allow third party Harmonic study and testing firm, in lieu of manufacturer.
- i. Change generator from 750kW to 500 kW with 800-amp ATS. ATS is non-service rated. Adjust wire and conduit size accordingly.

**The accepted electrical modification reduces the construction cost \$250,000.**

5. Odor Control:

- a. The odor control system is to control force main discharge odors.
- b. The odor control system is not required for lift station operation.

**Eliminating the odor control system reduces the construction cost \$500,000.**

6. 16-inch Force Main:

- a. Approximately 180 LF of 14-inch force main was to be replaced with 16-inch pipe.
- b. This replacement is not required for lift station operation.

**Eliminating the 16-inch force main reduces the construction cost \$81,000.**

7. Relocate 8-inch Surge Valve:

- a. Relocate 8-inch surge valve to discharge header.
- b. Eliminate surge valve vault.

**Relocating the 8-inch surge valve reduces the construction cost \$20,000.**

8. Caisson LS Modifications:

- a. Delete steel cutting edge embed and 3-inch overcut.
- b. Eliminate exterior grout on wet well.

**The proposed wet well modifications reduce the construction cost \$24,000.**

9. Wet well Pipe Modifications:

- a. Delete one pipe support for vertical piping in wet well.

**Deleting one pipe support per pump discharge pipe reduces the construction cost \$6,000.**

10. Jib Crane:

- a. A crane truck could be rented whenever pump removal is required.
- b. The jib crane is not required for lift station operation.

**Eliminating the jib crane would have reduced the construction cost \$70,000 but item was NOT accepted.**

11. Use Precast Manholes (not polymer concrete):

- a. The project includes polymer concrete manholes that do not require coating.
- b. The polymer concrete manholes could be replaced with precast coated manholes, which is the City standard.

**Using coated concrete manholes reduces the construction cost by \$15,000.**

LAN recommends the following cost saving options:

| Item Description                                                                    | Cost Savings |
|-------------------------------------------------------------------------------------|--------------|
| 1. Bid Alternate: Cast-in-place concrete caisson wet well construction with coating | \$945,200    |
| 2. Accepted electrical value engineering items                                      | \$250,000    |
| 3. Delete odor control system                                                       | \$500,000    |
| 4. Eliminate 16-inch force main                                                     | \$81,000     |
| 5. Relocate 8-inch surge valve                                                      | \$20,000     |
| 6. Caisson LS modifications                                                         | \$24,000     |
| 7. Wet well pipe support modifications                                              | \$6,000      |
| 8. Use coated concrete manholes                                                     | \$15,000     |
| Total Reduction                                                                     | \$1,841,200  |

These bid alternate and accepted value engineering reductions make the construction contract amount to **\$4,863,600**. Pre the City's request, a minimum contingency of \$100,000.00 should be budgeted for the project. Including the contingency, the total project budget is **\$4,963,600.00**.

Based on LAN's review of the LEM proposal, LEM is very qualified to complete this project. The project pricing, although higher than the CIP budget, appears to be consistent with other recently bid projects. Therefore, if the project funding can be secured, LAN recommends the City contract with LEM to construct the McGary Creek Lift Station Expansion & Improvements project.

Dr. Kathlie S. Jeng-Bulloch, PE, D.WRE, CFM  
Page 5  
May 26, 2023

If you have any questions or need additional information, please do not hesitate to contact me at 713-821-0476.

Sincerely,



William E. (Bill) Schlafer, P.E.  
Senior Project Manager

cc: Brent Sherrod, PE  
Kim Kembro  
Eugene Gibson, Jr  
Stacy Lawler  
Gavin Gann



**Bid Tabulation**  
**Bid NO. 23-38 McGary Creek LS Rehab & Expansion**  
**COH Project NO. 22-10-24**

Date: Thursday, April 20, 2023 Time: 2:00 P.M. Central Time

| #  | Company Name               | Addenda Received                                            | Bid Bond Attached                                           | TOTAL AMOUNT for BASE BID | TOTAL AMOUNT for BID ALTERNATES | Subtotal of Accepted Alternate Bid Items | Total Amount Bid for the Project |
|----|----------------------------|-------------------------------------------------------------|-------------------------------------------------------------|---------------------------|---------------------------------|------------------------------------------|----------------------------------|
| 1  | LEM Construction Co., Inc. | Yes                                                         | Yes                                                         | \$ 6,704,800.00           | \$ (945,200.00)                 |                                          |                                  |
| 2  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 3  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 4  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 5  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 6  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 7  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 8  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 9  |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 10 |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 11 |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |
| 12 |                            | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |                           |                                 |                                          |                                  |

**\$5,759,600**

\*NOTICE: Bid award is contingent upon vendor meeting bid requirements and formal



**BID SHEET**  
Project No.: 22-10-24

Project Name: McGary Creek Lift Station Replacement & Expansion

| Item No.                   | Description                                                                                                                                                                                                                                                                                                | Estimated Quantity | Unit of Measure | Bid Price   |             |                                                               |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|-------------|-------------|---------------------------------------------------------------|
|                            |                                                                                                                                                                                                                                                                                                            |                    |                 | Unit Price  | Total       | Total in Written Words                                        |
| 17                         | Bypass pumping, including all equipment, materials, and fuel, complete in place, in full accordance with the Technical Specifications.                                                                                                                                                                     | 3                  | WK              | \$30,000.00 | \$90,000.00 | Ninety Thousand and Zero /100ths Dollars.                     |
| <b>BID ALTERNATE ITEMS</b> |                                                                                                                                                                                                                                                                                                            |                    |                 |             |             |                                                               |
| 1                          | Add or deduct for cast-in-place concrete wet well structure including excavation, bedding, backfill, base, structures, pump installations, piping, valves, fittings, connections, and appurtenances, complete in place and in full accordance with the Technical Specifications to replace Bid Item No. 4. | 1                  | LS              | - 990,000   | - 990,000   | DEDUCT NINE HUNDRED NINETY THOUSAND and Zero /100ths Dollars. |
| 2                          | Cast-in-place concrete lift station coating system, complete in place and in full accordance with the Technical Specifications and as shown on the Construction Drawings.                                                                                                                                  | 2,800              | SF              | \$16.00     | \$44,800.00 | Forty Four Thousand Eight Hundred and Zero /100ths Dollars.   |

TOTAL AMOUNT for BASE BID (Items BB-1 through BB-17) 6,704,800 (A)  
TOTAL AMOUNT for BID ALTERNATES (Items BA-1 through BA-2) - 945,200 (B)

Subtotal of Accepted Alternate Bid Items (To be completed by OWNER) \_\_\_\_\_ (C)  
Total Amount Bid for the Project (To be completed by OWNER) \_\_\_\_\_ (A+C)

BASE BID

Total written

in words:

SIX MILLION SEVEN HUNDRED FOUR THOUSAND EIGHT HUNDRED and ZERO /100ths Dollars

OPEN AND READ ALOUD

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Name of Company Submitting  
Bid: LEM Construction Company, Inc.

Page 3



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 3.a.

**Agenda Item:** Consider the appointments to the City of Huntsville Boards and Commissions for vacant board positions.

**Initiating Department/Presenter:** City Council

**Presenter:**

Andy Brauningner, Mayor

---

**Recommended Motion:** Move to appoint the Board and Commission members as presented.

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**Strategic Initiative:** Goal #5, Resource Development - Enhance the quality of life for citizens, businesses and visitors by leveraging the human and fiscal resources available to the community.

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**Discussion:** Please see the attached list for appointments to the following City of Huntsville Boards and Commissions: Arts Commission and Housing Authority Board. The positions on this Commission and Board are vacant and need to be filled.

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**Previous Council Action:** None

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**Financial Implications:** None

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**Approvals:**

Kristy Doll

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**Associated Information:**

1. Board Appts 06-01-2023

| BOARD NAME               | SEAT #                    | APPOINT/<br>REAPPOINT | BOARD<br>MEMBER  | TERM<br>EXPIRES |
|--------------------------|---------------------------|-----------------------|------------------|-----------------|
| <b>ARTS COMMISSION</b>   |                           |                       |                  |                 |
|                          | 8                         | Appoint               | Derrick Birdsall | 08/31/2025      |
| <b>HOUSING AUTHORITY</b> |                           |                       |                  |                 |
|                          | 5 - Resident Commissioner | Appoint               | Cynthia Cooper   | 08/31/2023      |



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 3.b.

**Agenda Item:** Consider rescheduling the Regular City Council meeting scheduled for July 4th to July 5th

**Initiating Department/Presenter:** City Secretary

**Presenter:**

Kristy Doll, City Secretary

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**Recommended Motion:** Move to reschedule the Regular City Council meeting scheduled for July 4th to July 5th

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**Strategic Initiative:**

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**Discussion:**

---

**Previous Council Action:**

---

**Financial Implications:** None

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**Approvals:**

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 6.a.

**Agenda Item:** City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.087 for deliberation regarding economic development negotiations - Project LTS, Project Peanut, and Project Cowboys.

**Initiating Department/Presenter:** Economic Development

**Presenter:**

Tammy Gann, Director of Economic Development

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**Recommended Motion:** No action required

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**Strategic Initiative:** Goal #3, Economic Development – Promote and enhance a strong and diverse economy.

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Tammy Gann

Kristy Doll

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**Associated Information:**



## CITY COUNCIL AGENDA

6/6/2023

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**Agenda Item Number:** 6.b.

**Agenda Item:** City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.074 – Personnel Matters: regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Secretary Kristy Doll.

**Initiating Department/Presenter:** City Secretary

**Presenter:**

Kristy Doll, City Secretary

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**Recommended Motion:** None

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**Strategic Initiative:**

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**Discussion:**

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**Previous Council Action:**

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**Financial Implications:**

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**Approvals:**

Leonard Schneider

Kristy Doll

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**Associated Information:**