City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda

City Council

Tuesday, July 1, 2025 | **5:30 PM** | **Council Chambers**

This meeting can be viewed live at:

https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=f4cbea13-d5ac-41a0-a84c-ceec24ec4c3e

1. Call to Order

2. Invocation - Pastor Darnell Ward, New Hope Baptist Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

5. Hearing of Residents:

Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.

6. Presentation

a. 25-330 Recognition of John Donnelly, Director of Public Works, upon his retirement. - Donna Dodgen, Mayor

Attachments: Retirement Certificate - John Donnelly

7. Consent Agenda

a. 25-395 Minutes of the June 17, 2025 and July 1, 2025 City Council Meetings.

Attachments: CC MINUTES 06172025
CC MINUTES 07012025

b. 25-397 Check Report June 14, 2025 through June 27, 2025.

Attachments: Check Report 06142025 - 06272025

c. 25-347 Resolution awarding bids for the purchase of 795 & 336 AAC wire and URD EPR primary cable for Electric Utilities; and declaring an effective date. - Adam Ryals, Utility Warehouse Superintendent

Attachments: Council Memo 7-1-2025
Resolution 7-1-2025
Bid Tab.Wire and Cable. AF-2025-52

d. 25-349 Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Construction Board of Adjustments and Appeals
b. Regional Workforce Education Alliance

Attachments: Board Appointments - CBOAA.RWEA - July 1, 2025
CBOAA Applications_Redacted
BoardApplications.RWEA_Redacted

e. 25-386 Resolution authorizing the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks from Caldwell Country Chevrolet in the amount of $111,412.00 for the Planning & Codes Department; and providing an Effective Date. - Pamela Centeno, Director of Planning & Codes

Attachments: CC Memo_PlanningTrucks_2025
Resolution_PlanningTrucks_2025
BuyboardQuote_PlanningTrucks
UpliftingQuote_PlanningTrucks_2025

f. 25-378 Resolution amending Resolution 2025R-104 authorizing the submission of a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter grant application seeking funding for the Police Department to obtain additional license plate reader cameras and an addition year of service for the City's existing cameras. - Kate McCloud, Grants Administrator

Attachments: 26 CC MVPCA Amendment Memo
Resolution - 26 CC MVPCA Amendment

g. 25-390 Authorization for the City Manager to enter into an agreement with Southwest Elevator Company for the Elevator Modernization at City Hall. - Randy Kell, Director of Facilities

Attachments: Memo City Hall Elevator Modernization
Southwest Elevator - City Hall Elevator Modernization Quote

h. 25-381 Authorization to reject all responses to RFQ AF-2025-46 and issue a new RFQ for the 5 Bay Apparatus Enclosure at Fire Station 2. - Randy Kell, Director of Facilities

Attachments: Memo - Fire Station 2 - 5 Bay Apparatus Re-Bid
RFQ. AF-2025-46

8. Action Items - Discussion and Possible Motion to Approve

a. 25-369 Ordinance on second reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to amend the accessory dwelling use provisions, and to the definitions section to amend the definition of accessory dwelling unit. - Pamela Centeno, Director of Planning & Codes

Attachments: CC Memo_UDC_AccessoryDwellings_July2025
Ordinance_Accessory Dwelling Units_2025
Planning & Zoning Commission Report

b. ZC 14-25_CC Ordinance on second reading to consider a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25). - Pamela Centeno, Director of Planning & Codes

Attachments: Staff Memo ZC 14_25
ZC 14-25 Ordinance
ZC 14-25 Planning Commission Report & packet
ZC1425_ExhibitA_CC

c. 25-383 Ordinance on second reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

Attachments: TBA Douglas Phase 5 Services memo
TBA Douglas Phase 5 Services

d. 25-392 Resolution of the City Council of Seguin Texas approving a lease-purchase agreement between the City of Seguin and Government Capital Corporation for the purpose of financing the purchase of police vehicles for the Police Department; authorizing the City Manager to execute the contract; and declaring and effective date. - Susan Caddell, Director of Finance

Attachments: City Council memo
Resolution
Seguin, City of Financing Proposal

e. 25-388 Authorizing the purchase of three (3) 2024 Chevrolet Malibu sedans CID and the purchase ten (10) 2023 Dodge Charger sedans. - Jason Brady, Chief of Police

Attachments: Charger Justification PDF
Malibu Justification PDF
Attachment 1 CITY OF SEGUIN ADMIN_LDEE48 DODGE CHARGER V8 RWD
Attachment 2 SQ-582358-EVP SEGUIN PD ADMIN CHARGERS (4)
Attachment 3 CITY OF SEGUIN PATROL_LDEE48 DODGE CHARGER V8 RW
Attachment 4 SeginPD-4UnityMobileAcc.Kits.AntennasNFacplates_06.18.25 LC
Attachment 5 SQ-582355-EVP SEGUIN PD PARTOL CHARGERS (6)
Attachment 6 SeguinPD-6DodgeChargers-6XL-200MobileBand106.700.800.VH
Attachment 7 Quote_2107130 LIDAR
Attachment 8 Quote_2107132 Mobile Radar
Attachment 9 SQ-582150-Seguin PD 2022 K9 Tahoes (2)
Attachment 10 axon equipment charger update

f. 25-384 Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional engineering services contract with Pape-Dawson Engineers for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236) for construction phase services; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Attachments: 2025-07-01 Memo Guadalupe Street PSA Amendment
2025-07-01 Resolution Guadalupe Street PSA Amendment
North Guadalupe Construction Phase Services ASR

g. 25-380 Resolution authorizing the City Manager to enter into an agreement with Texas Chiller Systems in an amount not to exceed $1,760,000.00 for the design, purchase, and installation of a new HVAC system at the Seguin Event Center Coliseum. - Randy Kell, Director of Facilities

Attachments: Memo Coliseum HVAC Replacement
TCS Submission - Qualifications for HVAC Design _ Installation (RFQ# AF-2025
HVAC Renovation - Request for Proposal Official Draft
Resolution(TX.Chiller.Systems)(HVAC.Coliseum)

h. 25-391 Resolution authorizing the City Manager to execute a Capital Improvement Funding Agreement between the City of Seguin and Springs Hill Special Utility District related to the SEDC 121 Project; and declaring an Effective Date. - Mark Kennedy, City Attorney.

Attachments: Council_Memo 7-1-2025 (SHSUD Cap.Imp.Funding.Agmt)
Capital Improvements Agreement (City.SHSUD) with Exhibits A-D,F
250523 Recorded Permanent Utility Easement
Resolution Approving Cap.Imp.Funding Agreement (Springs Hill)

i. 25-385 Resolution of the City Council of the City of Seguin, Texas, authorizing the continuation of work with TBA Douglas for Phase 5 (Developer Contracting) of The Nolte Project, located at 101 E. Nolte Street, Seguin, TX. - Josh Schneuker, Director of Economic Development

Attachments: 07.01.25 TBA Douglas Phase 5 Continuation of Work
TBA Douglas Phase 5 Resolution
TBA Douglas_CoS Phase 5 Proposal Issued

9. Closed Session

In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:

a. 25-382 Section 551.087 (Deliberation Regarding Economic Development Negotiations) to (1) Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- The Nolte Project, 101 E. Nolte Street

b. 25-396 Section 551.071(2) (Consultation with Legal Counsel/City Staff) and 551.072 (Deliberation regarding the purchase and/or value of real property) of the Texas Government Code for property associated with the Link Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

10. Reconvene into Open Session and Take Action on Closed Session Items if necessary

11. Adjournment

_____
Donna Dodgen
Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.

CERTIFICATE OF APPRECIATION

This certificate is awarded to

JOHN DONNELLY

In grateful appreciation of 10 years and 10 months of service to the City of Seguin.

I, DONNA DODGEN, MAYOR OF SEGUIN, TEXAS, AND MEMBERS OF THE SEGUIN CITY COUNCIL, WISH YOU GOOD HEALTH AND GREAT SUCCESS IN YOUR RETIREMENT.

SEGUIN
TEXAS

It's real.

Donna Dodgen — 7/1/25

Donna Dodgen, Mayor — Date

7/1/25

Steve Parker, City Manager — Date

CITY OF SEGUIN TEXAS

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, June 17, 2025 | **5:30 PM** | **Council Chambers**

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Rev. Caryn Thurman, First Presbyterian Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 1 - Councilmember Joe Rea

Present: 7 - Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents

Lloyd McKinney, 929 Tony Lee, showed photos of the condition of the street in front of his home, stating that there are three large potholes and that the is unable to get into his driveway because the cement has collapsed due to the erosion of the asphalt. He also explained that water pools in front of his walkway when it rains. He said that he has not received a return phone call even though he has called Public Works four times. He said that it was patched six months ago but has eroded again. He asked that the City address his concerns.

Public Works Director John Donnelly introduced his predecessor, Adam Rossing. Mr. Rossing came from the City of San Marcos and has a wealth of knowledge about many of the initiatives that Seguin is looking to implement, like a MS4 program and a sidewalk program.

Mr. Rossing said that he appreciates this opportunity, that he has met the crews already and he is excited to come to work in Seguin, and will do his best to fill the shoes of the great John Donnelly.

City Manager Steve Parker informed that there was a great applicant pool for this position and Adam Rossing stood out because of his leadership qualities. Mr. Rossing came up through the ranks in San Marcos and has implemented numerous programs that Seguin will be implementing. He informed that there will be a celebration for John Donnelly on Friday and officially at the City Council meeting on July 1st.

Councilmember Gaytan thanked Chief of Police Jason Brady for working very hard to provide a safe environment for the event in Central Park this weekend, declaring Chief is professional, respectful, kind, and a real gentleman. He happily reported that the event occurred without incident. Additionally, Councilmember Gaytan announced that he would establish a fund for police officers to get a cowboy hat as they are official uniform attire and he would replenish that fund as needed.

Chief Brady thanked Police Lt. Cobey Crow and the rest of the troops for doing a great job this weekend.

Assistant Director of Engineering and Capital Projects Jennifer Shortess informed that the Alamo Area Metro Planning Organization has selected 3 projects for participation in their public input survey. The City of Seguin projects are #1, #3, and #14. She encouraged people to vote for the projects by visiting the website, www.alamoareampo.org/yourmove.

Mayor read a note from the person who organized the protest this weekend thanking the City for keeping the event safe and personally thanked Lt. Crow and other officers for the work they have been doing recently. She also announced that it is IT Service Manager Leeanne Schievelbein's milestone birthday today. She reiterated that the public should vote for the AMMPO projects #1, #2, and #14. Also, she encouraged everyone to sign up for the Summer Reading Program to help the library reach their goal of 2,000 people registered.

Parks and Recreation Director Jack Jones announced that the fireworks show, Freedom Fiesta, is on Thursday, July 3rd. Because the golf course is under construction, Starcke Park West is closed. The best viewing of the show will be from Starcke Park East and the Seguin Event Complex.

6. Presentation

a. 25-346 Recognition of Aaron Krause, Golf Professional, upon his retirement. - Donna Dodgen, Mayor

Mayor Dodgen read the certificate Aaron Krause retirement. Aaron Krause began working for the City of Seguin as an Assistant Golf Professional with the Seguin Golf Course on July 24, 1992. Aaron held this position until October 9, 2016, when he was promoted to the Golf Professional. He has continued in this role since and on June 30, 2025, he will retire from the City of Seguin with a total of 33 years of service. She congratulated Aaron and wished him a happy retirement and thanked him for all that he has done for the golf course and the people of Seguin.

Mr. Krause said that it has been a real privilege and honor to serve all the citizens that play golf in this area. It is the only course he has ever worked. He has been playing golf here for 46 years and has so many memories. He thanked everybody for being here and said that the course is going to be magnificent when it is finished.

a. 25-374 Resolution authorizing the City Manager to enter into an Agreement with Play & Park Structures of Southern Texas regarding a BuyBoard quote in the amount of $714,320.09 for the purchase and installation of an inclusive playground and fitness stations at Manuel C. Castilla Park; and declaring an effective date. - Jack Jones, Director of Parks and Recreation.

Mayor Dodgen moved item 8a to be considered before item 6b.

Director of Parks and Recreation Jack Jones gave the history of the recent improvements made to Manuel C Castilla Park, including the 40'x60' pavilion that the Seguin Chamber of Commerce Leadership Class just installed. Then, he introduced Jeff Mankins with Play & Park Structures of Southern Texas to describe the proposed play structure to be purchased. Mr. Manking showed a video of the design, highlighting that they are using a glass reinforced concrete tree to hold the top deck and that the playground consists of inclusive play components and a ramped structure.

Councilmember Carlsson asked the hours at the park and Mr. Jones replied that the park is open from 6:00 a.m. to 11:00 p.m. Monday through Thursday and from 6:00 a.m. to midnight Friday through Sunday. Carlsson also asked how long does a new playground usually last and Mr. Mankin answered approximately 18 years. Lastly, Carlsson commented that he would do anything to promote fitness but opined that most people want a dog park in Seguin.

Councilmember Lievens asked if an arborist is used to determine what type of trees are planted and where they are planted. Mr. Jones responded that trees are part of the planning process and that they will concentrate them more around the playground.

Councilmember Keller asked if the irrigation will be provided to take care of the trees and Mr. Jones confirmed it was in a previous budget amendment.

Councilmember Biesenbach commented that the contractors working on Bauer Park were very professional, kept it very clean, and did a really great job. He said he is looking forward to this project.

Councilmember Keller asked the project timeline and Mr. Mankin answered that they are looking to be installed 3-4 months from now.

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-131

9. Recess the Regular City Council Meeting and convene the Seguin Public Finance Corporation meeting

Mayor Dodgen moved the Seguin Public Finance Corporation meeting before item 6b.

Mayor Dodgen recessed the Regular City Council Meeting and convened the Seguin Public Finance Corporation at 6:10 P.M.

a. 25-376 Resolution of the Seguin Public Facility Corporation authorizing the Lily Springs Apartments transaction, including the execution of all documents necessary to carry out the transaction; authorizing the purchase of the

land for the transaction and the lease of such land for the transaction; authorizing the Corporation to serve as the General Contractor; and other matters in connection therewith. - Steve Parker, City Manager

City Manager Steve Parker explained that this resolution would be to authorize signature on the closing documents that would approve Lightpath's development of a 282 unit multifamily project and provide workforce housing. In January, City Council approved the Memorandum of Understanding (MOU). The developer is ready to submit permits in the next couple of weeks. Mr. Parker reminded that this will be a Class A project and the partnership allows us to ensure it remains a Class A project. He also reminded City Council that the financial projections relating to revenues are projected to be more for Navarro ISD and the City. The lease payments and sale proceeds are projected to be more than if this project were a fully taxable multifamily project. He informed that Guadalupe County is not participating in the agreement, but the Navarro ISD School Board voted unanimously to participate. Mr. Parker explained that 40% of the units reserved for tenants earning less than 80% of Area Median Income (AMI) and 10% of the units are reserved for tenants earning less than 60% of AMI. There are provisions in the agreement to ensure that the affordable units are not limited to just 1 bedroom units, but will have a mixture of 2 and 3 bedrooms units as well. Lastly, he noted that the agreement includes built-in compliance requirements including the City's and NISD's ability to audit the project.

Councilmember Lievens recognized Mandy Epley, Navarro ISD Superintendent, and thanked her for attending this meeting.

Summer Greathouse, Partner with Bracewell, said that upon approval the Seguin Public Finance Corporation will enter into a lease agreement, regulatory agreement, and development agreement. The regulatory agreement acts as a restrictive covenant on the property to help ensure affordability, maintenance, and performance need assessment requirements are met. At closing, the PFC will receive $500,000 and 25% of the sales tax savings, totaling approximately $300,000 that will be paid in two different payments. The rent revenue for the PFC will be approximately $25,000 annually, with an increase of 3% each year. She noted that all revenue received is unrestricted.

A motion was made by Councilmember Eveld, seconded by Councilmember Carter, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-133

10. Adjourn the Seguin Public Finance Corporation meeting and reconvene the Regular City Council meeting

Mayor Dodgen adjourned the Seguin Public Finance Corporation meeting and reconvened City Council Regular Meeting at 6:18 P.M.

b. 25-363 Pavement Condition Index Data Comparison. - John Donnelly, Public

Works Director

Public Works Director John Donnelly introduced Brush Supervisor Dodson Renhauld to present on the Brush Department and Public Works Superintendent David Stahl to present the Pavement Condition Index (PCI) Data Comparison Report.

Mr. Renhauld explained that the Brush Department focus is on critical tree trimming on designated routes and job site roads. They look to improve equipment clearance, improve visibility, reduce accidents, enhance aesthetics, and storm preparedness. Reducing heaviness on the tree canopy makes less debris during storm
Since 2021, the Brush Department has tree trimmed on both sides of 35 center line miles.

City Manager Steve Parker thanked Mr. Renhauld and his department personally for picking up brush from the recent storm. They did a great job.

Public Works Superintendent David Stahl informed that he has been with the department since 2016 to help beautify the City's streets. The program started in 2017 and in 2021 a PCI report was completed. At that time, there were 65 miles of road rated as good and 49 miles rated satisfactory. The 2025 report showed that there were 104 miles rated good and 57 miles rated satisfactory. The total number of lane miles increased from 187 to 212 during that time. This illustrates that the program is working because there are less streets rated fair and poor. Since the start of the program in 2017, they have repaired over 60 miles of roads in Seguin.

Public Works Director John Donnelly said that the street repair program consists of the zipper program, crack sealing, and mill and overlay. It helps to produce more roads at a more rapid pace. Last year, the department used just under 15,000 tons of asphalt and is on pace this year to use 17,000 tons of asphalt. The zipper program has saved the City approximately $27M by doing the work in-house. The City would have only been able to complete about 1/4 of the work if it was contracted out instead.

City Manager Steve Parker said that a camera system is now used to record the roads and assign a rating, removing the potential for bias when rating a street. Mr. Parker also explained that a drainage utility was formed a few years ago, but until the drainage system is developed water will collect on the street and deteriorate the pavement more quickly. He said fortunately the City has a staff and council now that are committed to make these changes. He gave kudos to this team and what they have been able to do with a major drainage system in place.

Mayor explained that the rating system used is a national grading system and is not something arbitrarily done by the City. She reminded that the City has a 5 year Capital Improvement Project plan that addresses streets.

Mr. Donnelly said that they try to spread the funding out between all eight Districts and that while the crack seal system does not make a road look pretty it is effective in keeping water out. He added that the Public Works Department will touch over 40 roads this year with the zipper, has milled over 2.3 miles of road, sealed over 2.5 miles of road and all together have improved 70-75 roads this year. He said that he has a great team that work hard and are in the harsh heat daily. He thanked them for all that they do.

Councilmember Biesenbach asked when this new data will be put into the City's GIS system and Mr. Donnelly responded that they update it in Street Logix first, then GIS will update their data around October of this year.

c. 25-360 Presentation on proposed short-term rental regulations and possible direction to staff. - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno presented the recommendations of the Short Term Rentals Advisory Committee. She explained that the code defines a short term rental as any rental under 30 days. The informed that the committee consisted of three councilmembers, three Planning and Zoning Commission members, a neighborhood representative, and a member that manages short term rentals in Seguin and local areas. After reviewing a database that Planning and Codes created that compares 18 different cities short term rental regulations, the committee recommended:

- A Short Term Rental License that requires an annual inspection
- An initial license fee of $250 with a renewal cost of $150 annually
- Short Term rentals be allowed in all residential and commercial zoning districts and there are no distance requirements from other Short Term Rentals
- An occupancy limit of 2 adults per bedroom plus 2 additional adults, children do not count towards occupancy.
- One listing permitted per dwelling
- Tent, RVs, and temporary structures are prohibited, but the rental of an accessory dwelling unit is permitted
- 24hr local point of contact is required and contact must be able to respond to emergency within one hour
- Point of Contact must resolve issue or be able to be present at the premises within two hours
- Parking requirements consists of one parking space for each bedroom (driveway, carport, garage, and on-street parking directly in front of the rental apply)
- Parking must be on approved parking surfaces, per code
- Must comply with adopted Noise Ordinance and repeat violations could result in suspension of Short Term Rental License
- Trash receptacles may not be placed out earlier than 24 hours before scheduled pick-up and must be removed from street within 24 hours after pick-up, mandatory concierge service could be required with repeat violations
- Liability Insurance is required
- The annual inspection will focus on life-safety and building regulations, like egress from bedrooms, smoke alarms, carbon monoxide detectors, stairs and handrails, evacuation plans and verifying occupancy limits and parking requirements.
- Minimum stay of 24 hours is required
- No outdoor sleeping or special events are allowed
- Hotel Occupancy Tax (HOT) payments must be made timely

City Manager Steve Parker said that the City is currently looking for a third-party provider to audit for current Short Term Rentals and HOT revenues.

Councilmember Gaytan asked if inspections could be to be used to ensure a property is current on the HOT payments and Mrs. Centeno said they could coordinate with the Finance Department and withhold a renewal if a property is not current on HOT payments.

Councilmember Carlsson asked how many Short Term Rentals are currently operating in Seguin and Mrs. Centeno replied that she does not know because there is no requirement currently for them to get a license. Councilmember Carlsson opined that her department will have issues regulating this and agrees that they will need a third party to do it.

Councilmember Gaytan declared that annual inspections are a great idea as they will help to protect the people staying in Seguin. Property owners need to follow certain standards and rules to ensure they are providing an excellent service to the people who are coming and staying here.

Councilmember Keller asked who would perform inspections and Mrs. Centeno informed that it would be the Fire Department, Building Inspector, and Planning Department that participates in the inspection process.

Mayor Dodgem commented that most cities regulate Short Term Rentals already and many property owners are already used to being given some guidelines.

Mr. Parker stated that it is important to find the balance; to identify the bad actors and give the City some teeth to get the issues corrected.

Mayor Pro Tem Carter questioned who would be charge of contacting the point of contact and initiating the two hour response time. Mrs. Centeno replied that the City would initiate contact. If it is outside business hours, the Police Department. Inside of business hours, the Planning and Codes Department. She further stated that the City would only do that if the property was in violation of a City regulation, not for small infractions and not because the renter of the property has an issue with something like a leaking toilet.

Mr. Parker Steve said they are focusing on balancing staff time as well. Over regulation will require additional staff and there is not a funding source for more staff. He said he believes that what is being proposed is good protection for the least possible cost.

Councilmember Biesenbach added even though the City has adopted a noise ordinance a complaint might not rise to violating the ordinance because just because they are audibly loud does not mean the decibel reading required for a noise violation will be met.

Mayor Donna Dodgen said that a third party provider could also help track that data.

Councilmember Gaytan commented that he is in full support of proposal but suggested that another committee meeting to discuss violations and how other cities are handling it

Councilmember Carlsson said he was interested on data for police response in other cities as he doesn't like wasted resources.

Councilmember Lievens stated he doesn't know how deep we need to go into how violations are handled because the City doesn't yet know what the violations will be.

Mayor Pro Tem Carter commented that a base penalty for violations is needed.

Mayor Dodgen concurred that the committee should meet again to determine how violations will be handled.

Consensus from council was for the committee to meet again to determine enforcement and violation procedures.

Finance Director Susan Caddell informed that the City is collecting from 30 Short Term

Rentals currently, resulting in about $64,000 in revenue last year.

Councilmember Lievens commented that they will likely uncover several other Short Term Rentals that are not paying HOT payments like they should be.

7. Consent Agenda

A motion was made by Councilmember Keller, seconded by Councilmember Carter, to approve the following Consent Agenda items. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

a. 25-362 Minutes of the June 3, 2025 City Council Meeting.

These Minutes were approved.

b. 25-377 Check Report June 1, 2025 through June 13, 2025.

The Check Report was acknowledged.

c. 25-354 Approval of Quarterly Investment Report for Quarter Ended March 31, 2025. - Susan Caddell, Director of Finance

This Action Item was approved.

d. 25-366 Resolution approving a pre-qualified list to provide professional services to the City on an as needed basis; authorizing the negotiation and execution of contracts with said firms when services are needed; and declaring an effective date. - Ashley Bruns, Purchasing Manager

This Resolution was approved.

Enactment No: 2025R-128

e. 25-372 Resolution authorizing the purchase of a video management system for the West Booster Station Water Utility Project in an amount not to exceed $50,000 and declaring an effective date. - Ashley Bruns, Purchasing Manager

This Resolution was approved.

Enactment No: 2025R-129

f. 25-370 Resolution authorizing the submission of a US Department of Justice, COPS Hiring grant application seeking funding for 6 new School Resource Officer positions. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2025R-130

g. 25-331 Ordinance on second reading establishing an all-way stop at the intersection of Pronghorn Trail and Desert Willow; providing for penalties; providing a severability clause; providing for an effective date; providing for publication of this ordinance; and authorizing City Staff to submit this ordinance as a supplement to the Code of Ordinances. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

This Ordinance was adopted.

Enactment No: 2025-033

h. ZC 13-25 CC Ordinance on second reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25). - Pamela Centeno, Director of Planning & Codes

This Zoning Ordinance was adopted.

Enactment No: 2025-034

8. Action Items - Discussion and Possible Motion to Approve

b. 25-334 Public Hearing and Resolution for permanent closure of a portion of Williams Street between Medlin Street and Jones Avenue; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering and Capital Projects

Assistant Director of Engineering and Capital Projects Jennifer Shortess informed that pursuant to Chapter 311 of Texas Transportation Code, the City may vacate, abandon, or close a street or alley. As part of the Walnut Branch Drainage Improvement Project, the low water crossing on Williams Street will be demolished resulting in a permanent closure of Williams Street at Walnut Branch. Mrs. Shortess said that the affected property owners (five total) were notified by mail on April 14, 2025 stating that the low water crossing at Williams Street will be removed and the Walnut Branch Channel will be improved to reduce floodwater effects to adjoining properties. Additionally, affected property owners were provided notice of this public hearing. No complaints were received by the from the directly affected land owners.

Councilmember Gaytan asked if this street closure is required to receive the grant money and Mrs. Shortess confirmed.

Mayor Dodgen opened the Public Hearing at 7:24 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:24 P.M.

A motion was made by Councilmember Eveld, seconded by Councilmember Gaytan, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

c. 25-375 City Council approval to waive facility rental fees at the Seguin Events Complex related to the proposed "For the Love of BBQ" Festival that would be held February 12-14, 2026. - Jack Jones, Director of Parks and Recreation.

Parks and Recreation Director Jack Jones celebrated that Seguin is officially on the map as the destination for the best BBQ in the State of Texas with the Burnt Bean Co. recently being ranked #1 in Texas Monthly's top 50 barbecue joints in the state. In addition, Seguin is home to other great BBQ such as Davila's BBQ, Johnny's Bar-B-Que, Schulze's Pit Room, and True Texas BBQ at H-E-B. For the past two years, the Champions Barbecue Alliance (CBA) has hosted their World Championship BBQ competition at the Seguin Events Complex that had 120 BBQ teams competing. As such, there is interest in bringing an annual BBQ themed signature festival to Seguin to further cement Seguin's place in Texas BBQ history and culture.

Mr. Jones introduced Joey Machado, a lifelong resident of Seguin, who presented his proposal to host the "For the Love of BBQ" Festival at the Seguin Events Complex. The request to the City from Mr. Machado is to waive all facility rental fees at the Seguin Events Complex for February 12-14, 2026, regarding the festival. The fee waiver request, if approved, is a one-time fee waiver. All other applicable City fees would be paid by Mr. Machado including public safety services (Police and Fire), permits, etc. The facility rental fees waived would total $6,750. 15 of the top 50 BBQ joints in the state are scheduled to participate in this festival. Additionally, they are planning to have a large live fire show, 50 big box manufacturers, a buying tradeshow for smaller independent retailers, over 200 different vendors for anything BBQ or BBQ lifestyle related, and live music at the Rodeo Arena. Mr. Machado stated that they are looking to start marketing the event July 1st and tickets sales will begin in November.

Councilmember Gaytan suggested that it was important for Mr. Machado to explain why the facility rental fee waiver is needed. Mr. Machado said that the fee waiver is needed because he wants the City to be a partner in this. He informed that just to get the festival started requires an $80,000 investment from his team and the $7,000 waiver is just a push to get the event started. Additionally, Mr. Machado said that they are anticipating 1,500 to 3,000 people to attend and that the website for the event will be www.4theloveofque.com.

A motion was made by Councilmember Gaytan, seconded by Councilmember Lievens, that this Action Item be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

11. Closed Session

Mayor Dodgen recessed Open Session and convened into Closed Session at 8:01 P.M.

a. 25-365 Sections 551.071(2) (Consultation with Legal Counsel/Staff) and 551.072 (Deliberation regarding the Purchase and/or Value of Real Property) of the Texas Government Code, regarding the purchase and/or value of real property;
1. Property associated with the Link Road Project in Guadalupe County, Texas
2. Property located along Deerslayer Driver
Possible action may follow in Open Session.

b. 25-250 Sections 551.071 (Consultation with Legal Counsel/Staff) and 551.087 (Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- Downtown Historic District: Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")

12. Reconvene into Open Session and Take Action on Closed Session Items if necessary

Mayor Dodgen adjourned Closed Session and reconvened into Open Session at 8:20 P.M.

a. 25-371 Resolution declaring a necessity for the acquisition of a 4.16 acre permanent utility easement and a 2.70 acre temporary construction easement on a tract of land in the E. Gortari Survey, A-23, Guadalupe County, Texas, conveyed to the Guadalupe Pecan Ranch, Inc., recorded in Volume 639, Page 840 and 844 of the Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds and shown in Exhibit A attached hereto and incorporated herein for all purposes for the purpose of the installation, construction, operation, maintenance, repair, upgrade, and removal of multiple water, wastewater, and reuse water transmission lines and related above and below ground appurtenances along Deerslayer Drive to increase wastewater service capacity to the area and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Connie Real, Real Estate Manager

A motion was made by Councilmember Gaytan, seconded by Councilmember Biesenbach, that this Resolution be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2025R-134

b. 25-393 Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Layne and Elizabeth Puls and Susan Puls Segar, related to the acquisition of approximately 1.276 acres of permanent utility easement, and 2.612 acres as a temporary construction easement, for the Link Road Project, as presented in Closed Session.

A motion was made by Councilmember Keller, seconded by Councilmember Gaytan, that this Action Item be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

c. 25-394 Authorize the City Manager to execute a Chapter 380 Economic Development Agreement Confirmation Letter between the City of Seguin and Leos Marketing, LLC, related to development of 113 South Camp Street, Seguin, Texas, as presented by the City Attorney in Closed Session.

A motion was made by Councilmember Carter, seconded by Councilmember Eveld, that this Action Item be approved. The motion carried by the following vote:

Excused: 1 - Councilmember Rea

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

13. Adjournment

Mayor Dodgen adjourned the meeting at 8:25PM

_____

Donna Dodgen, Mayor

ATTEST:

_____

Kristin Mueller, City Secretary

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, July 1, 2025 | **5:30 PM** | **Council Chambers**

Public & Virtual

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Pastor Darnell Ward, New Hope Baptist Church

Mayor Dodgen gave the invocation as Pastor Ward was not present.

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Chester Jenke, President of the Seguin Area Chamber of Commerce, announced that Donna Dodgen earned the 2025 Guadalupe County Woman of Influence Award. As the current Mayor of Seguin, Chair of Northeast Partnership, and boardmember for Alamo Area Council of Government, she has accomplished so much for our community. Her past leadership includes service on the Seguin-Schertz Local Government Corporation Board, the Seguin Area Chamber of Commerce Board, Zonta International District 10, and Emanuel's Lutheran Church. A graduate of multiple community leadership programs, Donna is one of Seguin's rare "Distinguished Citizens," having completed the Seguin Citizens Fire Academy, Police Citizens Academy, and the City's Citizens Univer"City." She is also a proud graduate of Leadership Seguin Class #2. Her bright smile, infectious laugh, boundless energy, and trademark hugs have made her a beloved local icon. Donna is affectionately dubbed "The Queen of Seguin"—a title she wears with grace, humor, and heart.

Councilmember Gaytan excused himself from the dais at 5:36 P.M.

Kitty Keller and Molly, 621 Oak Shadow, wished Councilmember Keller a Happy Birthday and presented him with a birthday balloon.

Councilmember Gaytan returned to the dais at 5:37 P.M.

Main Street/Destination Management Director Blaire Friar declared that it is a great week in Seguin. She invited everyone to attend the Biggest Small Town 4th of July Parade. This year, there are 166 entries. The Flag Raising Ceremony starts at 9:00 A.M. and the parade floats will roll at 10:00 A.M. The parade will travel south on Austin St., from College to Nelda. The Wilson Pottery Foundation is the Parade Marshall this year. She reminded everyone to bring plenty of water, snacks, and sunscreen and asked that everyone attending clean-up after the parade as Freedom Fiesta will be held on Saturday morning from 6 A.M to 11:00 A.M.

Parks and Recreation Director Jack Jones announced that the Fireworks Show will be held on Thursday July 3, 2025. The show will start at 9:30 P.M. and last for 22 minutes. He reminded that Starcke Park West, the golf course side, is closed. He asked that people attending pay attention to road closures. Starcke Park East is open for parking but at 9:00 P.M. Austin St. will be closed until after the Fireworks Show. He said that it will be crowded so he asked everyone to be patient. He also reminded that the Rivermonsters have a baseball game that night and tickets are available for $5. Mr. Jones thanked the sponsors of the Fireworks Show; HEB, Niagara Bottling, Caterpillar, and Purdue Brandon Fielder Collins & Mott, LLP, and announced that KWED 1580 will play patriotic music during the fireworks show.

City Manager Steve Parker joked that he makes all personnel decisions for the City and after each fireworks show has been able to say that Mr. Jones can keep his job. Mr. Parker presented Mr. Jones with a t-shirt that read, "Fire Works Director", and joked that he had been promoted.

Mayor Dodgen reminded everyone who plans to attend the Fireworks Show to be nice and patient because things will be a little different this year.

Chester Jenke, President of the Seguin Area Chamber of Commerce, invited people to attend the Craft Beer & Wine Festival that will take place on Saturday, July 5th at 101 E. Nolte, He informed that for VIP ticketed guests, the doors open at 5:00 P.M., catering will be provided by Burnt Bean, and there will a private lounge area. For General Admission, the doors open at 6:00 P.M and catering is not provided. He shared that about one-third of the registrations thus far are not from the Seguin zip code.

Julian Leal, 849 Prexi Dr., declared that the sports complex by the Seguin Coliseum should be named in the late councilmember Sonia Mendez's honor. He asked that City Council keep that in mind and announced that he will be writing a letter to the Seguin Gazette stating the same thing.

Councilmember Carlsson expressed his thanks to Capital Projects and Engineering Director Melissa Reynolds for her recent work as well as the Seguin Police Department for their safety and traffic monitoring of Hueber Rd. He said that the conduct and professionalism of City employees and the way they keep their equipment clean is their leadership is exemplified. Lastly, he said that he has read comments about him being on his iPad at the dais and he reassured that he is doing City work on his iPad during the meeting.

6. Presentation

a. 25-330 Recognition of John Donnelly, Director of Public Works, upon his retirement. - Donna Dodgen, Mayor

Mayor Donna Dodgen recognized former Public Works Director John Donnelly upon his retirement and presented him with a certificate. She said that Mr. Donnelly was a

beloved member of our team and that he will be missed. She joked that he isn't going far because he will be around at conferences and will take us out to eat.

City Manager Steve Parker read that Mr. Donnelly first joined Team Seguin in May of 1999 as a Streets Supervisor. He left in June 2000 but returned in September 2015 as the Public Works Manager. In January 2019, Mr. Donnelly was promoted to Public Works Director and on June 30, 2025, Mr. Donnelly retired with a total of 10 years and 10 months of service. Mr. Parker stated that what Mr. Donnelly has been to this organization is difficult to put into words. He said that like Councilmember Carlsson mentioned, this team has pride and great customer service and knows that its about being a part of a team. That attitude exists here because of guys like John. He said that John's crews would run through a brick wall for him, that he is an exceptional man. Mr. Parker shared that when Mr. Donnelly came back to Seguin, it had very bad and old equipment and streets had been neglected. Now, Public Works has great equipment and a great team that has gotten more than 80% of the streets in Seguin in Fair, Better, or Great condition according to the most recent PCI study. He said that the methodology and technology that Mr. Donnelly put in place is what made that happen.

Current Public Works Director Adam Rossing commented that he has been working for Seguin for only two weeks but has been able to see the guys love and appreciation for everything that John Donnelly has done. He presented Mr. Donnelly with a commemorative street sign and thanked him for everything he has done.

John Donnelly stated it is always tough when things have to come to an end. He reiterated that none of this was possible without his faith and Savior. He said he was the luckiest man in the world; he has two beautiful children who he is so proud of, and family and friends who took the time to celebrate his retirement, some for the second time. He said he is proud to have been part of such a great team and everyone working together is what makes things run smoothly. He is proud of everything that has happened while he was here and he said he appreciated City Council for their support and said that he could not have asked for a better boss than Mr. Parker. He said that his phone number will never change and will always be available to anyone who needs his help.

7. Consent Agenda

Mayor Dodgen withdrew item 7a from the agenda and clarified that the motion for Consent Agenda approval will be for items 7b-7h.

A motion was made by Councilmember Jason Biesenbach, seconded by Councilmember Joe Rea, that items 7b - 7h be approved on the Consent Agenda. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

a. 25-395 Minutes of the July 1, 2025 City Council Meeting.

Mayor Dodgen withdrew this item from the agenda and announced that the minutes of the June 17, 2025 and July 1, 2025 City Council meeting will be considered at the next meeting.

b. 25-397 Check Report June 14, 2025 through June 27, 2025.

The Check Report was acknowledged.

c. 25-347 Resolution awarding bids for the purchase of 795 & 336 AAC wire and URD EPR primary cable for Electric Utilities; and declaring an effective date. - Adam Ryals, Utility Warehouse Superintendent

This Resolution was approved.

Enactment No: 2025R-135

d. 25-349 Board and/or Commission Appointments. - Donna Dodgen, Mayor
a. Construction Board of Adjustments and Appeals
b. Regional Workforce Education Alliance

This Action Item was approved.

e. 25-386 Resolution authorizing the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks from Caldwell Country Chevrolet in the amount of $111,412.00 for the Planning & Codes Department; and providing an Effective Date. - Pamela Centeno, Director of Planning & Codes

This Resolution was approved.

Enactment No: 2025R-136

f. 25-378 Resolution amending Resolution 2025R-104 authorizing the submission of a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter grant application seeking funding for the Police Department to obtain additional license plate reader cameras and an addition year of service for the City's existing cameras. - Kate McCloud, Grants Administrator

This Resolution was approved.

Enactment No: 2025R-137

g. 25-390 Authorization for the City Manager to enter into an agreement with Southwest Elevator Company for the Elevator Modernization at City Hall. - Randy Kell, Director of Facilities

This Action Item was approved.

h. 25-381 Authorization to reject all responses to RFQ AF-2025-46 and issue a new RFQ for the 5 Bay Apparatus Enclosure at Fire Station 2. - Randy Kell, Director of Facilities

This Action Item was approved.

8. Action Items - Discussion and Possible Motion to Approve

a. 25-369 Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code

Section 3.4.3 Land Use Matrix to amend the accessory dwelling use provisions, and to the definitions section to amend the definition of accessory dwelling unit. - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pam Centeno explained that this ordinance would update and revise the definition and requirements for accessory dwelling units. Per the existing regulations, accessory dwelling units constructed on a single-family residential lot cannot be larger than 50% of the square footage of the primary dwelling. It also does not allow the accessory dwelling unit to be occupied by a separate family. The existing size requirements pose a potential problem on lots with a large house. The proposed update would keep the 50% requirement but also limit the size of an accessory dwelling unit to 800 square feet. In addition, it would limit the number of accessory dwelling units to one per lot.

Mayor Dodgen opened the Public Hearing at 6:08 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:08 P.M.

Councilmember Biesenbach asked if the accessory dwelling unit on a 1,200 square foot home would be limited to 600 square feet and Mrs. Centeno confirmed.

Councilmember Keller asked if a variance for a larger accessory dwelling unit is an option and Mrs. Centeno replied that it is not an option at this time but is something that could be considered when they update the entirety of Chapter 3.

Councilmember Biesenbach asked if pool house would be considered an accessory dwelling unit and Mrs. Centeno answered it would be if it had a kitchen and a bathroom. Mrs. Centeno also informed that if an accessory dwelling unit is part of a detached garage, the garage portion does not count towards the square footage, only the living area is calculated.

A motion was made by Councilmember Gaytan, seconded by Councilmember Rea, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

b. ZC 14-25_CC Public Hearing and Ordinance on first reading to consider a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that the City received a zoning designation request for an area going through the annexation process. The request consists of nine properties near the intersection of FM 467 and Still Meadow Rd. The request is to rezone to R-2. Currently, the area falls within two Future Land Use Plan districts; Suburban Residential and Conservation. She explained that single family homes can be compatible with the Conservation designation provided that the development preserves open space and protected trees. The current applicant is proposing to preserve the large oak trees. Mrs. Centeno informed that no one spoke

at the Planning and Zoning Commission's Public Hearing, but she had included the written opposition that her department received in the Council's agenda packet.

Mayor Dodgen opened the Public Hearing at 6:14 P.M.

Martha Dalrymple , 836 Peccary Place, said that she had to pay a lot premium for a lot that allowed her to enjoy birds and owls. She requested preservation for that tract of trees right before the little creek near her home. She opined that it is tragic for this huge town to abandon nature.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 6:16 P.M.

Councilmember Gaytan said if the Future Land Use Plan (FLUP) identifies it as Conservation, it should stay that way. He said he believes that the City should preserve what little natural habitat that it has left.

Councilmember Lievens asked what are the options and Mrs. Centeno replied that the FLUP is just a recommendation and isn't enforced. Zoning is what is enforced. She stated that the would be able to ensure that the protected tree species were kept there through the tree plan that is submitted. She also said there are other options for less dense zoning districts.

City Manager Steve Parker informed that this property, if not annexed into the City, could be developed in the county as proposed and will only have to follow the county restrictions.

Councilmember Biesenbach said he believes this is a development that the City can deny. He stated he agrees with Councilmember Gaytan and believes they should preserve the Conservation designation.

Councilmember Gaytan suggested that the whole idea of conservation is typically considered conservative ideology.

City Manager Steve Parker reiterated that this exact same location can still become a subdivision if it is not annexed, but it would just be a subdivision in the county.

Mayor Dodgen reminded that the developer agreed to keep the larger protected species of trees and asked if the developer indicated where on the property those save trees would be located.

Adrienne Donatucci, with WBW Development, explained that project consisted of 117 acres. Of those 117 acres, 73 acres are in the Conservation designation. Inside that 73 acres, the LiDAR indicated that there were 17.22 acres that were tree covered. The majority of the property had been used for agriculture purposes prior and had been cleared. Of the 17.22 acres that are considered tree covered, 6.8 acres were tree lined. She explained that the perimeter of the lots is where there is heavy tree coverage.

Councilmember Biesenbach asked Ms. Donatucci if they plan to move forward with the project even if City Council didn't approve the request and Ms. Donatucci responded that they would move forward with the development either way as they already have ownership of the property.

Councilmember Gaytan opined that if City Council steps away from conservation, they are opening Pandora's box.

A motion was made by Councilmember Carter, seconded by Councilmember Lievens, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Nay: 3 - Councilmember Rea, Councilmember Carlsson, and Councilmember Gaytan

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

c. 25-383 Ordinance on first reading amending the Fiscal Year 2025 Utility Fund Budget of the City of Seguin and declaring an effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell explained that a budget amendment is needed for the Wells Fargo Building Project. The contract with TBA Douglas is now entering Phase 5 of their contract. This budget amendment will allocate additional funds towards this contract.

A motion was made by Councilmember Gaytan, seconded by Councilmember Biesenbach, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

d. 25-392 Resolution of the City Council of Seguin Texas approving a lease-purchase agreement between the City of Seguin and Government Capital Corporation for the purpose of financing the purchase of police vehicles for the Police Department; authorizing the City Manager to execute the contract; and declaring and effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell informed that the next agenda item is to approve the purchase of police vehicles. This item allows for the financing portion of that vehicle purchase.

A motion was made by Councilmember Gaytan, seconded by Councilmember Carlsson, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

e. 25-388 Authorizing the purchase of three (3) 2024 Chevrolet Malibu sedans CID and the purchase ten (10) 2023 Dodge Charger sedans. - Jason Brady, Chief of Police

Councilmember Biesenbach excused himself from the dais at 6:30 P.M.Chief of Police Jason Brady stated that they have located ten 2023 Dodge Chargers that are

police package models. They provide a significant costs savings and are cheaper to purchase and outfit that the Chevrolet Tahoes. He informed that the CID fleet is aging and this will help to refresh the fleet.

Councilmember Gaytan suggested that Chief Brady forgot to say Dodge Chargers are cool. Chief Brady joked that they are adding diversity to the fleet.

Councilmember Biesenbach returned to dais at 6:32 P.M.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

f. 25-384 Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional engineering services contract with Pape-Dawson Engineers for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236) for construction phase services; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

Director of Capital Projects and Engineering Melissa Reynolds reminded that the City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements. In December 2021, City Council awarded project related engineering services to Pape-Dawson Engineers. City Council authorized award of construction to E-Z Bel Contractors, Inc. Since the original engineering contract was awarded to Pape-Dawson Engineers, the scope of construction phase services has increased. During the design phase, additional work is required to accommodate appropriate drainage alignment, coordination with TxDOT, and replacement of water and wastewater systems. This contract amendment covers the increased need for construction oversight. Staff recommends the contract amendment to the Pape-Dawson Engineers professional services contract be authorized in the amount of $388,906.

A motion was made by Councilmember Eveld, seconded by Councilmember Carter, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

g. 25-380 Resolution authorizing the City Manager to enter into an agreement with Texas Chiller Systems in an amount not to exceed $1,760,000.00 for the design, purchase, and installation of a new HVAC system at the Seguin Event Center Coliseum. - Randy Kell, Director of Facilities

Facilities Director Randy Kell explained that Texas Chiller Systems (TCS) formally

submitted an RFQ in the amount of $1.76M for the design and installation of a new HVAC system for the entire Seguin Coliseum. Currently, the HVAC system has two compressors but only one is working. As proposed, the new system will have variable controls and the other split systems will be updated as well to make it optimally efficient. He said that City staff support the recommendation to replace before they completely fail because of the long lead times for equipment.

Councilmember Carlsson asked about the installation timeline. Mr. Kell said that TCS will complete an assessment, then design the system. They are estimating a six month lead time for equipment. Councilmember Carlsson also asked the expected life expectancy for the new system and Mr. Kell said 25 years is pretty typical.

Councilmember Gaytan asked the brand of the current units and Mr. Kell responded that it is Trane.

Mayor Dodgen pointed out that current system has access points that are not safe. Randy added that to maintain the current handlers, it involves someone crawling up to a trap door above the dressing rooms. The goal is for the new system to be dropped down into the dressing room making maintaining the units more safe.

Councilmember Lievens asked how long the installation process will take and Mr. Kell said he was not sure but that they are intending to replace it in a way that allows the Coliseum to still operate.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Lievens, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

h. 25-391 Resolution authorizing the City Manager to execute a Capital Improvement Funding Agreement between the City of Seguin and Springs Hill Special Utility District related to the SEDC 121 Project; and declaring an Effective Date. - Mark Kennedy, City Attorney.

City Attorney Mark Kennedy explained that the City of Seguin and Springs Hill Special Utility District (SHSUD) are both undertaking water utility improvements in the same geographic area, near the SEDC 121 Project. One of the properties impacted by both projects is owned by the Seguin Independent School District (SISD).
To reduce disruption to SISD property and improve project efficiency, the City has proposed a cooperative approach. The City would construct SHSUD's waterline concurrently with its own within an established easement. SHSUD would reimburse the City on a pro rata basis. Following completion, the Permanent Utility Easement would be shared between the two entities. Because the City is building it, it helps the City to control the timeline.

A motion was made by Councilmember Gaytan, seconded by Councilmember Biesenbach, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

i. 25-385 Resolution of the City Council of the City of Seguin, Texas, authorizing the continuation of work with TBA Douglas for Phase 5 (Developer Contracting) of The Nolte Project, located at 101 E. Nolte Street, Seguin, TX. - Josh Schneuker, Director of Economic Development

Director of Economic Development Josh Schneuker reminded that TBA Douglas, a commercial architecture and planning firm based in San Antonio, has been providing professional services related to The Nolte Project, located at 101 E. Nolte Street. The resolution authorizes the continuation of professional services with TBA Douglas for Phase 5 of The Nolte Project in an amount not to exceed $78,280.00. This will allow TBA Douglas to assist the City throughout the Developer Contracting process.

Councilmember Gaytan declared he appreciates the professionalism and dedication of TBA Douglas throughout this project.

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

9. Closed Session

Mayor Dodgen recessed Open Session and convened into Closed Session at 6:45 P.M.

a. 25-382 Section 551.087 (Deliberation Regarding Economic Development Negotiations) to (1) Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- The Nolte Project, 101 E. Nolte Street

b. 25-396 Section 551.071(2) (Consultation with Legal Counsel/City Staff) and 551.072 (Deliberation regarding the purchase and/or value of real property) of the Texas Government Code for property associated with the Link Road Project in Guadalupe County, Texas. Possible action may follow in Open Session.

10. Reconvene into Open Session and Take Action on Closed Session Items if necessary

Mayor Dodgen adjourned Closed Session and reconvened Open Session at 7:31 P.M.

25-411 Authorize the City of Seguin to enter into an Exclusive Negotiating Agreement with GroundFloor Development in conjunction with The Nolte Project, located at 101 E. Nolte Street, and to authorize the City Manager to execute the agreement on behalf of the City.

A motion was made by Councilmember Gaytan, seconded by Councilmember Rea, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

25-412 Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Bartoskewitz Farm Foundation, related to the acquisition of approximately 4.2866 acres as a temporary construction easement, for the Link Road Project, as presented in Closed Session.

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

11. Adjournment

Mayor Dodgen adjourned the meeting at 7:32 P.M.

_____

Donna Dodgen
Mayor

ATTEST:

_____

Kristin Mueller, City Secretary

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: 1F-COS Pooled Cash						
00-6220	AMERICAN NATIONAL LEASING COMPANY	06/20/2025	EFT	0.00	66,710.56	22143
00-5938	ACCURATE UTILITY SUPPLY LLC	06/25/2025	EFT	0.00	3,000.00	22144
00-3329	ALL TEX PIPE & SUPPLY	06/25/2025	EFT	0.00	232.61	22145
00-4474	AMAZON CAPITAL SERVICES, INC.	06/25/2025	EFT	0.00	96.53	22146
00-4429	AMERICAN NATIONAL RED CROSS & ITS CONSTI	06/25/2025	EFT	0.00	1,099.80	22147
00-5295	ANIXTER INC	06/25/2025	EFT	0.00	29,198.74	22148
00-3753	BEALOR JR., BRUCE	06/25/2025	EFT	0.00	5,600.36	22149
00-242	BECKER'S FEED & FERTILIZER, INC	06/25/2025	EFT	0.00	480.00	22150
00-4031	BEN E KEITH COMPANY	06/25/2025	EFT	0.00	2,765.51	22151
00-6113	BGE INC	06/25/2025	EFT	0.00	14,301.49	22152
00-5300	BLAKE BERTLING EQUIPMENT RENTAL	06/25/2025	EFT	0.00	2,618.75	22153
00-3916	BLUE HORIZON MEDIA LLC	06/25/2025	EFT	0.00	2,900.00	22154
00-892	BOUND TREE MEDICAL, LLC	06/25/2025	EFT	0.00	3,111.84	22155
00-4318	BRADY INDUSTRIES OF TEXAS, LLC A BRADYPLU	06/25/2025	EFT	0.00	3,975.00	22156
00-5580	BRENNTAG SOUTHWEST INC	06/25/2025	EFT	0.00	5,200.00	22157
00-2074	BRIDGESTONE GOLF INC	06/25/2025	EFT	0.00	2,483.91	22158
00-4705	CARACHEO, GASPER	06/25/2025	EFT	0.00	275,215.00	22159
00-906	CARTER'S TIRE CENTER	06/25/2025	EFT	0.00	1,236.30	22160
00-4879	CASO DOCUMENT MANAGEMENT, INC.	06/25/2025	EFT	0.00	1,123.00	22161
00-3505	CINDY'S ALTERATIONS	06/25/2025	EFT	0.00	25.00	22162
00-3638	CLEAR CONTROL SOLUTIONS LLC	06/25/2025	EFT	0.00	734.40	22163
00-3707	COBURN SUPPLY CO INC	06/25/2025	EFT	0.00	3,900.00	22164
00-4160	COMAL SUPPLY	06/25/2025	EFT	0.00	451.62	22165
00-2413	COMMUNITY MATTERS INC	06/25/2025	EFT	0.00	673.00	22166
00-4494	CORE & MAIN	06/25/2025	EFT	0.00	140.00	22167
00-2306	COVERT TRACK GROUP INC	06/25/2025	EFT	0.00	1,800.00	22168
00-2679	CT FIELDSCAPES LLC	06/25/2025	EFT	0.00	2,090.00	22169
00-1604	DELL MARKETING LP	06/25/2025	EFT	0.00	76.06	22170
00-3027	DIETZ TRACTOR COMPANY	06/25/2025	EFT	0.00	57.38	22171
00-5084	DRAGONFLY APPAREL & BRANDING LLC	06/25/2025	EFT	0.00	1,214.50	22172
00-3497	EDUCATION SERVICE CENTER, REGION 20	06/25/2025	EFT	0.00	170.00	22173
00-3687	ELLIOTT ELECTRIC SUPPLY INC	06/25/2025	EFT	0.00	1,780.53	22174
00-57	EWALD KUBOTA, INC	06/25/2025	EFT	0.00	1,846.86	22175
00-3656	E-Z BEL CONSTRUCTION LLC	06/25/2025	EFT	0.00	248,058.97	22176
00-3975	FERGUSON US HOLDINGS, INC	06/25/2025	EFT	0.00	936.31	22177
00-11212	FLAGSTAR PUBLIC FUNDING CORP.	06/25/2025	EFT	0.00	308,926.53	22178
00-4556	FLOCK GROUP, INC.	06/25/2025	EFT	0.00	34,650.00	22179
00-2377	FLYING T ENTERPRISES LLC	06/25/2025	EFT	0.00	224.00	22180
00-5598	GUADALUPE FAMILY HEALTH PA	06/25/2025	EFT	0.00	540.00	22181
00-6128	GUADALUPE PRINTING & SOLUTIONS LLC	06/25/2025	EFT	0.00	236.25	22182
00-6148	GUADALUPE REGIONAL MEDICAL GROUP	06/25/2025	EFT	0.00	973.00	22183
00-375	HACH COMPANY	06/25/2025	EFT	0.00	32.79	22184
00-8437	HALFF ASSOCIATES INC	06/25/2025	EFT	0.00	95,892.96	22185
00-2957	HANDY MANDY CUSTOM EMBROIDERY	06/25/2025	EFT	0.00	141.00	22186
00-3527	HARRELL'S LLC	06/25/2025	EFT	0.00	4,888.80	22187
00-4761	HERNANDEZ, CARLOS	06/25/2025	EFT	0.00	2,616.00	22188
00-1580	ICMA	06/25/2025	EFT	0.00	1,200.00	22189
00-3640	IMPACT PROMOTIONAL SERVICES LLC	06/25/2025	EFT	0.00	469.23	22190
00-4382	INDUSTRIAL TECHNOLOGY GROUP, LLC	06/25/2025	EFT	0.00	10,135.00	22191
00-2256	INFOSEND INC	06/25/2025	EFT	0.00	13,179.89	22192
00-1389	INGRAM LIBRARY SERVICES, INC	06/25/2025	EFT	0.00	425.01	22193
00-11060	J.L. MATTHEWS COMPANY	06/25/2025	EFT	0.00	3,082.41	22194
00-4572	JEC CONCRETE & LANDSCAPE, LLC	06/25/2025	EFT	0.00	1,200.00	22195
00-4889	JOHNNY'S BAR-B-QUE CORP	06/25/2025	EFT	0.00	3,200.00	22196

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-3807	K FRIESE & ASSOCIATES INC	06/25/2025	EFT	0.00	112,864.18	22197
00-788	KBS ELECTRICAL DISTRIBUTORS, INC.	06/25/2025	EFT	0.00	6,748.76	22198
00-6156	KIMLEY-HORN AND ASSOCIATES INC	06/25/2025	EFT	0.00	89,586.26	22199
00-4615	LEADSONLINE LLC	06/25/2025	EFT	0.00	3,178.00	22200
00-2713	LENOVO INC	06/25/2025	EFT	0.00	6,801.92	22201
00-4103	LIBRARY INTERIORS OF TEXAS	06/25/2025	EFT	0.00	62,762.05	22202
00-3927	LOWERY PROPERTY ADVISORS LLC	06/25/2025	EFT	0.00	15,000.00	22203
00-5088	LUNA, JASON JOEL	06/25/2025	EFT	0.00	384.00	22204
00-5561	M E PLUMBING LLC	06/25/2025	EFT	0.00	3,428.03	22205
00-4407	MID-AMERICA GOLF AND LANDSCAPING, INC.	06/25/2025	EFT	0.00	772,726.42	22206
00-2309	MIDWEST VETERINARY SUPPLY INC	06/25/2025	EFT	0.00	1,468.00	22207
00-3642	NORTH AMERICA FIRE EQUIPMENT CO INC	06/25/2025	EFT	0.00	366.88	22208
00-3794	ODP BUSINESS SOLUTIONS, LLC	06/25/2025	EFT	0.00	1,267.17	22209
00-81	O'REILLY AUTO PARTS	06/25/2025	EFT	0.00	1,372.44	22210
00-4391	OSBURN ASSOCIATES, INC	06/25/2025	EFT	0.00	1,498.50	22211
00-3448	PAGEFREEZER SOFTWARE INC	06/25/2025	EFT	0.00	3,693.05	22212
00-2974	PAPE-DAWNSON CONSULTING ENGINEERS, LLC	06/25/2025	EFT	0.00	85,024.00	22213
00-3440	PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)	06/25/2025	EFT	0.00	2,977.10	22214
00-5879	QRO MEX CONSTRUCTION CO INC	06/25/2025	EFT	0.00	497,786.99	22215
00-4585	QUIDDITY ENGINEERING, LLC	06/25/2025	EFT	0.00	6,540.82	22216
00-4753	RODRIGUEZ TRANSPORATION GROUP, INC.	06/25/2025	EFT	0.00	55,564.29	22217
00-4683	ROSS MOLINA OLIVEROS, P.C.	06/25/2025	EFT	0.00	8,458.49	22218
00-5015	RPS INFASTRUCTURE. INC(FKA KLOTZ ASSOCIA	06/25/2025	EFT	0.00	12,117.60	22219
00-2412	SAFETYMED LLC	06/25/2025	EFT	0.00	4,514.00	22220
00-5929	SAN ANTONIO BELTING & PULLEY CO., INC.	06/25/2025	EFT	0.00	228.51	22221
00-5125	SAN ANTONIO SYMPHONIC BAND	06/25/2025	EFT	0.00	800.00	22222
00-4117	SANDERS, LARRY	06/25/2025	EFT	0.00	275.00	22223
00-2500	ServiceWear Apparel Inc	06/25/2025	EFT	0.00	1,025.65	22224
00-4756	SHEETS & CROSSFIELD PLLC	06/25/2025	EFT	0.00	292.50	22225
00-5438	SIDDONS MARTIN EMERGENCY GROUP LLC	06/25/2025	EFT	0.00	26.28	22226
00-3726	SOUTHERN TIRE MART LLC	06/25/2025	EFT	0.00	1,047.56	22227
00-5249	STRYKER MEDICAL	06/25/2025	EFT	0.00	1,462.16	22228
00-5249	STRYKER MEDICAL	06/25/2025	EFT	0.00	33.48	22229
00-4364	STUART C IRBY CO.	06/25/2025	EFT	0.00	2,066.10	22230
00-4263	SYSTEM CONTROLS & INSTRUMENTATION, LLC	06/25/2025	EFT	0.00	1,945.39	22231
00-594	TECHLINE, INC	06/25/2025	EFT	0.00	22,757.82	22232
00-5121	TEXAS EXCAVATION SAFETY SYSTEM	06/25/2025	EFT	0.00	1,001.65	22233
00-4419	TEXAS STERLING CONSTRUCTION CO.	06/25/2025	EFT	0.00	698,566.16	22234
00-4933	THOMSON REUTERS-WEST	06/25/2025	EFT	0.00	78.00	22235
00-3601	TRIHYDRO CORPORATION	06/25/2025	EFT	0.00	130,166.00	22236
00-3581	TURF MATERIALS	06/25/2025	EFT	0.00	1,815.07	22237
00-5989	WILLDAN FINANCIAL SERVICES	06/25/2025	EFT	0.00	300.00	22238
00-6113	BGE INC	06/26/2025	EFT	0.00	4,900.00	22239
00-5063	LANGFORD COMMUNITY MANAGEMENT SVCS	06/26/2025	EFT	0.00	1,468.18	22240
00-2974	PAPE-DAWNSON CONSULTING ENGINEERS, LLC	06/26/2025	EFT	0.00	67,014.07	22241

Bank Code 1F Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	223	99	0.00	3,860,715.43
	223	**99**	**0.00**	**3,860,715.43**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	223	99	0.00	3,860,715.43
	223	**99**	**0.00**	**3,860,715.43**

Fund Summary

Fund	Name	Period	Amount
900	COS POOLED CASH	6/2025	3,860,715.43
			3,860,715.43

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Adam Ryals, Utility Warehouse Superintendent

Through: Timothy J. Howe, Director of Utilities and Rick Cortes, Deputy City Manager

Subject: Resolution authorizing the purchase of 795 & 336 AAC Wire and URD EPR Primary Cable

Date: July 1, 2025

Historical Background

The Electric Utilities Department periodically purchases overhead wire and underground cable for system maintenance, upgrades, and upcoming projects. These purchases are made in compliance with current procurement policy and procedures. Maintaining an inventory of critical equipment is necessary for the city to provide reliable utility service.

Action Requested

Consider a resolution authorizing the purchase of 30,000 feet of 795 AAC wire, 12,000 feet of 336 AAC wire and 15,000 feet of 1/0 URD EPR primary cable.

Procurement Methodology & Funding Source

Twelve (12) sealed bids were read on June 17, 2025. The bid amounts for 795 AAC wire ranged from $57,000 to $101,700. The bid amounts for 336 AAC wire ranged from $10,080 to $100,800. The bid amounts for 1/0 ERP URD 15Kv primary cable ranged from $54,000 to $110,250.

Funding for this purchase will come from the Utility Fund Electric Inventory account.

Staff Recommendation

It is recommended that American Wire Group of Aventura, Fl. be awarded the purchase of the thirty thousand feet (30,000 FT.) of 795 AAC wire in an amount not to exceed $57,000.00 with a lead time of 14 days. It is recommended that KBS Electrical Distributors of Austin, Tx. be awarded the purchase of twelve thousand feet (12,000 FT.) of 336 AAC wire in the amount not to exceed $10,080.00 with a lead time of 42 days. It is recommended that Wesco/Anixter of San Antonio, Tx. be awarded the purchase of fifteen thousand feet (15,000 FT.) of 1/0 EPR URD primary cable in an amount not to exceed $54,000.00, with a lead time stated as stock.

ATTACHMENTS

1. Resolution - Purchase of 795 & 336 AAC wire and 1/0 URD EPR primary cable
2. Bid Tab AF-2025-52

CITY OF SEGUIN **RESOLUTION NO._____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS AUTHORIZING THE PURCHASE OF 795 & 336 AAC WIRE AND URD EPR PRIMARY CABLE FOR ELECTRIC UTILITIES AND DECLARING AN EFFECTIVE DATE.

WHEREAS, The Electric Utilities Department periodically purchases overhead wire and underground cable for system maintenance, upgrades, and upcoming projects; and

WHEREAS, maintaining an inventory of critical equipment is necessary for the city to provide reliable utility service; and

WHEREAS, twelve sealed bids were read on June 17, 2025, for the purchase of 795 & 336 AAC Wire and 1/0 URD EPR Primary Cable ranging from twelve thousand feet (12,000 FT.) to thirty thousand feet (30,00 FT.) for use on new development projects and restocking purposes by the Electric Utilities department; and

WHEREAS, the bid amounts for 795 AAC wire ranged from $57,000 to $101,700, the bid amounts for 336 AAC wire ranged from $10,080 to $100,800, the bid amounts for 1/0 ERP URD 15Kv primary cable ranged from $54,000 to $110,250; and

WHEREAS, City staff recommends the purchase of the thirty thousand feet (30,000 FT.) of 795 AAC wire in an amount of $57,000.00 from American Wire Group of Aventura, Fl, and the purchase of twelve thousand feet (12,000 FT.) of 336 AAC wire in the amount of $10,080.00 from KBS Electric Distributors of Austin, Tx. and the purchase of fifteen thousand feet (15,000 FT.) of 1/0 EPR URD primary cable in the amount of $54,000.00 from Wesco/Anixter of San Antonio, Tx.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin, Texas:

Part 1. The purchase of the thirty thousand feet (30,000 FT.) of 795 AAC wire in an amount of $57,000.00 from American Wire Group of Aventura, Fl., and the purchase of twelve thousand feet (12,000 FT.) of 336 AAC wire in the amount of $10,080.00 from KBS Electric Distributors of Austin, Tx., and the purchase of fifteen thousand feet (15,000 FT.) of 1/0 EPR URD primary cable in the amount of $54,000.00 from Wesco/Anixter of San Antonio, Tx. at the unit prices as submitted on bid number AF-2025-52 is hereby approved.

Part 2. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED this July 1st, 2025.

_____
DONNA DODGEN, MAYOR

ATTEST:

_____
Kristin Mueller
City Secretary

BID TABULATION for the Purchase of Wire and Cable
BID OPENING DATE - June 17, 2025 at 3 PM
BID NUMBER AF-2025-52

*EXCEPTIONS LISTED

		ALAMEX INC		AMERICAN WIRE GROUP*		BELL ELECTRICAL SUPPLY CO		INTEGRITY COMM. & SOLUTIONS		KBS ELECTRICAL DISTRIBUTORS	
		MANTECA, CALIFORNIA		AVENTURA, FLORIDA		WOODSIDE, NEW YORK		HUDSON, WISCONSIN		AUSTIN, TEXAS	
	Qty	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
795 AAC Wire	30,000	$2.85	$85,500.00	$1.90	$57,000.00	$3.08	$92,250.00	$3.39	$101,700.00	$1.96	$58,800.00
Manufacturer & Model	****	NEHRING: ARBUTUS		AWG A795-01BA01 ARBUTUS		ICC AAS-ARBUTUS		ARBUTUS 3700LB EL		ALUBAR	
Calendar days for delivery	****	84 DAYS		14 DAYS ARO		126 DAYS		14 DAYS		28-42 DAYS	
336 AAC Wire	12,000	$1.32	$15,840.00	$8.40	$100,800.00	$1.33	$15,960.00	$1.89	$22,680.00	$0.84	$10,080.00
Manufacturer & Model	****	NEHRING: TULOP		AWG A336.4-01BA01 TULIP		ICC AAC-TULIP		TULIP 1900LB RL		ALUBAR	
Calendar days for delivery	****	84 DAYS		14 DAYS ARO		126 DAYS		14 DAYS		28-42 DAYS	
1/0 ERP URD 15Kv Primary Cable	15,000	$6.93	$103,950.00	NO BID		$6.75	$101,250.00	$7.35	$110,250.00	$4.09	$61,350.00
Manufacturer & Model	****	OKONITE: 163-23-3072				OKONITE 163-23-3072		E9JPM-1A6F01CA20		KONITE 111F15-C1Z03	
Calendar days for delivery	****	84 DAYS				STOCK		14 DAYS		48 DAYS	

*EXCEPTIONS LISTED

		MEGA WHOLESALE LLC*		MVA POWER		SMART FIBER SYSTEMS LLC		TAILORBIRD VENTURES LLC		TECHLINE, INC.*	
		ELIZABETH, NEW JERSEY		MONTREAL, QUEBEC, CANADA		ROYSE CITY, TEXAS		MIAMI, FLORIDA		SAN ANTONIO, TEXAS	
	Qty	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
795 AAC Wire	30,000	$2.90	$87,000.00	$2.55	$76,500.00	$3.29	$98,700.00	$2.76	$82,800.00	$2.32	$69,600.00
Manufacturer & Model	****	NASSAU NATIONAL CABLE		MVA POWE 795 AAC WIRE				795 ARBUTUS		NEHRING# ARBUTUS-4960-FT	
Calendar days for delivery	****	35-42 DAYS		140-175 DAYS ARO		14 DAYS		126-140 DAYS		49-63 DAYS	
336 AAC Wire	12,000	$1.70	$20,400.00	$1.15	$13,800.00	$1.99	$23,939.70	$1.21	$14,520.00	$0.98	$11,760.00
Manufacturer & Model	****	NASSAU NATIONAL CABLE		MVA POWE 336 AAC WIRE				336.4 MCM TULIP		NEHRING#TULIP-6015-FT	
Calendar days for delivery	****	35-42 DAYS		140-175 DAYS ARO		14 DAYS		126-140 DAYS		49-63 DAYS	
1/0 ERP URD 15Kv Primary Cable	15,000	$5.90	$88,500.00	$6.80	$102,000.00	$6.89	$103,350.02	$6.33	$94,950.00	$3.99	$59,850.00
Manufacturer & Model	****	NASSAU NATIONAL CABLE		MVA POWE 1/0 EPR URD				E9JPM-1A6F01CA20		OKONITE# 163-23-3072	
Calendar days for delivery	****	35-42 DAYS		140-175 DAYS ARO		14 DAYS				14-21 DAYS	

*EXCEPTIONS LISTED

		TEXAS ELECTRICAL COOPERATIVES		WESCO	
		GEORGETOWN, TEXAS		SAN ANTONIO, TEXAS	
	Qty	Unit Price	Total Price	Unit Price	Total Price
795 AAC Wire	30,000	$2.14	$64,200.00	$2.94	$88,200.00
Manufacturer & Model	****	ALUBAR ARBUTUS		NG: A795-01BA01 ARBUTUS BARE A	
Calendar days for delivery	****	28-42 DAYS		7 DAYS	
336 AAC Wire	12,000	$0.86	$10,320.00	$1.50	$18,000.00
Manufacturer & Model	****	CME TULIP		KING: A336.4 TULIP BARE AL	
Calendar days for delivery	****	TEC STOCK		112-140 DAYS	
1/0 ERP URD 15Kv Primary Cable	15,000	$4.79	$71,850.00	$3.60	$54,000.00
Manufacturer & Model	****	KERITE 1/0 15KV URD		OKONITE: 163-23-3072	
Calendar days for delivery	****	70 DAYS		STOCK	

CITY OF SEGUIN

To: City Council
From: Donna Dodgen, Mayor
Date: June 26, 2025
Subject: Board and/or Committee Appointment – CBOAA

Historical Background

The Bylaws for the Construction Board of Adjustment and Appeals state that the board shall consist of seven (7) members and two (2) alternates. The members shall consist of Electrical, Mechanical, Plumbing Contractors, Commercial and residential Contractor, Design Professional, and Licensed Engineer. The two alternates must consist of one being from the building industry and the other being a member at large from the public. Terms appointed are for three years for a maximum of two terms. Terms of three members or alternates shall expire each year. This board has not been active, the terms of the previously appointed members expired in 2019 and 2020. In order to keep the staggered terms required by the Bylaws, the proposed appointees will be appointed to partial terms that will not count towards the maximum of two three-year terms. When the Plumbing and Engineering members are appointed, they will be appointed to a partial term that expires 12/31/2026.

Action Requested

Construction Board of Adjustment and Appeals		08-01-2025 to 12/31/2025*
Jared Koehler	Commercial Const.	
Christpher Koepsel	Electrician	
Florin O Popa	Design Professional	
Austin Worthy	Alternate	
Mark Wheelington	Alternate	

Construction Board of Adjustment and Appeals		08-01-2025 to 12/31/2026*
Matt Swihart	Residential Const.	
Joe Daniel Flores	Mechanical	

* Appointment to Partial Term

Procurement Methodology and Funding Source

N/A

Staff Recommendation

Staff supports the recommendation.

ATTACHMENTS

1. Applications for Board/Commission Appointments

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: MATT SWIHART

Street Address: [redacted]

City, State & Zip: SAN MARCOS, TX 78666

Phone Number: _____ Home [redacted] Business

E-mail: [redacted]

Employer: D.R. HORTON HOMES

Occupation: DIRECTOR OF CONSTRUCTION

Business Address: [redacted] SAN MARCOS, TX 78666

How long have you been a resident of Seguin? ∅

Are you a qualified voter of the City? NO

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

20 YEARS RESIDENTIAL - PRODUCTION HOME BUILDING

4-YEAR DEGREE TEXAS STATE

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

WE CURRENTLY BUILD HOMES IN SEGUIN, ALWAYS WANT TO BE A PART OF WORKING WITH THE CITY.

Do you currently serve on a City board or commission? _____ Yes ✓ No

If yes, which board or commission? N/A

How long? ✓

Do you have any relatives who work for the City of Seguin? _____ Yes ✓ No

If so, please list ✓

Do you receive any direct compensation or gain from the City of Seguin? ___Yes ✓ No

If so, what type? ✓

Do you receive any direct compensation or gain from any governmental body?

_____Yes ✓ No

If so, what type? ✓

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ✓ No

If so, what type? ✓

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. CONSTRUCTION BOARD OF ADJ. & APPEAL

2. _____

3. _____

SIGNATURE: _____ DATE: 4/8/25

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Christopher Koepsel

Street Address: [redacted]

City, State & Zip: Seguin, Tx 78155

Phone Number: [redacted] Home ____ Business ____

E-mail: [redacted]

Employer: The Electrician LLC

Occupation: Owner / Master Elec.

Business Address: [redacted]

How long have you been a resident of Seguin? 35 years

Are you a qualified voter of the City? ?

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

Seguin High School

Assoc. Builders & Contractors School (ABC)

Master Electrician - Been in trade 18 years

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

Be a part of our growing youth & Community

Do you currently serve on a City board or commission? _____ Yes _____ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? _____ Yes _____ No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? ___Yes ___ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

_____Yes ___No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ___No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. _____

2. _____

3. _____

SIGNATURE: _____ DATE: 5-4-25

1

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Jared Koehler

Street Address: [redacted]
City, State & Zip: Seguin, TX 78155

Phone Number: [redacted] Home [redacted] Business

E-mail: [redacted]

Employer: The Koehler Co

Occupation: General Contractor

Business Address: [redacted] Seguin, TX 78155

How long have you been a resident of Seguin? 40 years

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

I graduated from TLU in 2007 with a Business Management Degree. I have worked for our family business since May of 2007 and my current role is VP of Construction. I have previously served on the board of appeals for two terms, I believe.

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

Being a contractor in the city of Seguin and working on projects directly for the city I believe I can provide insight and knowledge to bring value to this board to assist the city and contractors.

Do you currently serve on a City board or commission? ____ Yes x No

If yes, which board or commission? ____

How long? ____

Do you have any relatives who work for the City of Seguin? _____ Yes ___x___No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? ___Yes __x_ N

If so, what type? _____We are hired for city projects occasionally so not sure if that should make my answer a yes?

Do you receive any direct compensation or gain from any governmental body?

_____Yes __x__No

If so, what type? ___We do work for Guadalupe County and surrounding cities and counties, so not sure if that should make my answer a yes?_____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes __x_No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. _____Board of Appeals_____

2. _____

3. _____

Jared Koehler

SIGNATURE: _____ DATE: __5-2-25_____

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Austin Worthy

Street Address: [redacted]

City, State & Zip: Seguin, Texas 78155

Phone Number: [redacted] Home [redacted] Business

E-mail: [redacted]

Employer: Sullivan Contracting Services

Occupation: Vice President of Operations - South Texas

Business Address: [redacted] Seguin, Texas 78155

How long have you been a resident of Seguin? 30 Years

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

Vice President of Operations, Sullivan Contracting Services – South Texas District
Texas State University, B.S. in Construction Management
Over 10 years of experience in construction management, overseeing multiple projects and leading teams with a focus on safety, quality, and budget. Skilled in project planning, contract negotiation, and operational leadership. Proficient in industry tools such as AutoCAD, Procore, PlanGrid, and Microsoft Project. Committed to community development and effective, collaborative governance.

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

I want to serve the City of Seguin to give back to the community and contribute my experience in construction and operations. I'm committed to supporting thoughtful growth, safety, and collaboration that benefits residents, local businesses and the City of Seguin.

Do you currently serve on a City board or commission? _____ Yes ___✓___ No

If yes, which board or commission? N/A

How long? N/A

Do you have any relatives who work for the City of Seguin? _____ Yes ___✓___ No

If so, please list N/A

Do you receive any direct compensation or gain from the City of Seguin? ___Yes ___✓___ No

If so, what type? N/A

Do you receive any direct compensation or gain from any governmental body?

_____Yes ___✓___ No

If so, what type? N/A

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ___✓___ No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. Advisory Board

2. _____

3. _____

SIGNATURE: Austin Worthy DATE: May 2nd, 2025

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Joe Daniel Flores

Street Address: [redacted]

City, State & Zip: Seguin, TX 78155

Phone Number: [redacted] Home [redacted] Business

E-mail: [redacted]

Employer: Joe Cools A/C & Heating

Occupation: HVAC Contractor

Business Address: [redacted]

How long have you been a resident of Seguin? 40 yrs

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

HVAC Company Owner and license holder for 14 yrs.
Specializing in new construction and remodels installation.
Very familiar with city code. Very invested in our community.

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

Do you currently serve on a City board or commission? _____ Yes ✓ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? ✓ Yes _____ No

If so, please list Michelle de la Cruz - Niece

Do you receive any direct compensation or gain from the City of Seguin? ___Yes ✓ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

_____Yes ✓ No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ✓ No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. _____

2. _____

3. _____

SIGNATURE: _____ DATE: 5-1-25

SEGUIN
TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: _Florin O. Popa_____

Street Address: _[redacted]_____

City, State & Zip: _Seguin, Texas 78155_____

Phone Number: _[redacted]_____Home _____Business

E-mail: _[redacted]_____

Employer: _PbGroup, LLC_____

Occupation: _Architect_____

Business Address: _[redacted]_____

How long have you been a resident of Seguin? _4 ½ years_____

Are you a qualified voter of the City? _Yes_____

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

Texas Tech University Bachelors of Architecture - 1990
Registered Architect in the State of Texas
pbGroup LLC – Owner/Principal Since 2012
Presently working on K-12 projects with Seguin ISD
Past Projects include: Custom Homes, Federal Projects; Commercial Office Buildings; Higher Ed Projects; Religious Projects; Sports Facilities; etc.

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

I would like to assist in any way I can to better our community. My knowledge/expertise and experience will be an asset to the committee.

_____

Do you currently serve on a City board or commission? _____ Yes ___X____ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? _____ Yes ___X__ No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? __Yes _X_ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

____Yes __X__No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes _X__No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. Building & Standards Commission

2. _____

3. _____

SIGNATURE: Flora E Pope _____ DATE: 4/28/2025

SEGUIN TEXAS

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: MARK WHEELINGTON

Street Address: [redacted]

City, State & Zip: SEGUIN TX 78155

Phone Number: [redacted] Home WHEELINGTON CONSTRUCTION LLC Business

E-mail: SEGUINBUILDER@GMAIL.COM

Employer:

Occupation: OWNER CONSTRUCTION / CUSTOM HOMES

Business Address: SAME

How long have you been a resident of Seguin? 35 YEARS

Are you a qualified voter of the City? NO

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

12 YEARS / 1 YEAR ST PHILLIPS DRAFTING & DESIGN

50 YEARS CONSTRUCTION

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

ALTERNATE, CONSTRULTION ADVISORY BOARD

Do you currently serve on a City board or commission? _____ Yes ___✓___ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? _____ Yes ___✓___ No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? ___Yes ___✓___ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

_____Yes ___✓___No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ___✓___No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. SEGUIN CONSTUCTION ADVISORY BOARD

2. _____

3. _____

SIGNATURE: Mark Wheelington DATE: 6-23-25

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Joshua Beck

Street Address: [redacted]

City, State & Zip: Seguin, TX 78155

Phone Number: [redacted] Home _____ Business

E-mail: [redacted]

Employer: United Alloy

Occupation: Work Force Development

Business Address: [redacted] Seguin, Tx 78155

How long have you been a resident of Seguin? 4 years

Are you a qualified voter of the City? Yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

U.S. Navy Veteran

Graduate of Texas State Technical College - Waco

Certified Welding Inspector

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

There is a lot of opportunity in the technical/ blue collar fields of employment available. With much of the labor force now at or nearing retirement age, many manufacturing businesses are in need of trained, skilled new workers. I would like to assist in bringing the two together. One, in order to help a young person get off to a good start in life. Two, to help our city and general area to be a good place to raise my family.

Do you currently serve on a City board or commission? _____ Yes __X__ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? _____ Yes __X__ No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? ___Yes _X_ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

_____Yes _X_No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes __X_No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. Central Texas Technology Center

2. _____

3. _____

SIGNATURE: Joshua K. Beck DATE: 11 June 2025

It's real.

ADVISORY BOARDS & COMMISSIONS APPLICATION

Name: Carlos Moreno

Street Address: [redacted]

City, State & Zip: seguin, tx

Phone Number: [redacted] Home [redacted] Business

E-mail: [redacted]

Employer: LoneStar Home Solutions

Occupation: Construction

Business Address: [redacted]

How long have you been a resident of Seguin? 47 years

Are you a qualified voter of the City? yes

Please give a brief resume, including education, past employment, any special background or qualifications you have for serving on this board/commission. Use attachments, if necessary.

Texas A&M College Station BS engineering. Process engineer continental Auto motive 10yrs.

SEDC Chair. GV Habitat for Humanity President. Contrctuion trades booster Club Preisdent

Please state why you wish to serve the City of Seguin as a member of a board, commission, or committee. Use attachments, if necessary.

to Continue to volunteer and help grow this community and its residents

Do you currently serve on a City board or commission? _____ Yes n_____ No

If yes, which board or commission? _____

How long? _____

Do you have any relatives who work for the City of Seguin? _____ Yes ___n___ No

If so, please list _____

Do you receive any direct compensation or gain from the City of Seguin? ___Yes _n_ No

If so, what type? _____

Do you receive any direct compensation or gain from any governmental body?

_____Yes _n_No

If so, what type? _____

Do you or a family member (including spouse, parent, child, sibling or in-law) receive any direct compensation or gain from any business entity or contractor doing business with the City of Seguin? _____Yes ___n_No

If so, what type? _____

If selected by the Seguin City Council, on which boards/commission would you be willing to serve? Please be specific. This application will remain active for one-year, unless you are appointed to a board or commission. You must reapply, if you would like to be considered for another board or commission.

1. Regional Workforce Eduction Alliance

2. _____

3. _____

SIGNATURE: _____ DATE: 6/17/2025

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Purchase of two trucks for the Planning & Codes department, as approved in the FY 24/25 general fund capital equipment budget of the City of Seguin**
Date: June 24, 2025

Background

Over the past five years, due to the rapid growth and the increase in the number of building permits and building inspections, the City of Seguin added two new positions to the Building Inspections division within the Planning & Codes department. Vehicles were not purchased for these two new positions when they were added. Currently one of the building inspectors uses the Planning division's SUV. The department was also provided with an older vehicle previously used by another department to utilize until new vehicles could be purchased. The building inspections, code compliance, and health divisions within the department use their vehicles on a daily basis to conduct inspections throughout the city. The purchase of two new trucks is necessary to ensure the department is able to continue fulfilling its responsibilities for the City of Seguin.

Action Requested

Staff is requesting approval for the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks for the Planning & Codes department through the City's BuyBoard contract in the amount of $111,412.00.

Procurement Methodology & Funding Source

Funding for the purchase of this capital equipment was approved in the FY 24/25 general fund budget of the City of Seguin in the amount of $116,000. The quote for the two trucks is within the budgeted amount for the purchase.

Staff Recommendation

Staff has reviewed the specifications of the two trucks and recommends approval of the purchase of two trucks from Caldwell Country Chevrolet through the City of Seguin's BuyBoard contract in the amount of $111,412.00.

Attachments

- Resolution authorizing the purchase of two trucks for the Planning & Codes department
- Caldwell Country Chevrolet BuyBoard Quote
- Itemized Truck Equipment Uplifting Quote

CITY OF SEGUIN **RESOLUTION NO. _____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, AUTHORIZING THE PURCHASE OF TWO TRUCKS FOR THE PLANNING & CODES DEPARTMENT IN THE AMOUNT OF $111,412.00; AND DECLARING FOR AN EFFECTIVE DATE.

WHEREAS, in the past 5 years, due to the rapid growth and the increase in the number of building permits issued for new houses in Seguin, the City of Seguin added two new positions in the Building Inspections division; and

WHEREAS, additional vehicles for the two positions were not purchased or added to the department's fleet at the time the positions were funded; and

WHEREAS, the purchase of two trucks for the Planning & Codes Department was approved in the FY 24/25 Capital Equipment budget of the City of Seguin; and

WHEREAS, City staff found two suitable trucks through BuyBoard, a cooperative purchasing program whose contracts may be utilized by participating local governments while remaining in compliance with procurement laws; and

WHEREAS, City staff recommends approval of the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks from Caldwell Country Chevrolet, via its BuyBoard contract, in the amount of $111,412.00.

NOW THEREFORE BE IT RESOLVED by the City Council of Seguin, Texas:

PART 1. The Planning & Codes Department is approved for the purchase of two 2025 Chevrolet Silverado 1500 Crew Cab trucks from Caldwell Country Chevrolet, via its BuyBoard contract, in the amount of $111,412.00.

PART 2. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED this 1st day of July 2025.

_____

Donna Dodgen, Mayor

ATTEST:

_____

Kristin Mueller, City Secretary

CALDWELL COUNTRY CHEVROLET
800 HWY. 21 E. CALDWELL, TEXAS 77836

Customer:	City of Seguin	Sales Rep:	Jake Schobinger
Contact:	Steven Purchase	Quote#:	JS-53025-2
Phone:	830.401.2418	Date:	5/30/2025
Email:	spurchase@seguintexas.gov		Jake@Caldwellcountry.com

Contract: BuyBoard 724-23

Product Description: Chevrolet Silverado 1500 Crew Cab

A. Bid Series: 14 — Base Price: $ 39,800.00

B. Published Options:

Code	Options	Bid Price	Code	Options	Bid Price
2025 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck			Z82	Trailering Package	INCL
			JL1	Trailer brake controller	INCL
1WT	Work Truck Equipment Group	INCL		Remote Keyless Entry	INCL
GAZ	Summit White	INCL		Cruise Control	INCL
L84	Engine, 5.3L EcoTec3 V8	INCL		Power Windows	INCL
MHT	Transmission, 10 Speed Automatic	INCL		Power Door Locks	INCL
H2G	Jet Black, Vinyl Seat Trim	INCL		Vinyl Flooring	INCL
AZ3	Seats, Front 40/20/40 Split Bench	INCL		HD Rear Vision Camera	INCL
IOR	Audio System, Chevrolet Infotainment	INCL		6'5 Bed	INCL
RD6	Wheels, 17" Silver Painted Steel	INCL			
RC5	Tires, LT265/70 R17 All Terrain	INCL			
			Published Options Total:	$	12,385.00

Disclaimer:

PRICES AND AVAILABILITY CAN CHANGE AT ANY TIME WITHOUT FURTHER NOTICE DUE TO SUPPLY CHAIN CHALLENGES. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY THE MANUFACTURER. ACKNOWLEGDE BY EMAIL RECEIPT THAT THE PURCHASE ORDER WAS RECEIVED BY USA AUTOMOTIVE PARTNERS, LLC. (CALDWELL COUNTRY CHEVROLET, ROCKDALE COUNTRY FORD dba CALDWELL COUNTRY FORD, CAMERON COUNTRY CDJR)

Order Summary:

Exterior Color:	White
Delivery ETA:	Mid July 2025
Notes:	Stock Unit - FCDFN9 / FCDFPB

C.	Upfitter: Knapheide Quote: QU-62-915508-1		$	3,321.00
D.	Floor Plan Interest (For in-stock and/or Equipped Vehicles)		$	-
F.	Lot Insurance (for in-stock and/or equipped vehicles):		$	-
G.	Delivery Charge:	Miles	$	-
H.	Subtotal:		$	55,506.00
I.	Quantity:	2	$	111,012.00
J.	Trade In:		$	-
K.	BuyBoard Fee (Per Purchase Order):		$	400.00
L.	Total:		$	111,412.00

KNAPHEIDE
SINCE 1848

Seller: Knapheide Truck Equipment Center Austin
16201 S IH 35
BUDA, TX 78610-9799
www.knapheide.com

QUOTE: QU-62-915508-1

Quote Expiration: 03/06/2025

Contact(s):

Ashlee Fuentes
afuentes@knapheide.com

Ashlee Fuentes (Inside Sales)
afuentes@knapheide.com
7379996024

Patrick Masters (Outside Sales)
pmasters29@knapheide.com
2813818699

Customer: Caldwell Country Ford

ID: 207473
Address:
PO BOX 72
ROCKDALE, TX 76567-0072

Phone: 5124467377
Contact: Jake Schobinger

Terms: NET 30 DAYS
Bid Spec:

End Customer: City Of Seguin

Description: TOOLBOX/ TINT/ STROBES/ RUNNING BOARDS

Quote Information:

Customer Request Date:
Quote Completed Date:
# of Units: 1

Delivery Information:

Total Price Includes F.O.B.:
Ship Via:
Ship To: Caldwell Country Ford
PO BOX 72
ROCKDALE, TX 76567-0072

Item	Description	Quantity	Total
PACKAGE	(2) AMBER/BLUE STROBES FRONT GRILL MOUNTED	1.00	
PACKAGE	(2) AMBER/BLUE STROBES REAR BUMPER MOUNTED	1.00	
PACKAGE	STEEL FULL LENGTH BLACK RUNNING BOARDS	1.00	
PACKAGE	STEEL BED MOUNTED TOOLBOX	1.00	
35191427	Provide Window Tinting	1.00	
Total does not include any applicable taxes or transportation charges unless specifically noted herein:		**Subtotal:**	**$3,321.00**
		Total:	**$3,321.00**

Customer PO

Total Price

Additional Notes: INSTALL ON A 2025 FORD F-150 4X4 GAS CREW OUTS TINT INSTALL STEEL BED MOUNT TOOLBOX INSTALL (2) AMBER/BLUE STROBES FRONT OF GRILL INSTALL (2) AMBER/BLUE STROBES REAR BUMPER INSTALL RUNNING BOARDS

Credit Card Policy: We do not accept credit cards for payment of any order in excess of $3,000.00. For other orders, we do accept MasterCard, American Express, Visa and Discover cards for payment.

Cancellation Policy: Payment is due in full upon cancellation of any orders for non-stocked parts or products (provided part/product has been ordered by Seller) and upon cancellation of installation

Payment Policy: Payment Terms are due upon receipt of signed quote unless prior credit agreement has been established at the time of order. Payment terms for customers with an established credit account will be Net 30 from date of invoice. Seller has right to assess late charges at 1.5% per month on all invoices that are 60 days or more past due.

Pricing Policy: Price Quotation is good on orders received through the expiration date. Pricing quoted applies to chassis make/model originally provided and quantity quoted. Any change may result in price change. Orders are subject to all applicable state, local and federal excise taxes. Applicable taxes will be applied on final billing to customer upon completion of order. Seller must be in possession of the vehicle for this order within 90 days of quote acceptance or the order can be subject to price adjustments due to cost increases for materials, labor, and shop supplies.

Return Policy: All sales are final. Purchased parts or products are non-returnable.

By signing and accepting this quotation, Customer agrees to accept Knapheide Truck Equipment Center Austin terms and conditions as stated above.

Customer Signature	Print Name	Title	Date

Dealer Code	Dealership	Location

VIN

If the chassis is customer supplied, Knapheide may require a chassis spec sheet

CITY OF SEGUIN
TO: City Council
FROM: Kate McCloud
DATE: June 20, 2025
SUBJECT: Amendment Resolution to submit MVCPA SB 224 Catalytic Converter Grant Program application

SEGUIN TEXAS
It's real.

Historical Background

The Motor Vehicle Crime Prevention Authority (MVCPA) has authorized the issuance of the Fiscal Year 2026 (FY 2026) Request for Applications (RFA). This grant provides financial assistance to support law enforcement agencies for economic motor vehicle theft, including, but not limited to, theft of a catalytic converter attached to a motor vehicle, and fraud-related motor vehicle crime enforcement teams (referred to as taskforces).

On May 6th, 2025 the City Council approved a resolution to submit a grant application to this program. However, the granting agency is requiring two changes to the resolution. The first is to re-word and include the fiscal year in the resolution title and to include Steve Parker's name as the authorizing official. These changes require an amendment to the previously approved resolution to accommodate the granting agency requirements.

City staff would like to submit an application to this program to fund one year of continued service for the license plate reader cameras that the City was awarded funding for last year. Additionally, we would like to apply for funding for an additional 20 license plate reader cameras, to be placed throughout the city. The estimated total for these items is $106,000. If awarded, the City would contribute 20% (approximately $21,200) of the total project costs as the required match for this grant program.

Action Requested

The City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 80% of the funding will be secured through the grant, the city would be required to provide a 20% match.

Procurements will be made according to the City of Seguin Purchasing Policy.

Staff Recommendation

Staff recommend approval of the amended resolution.

Attachments

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY OF COUNCIL OF SEGUIN, TEXAS IN RESPONSE TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY FY2026 RESOLUTION SB 224 CATALYTIC CONVERTER GRANT PROGRAM

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, the City of Seguin has agreed that in the event of loss or misuse of the grant funds, City of Seguin agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that the City Manager is designed as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that Seguin Police Chief Jason Brady is designated as the Program Director and Grants Administrator Kate McCloud is designated as the Financial Officer for this grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SEGUIN, TEXAS,

1. The City of Seguin authorizes the submission of an application to the Motor Vehicle Crime Prevention Authority, SB 244 Catalytic Converter Grant Program.

2. The City of Seguin directs and designates Steve Parker, City Manager as the City's Authorized Official to act in all matters in connection with this application and City's participation in the Grant Program.

3. Expenditures of the grant shall be administered in compliance with the SB 244 Catalytic Converter Grant Program guidelines, terms and condition of the grant award including all matching funds, if applicable. The City Manager will ensure that the grant funds are expended in accordance with grant guidelines. In the event of loss or misuse of grant funds, the City of Seguin will return all funds to the Motor Vehicle Crime Prevention Authority, SB 244 Catalytic Converter Grant Program.

4. This Amended and Restated Resolution shall be in full force and effect immediately from and after its passage.

PASSED AND APPROVED WITH 1st DAY OF JULY 2025.

_____
DONNA DODGEN
MAYOR

ATTEST: _____
Kristin Mueller, City Secretary

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Randy Kell, Director of Facilities

Through: Rick Cortes, Deputy City Manager

Subject: Authorization for the City Manager to enter into an agreement with Southwest Elevator Company for the Elevator Modernization at City Hall

Date: June 23, 2025

Historical Background

Since 2020, we have spent $56,453.33 on emergency repairs. $29,523.35 was for the major repair from the water leak. We have had inconsistencies in operation since. Since the elevator was installed, many of the components have become obsolete. Proper replacement parts and technical support have become difficult to obtain. Modernization will increase safety, reliability, performance, and energy efficiency of our elevator. Along with controls, the modernization will provide less noise, smoother ride, and accurate floor leveling. Southwest will update the elevator to meet the current codes while using non-proprietary equipment.

Action Requested

Consider authorizing the City Manager to enter into an agreement with Southwest Elevator Company for the Elevator Modernization at City Hall in the amount of $160,299.00

Procurement Methodology & Funding Source

Southwest Elevators Company is a member of 791 COOP working under contract number 791202003003.

Funding for this project has been secured through FY25 general and utility funds.

Staff Recommendation

City staff recommend council authorizes the City Manager to enter into an agreement with Southwest Elevator Company for the modernization of the city hall elevator, in the amount of $160,299.00.

ATTACHMENTS

1. Southwest Elevator - City Hall Elevator Modernization Quote

SOUTHWEST ELEVATOR COMPANY®

Date: 6/10/25

Owner Info:	*Property Info:*	*Created by:*
City of Sequin	**205 N River St** **Sequin, TX 78155**	**Ty Goodman** **National Mod Sales Manager** **954-598-3261**

Southwest Elevator Company (SWE) is proud to present a proposal to modernize the elevator equipment detailed below. SWE will utilize skilled IUEC Union elevator personnel to modernize your vertical transportation in accordance with the current code in the State of Texas.

Proposed for SW ELEVATORS, LLC.

By: Ty Goodman

Date: 6/10/25

1. EQUIPMENT COVERED UNDER THIS AGREEMENT:

Unit #/Name	Type	Stops
#1	Hydraulic	3 stops – front only

Unless specifically stated otherwise, all work is to be performed during the regular working hours of the IUEC elevator trade.

SOUTHWEST ELEVATOR COMPANY®

Hydraulic Elevator 1

Machine Room		
Component	**Scope**	**Associated Description**
Controller	New	Non-proprietary, micro-processor based
Hydraulic Pumping Unit	New	Submersible
Oil	New	AW-32 Hydro Oil
Oil Line	Retain	New as needed
Landing System	New	
Shut Off Valve	Retain	Replace as needed
Door System		
Car Door Operator	New	
Car Door Clutch	New	
Car Gate Switch	New	
Car Door Track	New	
Car Door Sill	Retain	Clean and Polish
Car Door Gibs	New	
Car Door Rollers	New	
Car Door Safety Edge	New	
Hoist Way Door Closures	New	
Hoist Way Interlocks	New	
Hoist Way Interlock Drive Rollers	New	
Landing Door Labeling	New	
Interlock Wiring	New	
Hoist Way Door Track	Retain	
Hoist Way Door Rollers	Retain	Replace as needed
Hoist Way Door Panels	Retain	
Hoist Way Track Header	Retain	
Escutcheon Tubes	New	
Hoist Way Door Sill	Retain	Clean and polish
Hoist Way Access	New	
Signal Fixtures		
Car Operating Panel	New	LED applied main car operating panel #4 SS
Hall Lantern/Position Indicator	New	Lanterns at typical floors
Car Position Indicator	New	In COP
Emergency Light	New	
Hall Push-Button Stations	New	Surface mount #4 SS
ADA Jamb Braille	New	

Hoist Way		
Limits/Slow Downs	New	
Car Top Inspection Station	New	
Guide Rails	Retain	Check for tightness and alignment
Duct	Retain	New as needed
Wiring	New	
Alarm Bell	New	
Entrances	Retain	
Cutting & Patching	N/A	Surface mount fixtures
Fascia	Reuse	Replace as needed
Pit		
Floor numbering	New	
Pit stop switch	New	
Buffers and channels	Retain	Clean & Paint
Shut Off Valve	New	If needed
Painting	New	Car top, pit floor, pit channels, machine room floor will be cleaned and painted
Cab		
Shell	Retain	
Platform	Retain	
Cab Interiors	Retain	
Car Top Handrail	New	If needed
Guides/wheels	New	
Fan	New	
Cab Door	New	

SOUTHWEST ELEVATOR COMPANY®

Work by Others - NOT - Included in This Agreement

1. **Code Compliant Machine Room Door:** A UL rated code compliant machine room door and frame will be required
2. **Air Conditioning:** Provide appropriate cooling and ventilation to keep machine room temperature between 45˚F and 85˚F. Humidity must not exceed 85% non-condensing.
3. **Incoming Building Power:** 3-phase 4 wire system with ground
4. **Smoke Alarm, Shunt, Heat Sensors, Recall Modules, Sprinklers:** A smoke and heat detecting system must be provided, if required by code, which meets appropriate code distances and is wired from the device to each elevator controller. Pre-testing of all devices prior to inspection.
5. **Fire Extinguisher:** A code compliant fire extinguisher must be hung in the machine room.
6. **Asbestos:** If asbestos is found in the building which is not contained, it shall be the responsibility of others to abate. It will be necessary to stop work until this process is completed. This provision may lead to re-mobilization fees.
7. **Storage:** A secure storage area will need to be provided which is near the hoist ways in which work will be performed.
8. **Elevator Operation:** Should the elevator need to be operated for other trades, the hours will be calculated and presented to the owner as a change order.
9. **Beveling of ledges**
10. **Code Compliant Pit Ladder**
11. **Any other work not specifically expressed in this proposal**

Work by Others - Included - in This Agreement (Excluding Fire Service)

1) Fire Alarm System (customer is taking care of Fire system)

a) Xcel will provide conduit, boxes, and wiring from relay assemblies to new passenger elevator controller.
b) Customer will provide Main Alt. and Flashing hat relays to elevator machine room.
c) Customer will provide smoke detector in the elevator machine room.
d) Customer will remove fire system devices at top of hoistway.
e) Customer will coordinate the programming of all elevator fire system devices into the existing fire panel.
f) Customer will coordinate providing pre-tests and finals of elevator fire system.

2) **Hoistway and Pit**

a) Patch behind call and directional assemblies on front walls of hoistways.
b) Field patch and repair hoistway walls.
c) Provide cutting and patching for new fixtures if required (no wall finishes).
d) Provide (1) new protected LED or fluorescent pit light.
e) Provide (1) illuminated switch for pit light and locate at proper height from sill.

3) Machine Room and Machinery Spaces:

a) Provide dedicated 120V-15 A control feed to new controller with switch locks for elevator cab lighting.
b) Provide electrical grounds for existing elevator supply disconnects.
c) Provide (1) lockable fused main line disconnect to new controller with auxiliary contacts.
d) Provide (1) new protected LED or Fluorescent lighting fixtures.
e) Provide fixture/bulb protection for existing light fixtures.
f) Provide Illuminated light switch for machine room lighting.
g) Provide dedicated GFCI receptacle as required.
h) Provide A-B-C fire extinguisher.
i) Patch and seal wall penetrations in machine rooms.

- **Contract Price:**

  - One Hundred Sixty Thousand, Two Hundred and Ninety-Nine dollars $^{00/100ths}$ (+ tax if applicable)

  - $160,299.00 (+ tax if applicable)

    - Price is valid for 90 days
    - Applicable testing and permit fees included
    - Any applicable taxes and fees are excluded
    - All invoices paid minus retention (if applicable) to schedule state inspection

- **Schedule Durations**

  - Contract award, negotiation & execution, surveys, submittals, and down payment: 4-6 weeks
  - Material procurement: 10-12 weeks
  - Installation elevator 1 = 6 weeks per elevator

- **Payment Schedule**

  - 35% Down Payment
  - 35% Material Delivery
  - 20% Completion
  - 10% Retainage

SOUTHWEST ELEVATOR COMPANY®

City of Sequin

Accepted By: _____

Printed Name: _____

Date: _____

SW ELEVATORS, LLC

By: _____
Ty Goodman – National Mod Sales Manager

Date: _____

Approved by: _____

Terms & Conditions

1. Proposal of this price will remain firm for 90 days and can be adjusted after that term to reflect increases in labor or materials.
2. Unless otherwise stated: all work will be performed during the regular working hours of the elevator trade. Any work which is required to be performed outside of those hours will be subject to overtime rates and will require owner approval prior to performance.
3. Our bid is based on manufacturing lead-time of **10-12** weeks after approvals, down payment, and fully executed contract.
4. Southwest Elevator Company shall not be liable for any injury or damage to persons or property except to the extent directly and solely caused by the negligent acts or omissions of Southwest Elevator Company or its employees.
5. Southwest Elevator Company shall not be liable for any loss, damage, detention, or delay caused by labor disputes, strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, flood, storm, riot, civil commotion, malicious mischief, or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of the Purchaser's or Southwest Elevator Company's suppliers, orders or instructions of any federal, state or municipal government or any department or agency thereof, Act of God, or by any cause whatsoever beyond its reasonable control.
6. Owner agrees to defend, indemnify, and hold Southwest Elevator Company harmless from and any claims, lawsuits, demands, judgements, damages, costs, and expenses arising out of this Agreement except to the extent caused by or resulting from the established sole and direct fault of Southwest Elevator Company.
7. Southwest Elevator shall not be liable for damages of any kind, whether in contract or in tort, or otherwise, in the excess of the price of this agreement. Southwest Elevator Company shall not be liable in any event for special, indirect, liquidated, or consequential damages, which include but are not limited to loss of rents, revenues, profit, good will, or use of equipment or property, or business interruption.
8. It is understood and agreed that this proposal and your acceptance thereof shall constitute, exclusively and entirely, the agreement for the service herein described between the undersigned parties through their respective representatives or agents, with proper legal capacity to contract, and shall be inuring to all respective successors and assigns. This agreement and its provisions being assignable under customary provisions of applicable common law and authority that all other prior representations or agreement, whether written or verbal shall be deemed to be merged herein and that no other changes in or additions to this agreement shall be recognized unless made in writing and signed by both parties.
9. SW Elevators, LLC is not liable for any delays or damages caused by items beyond its control to include but not limited to:
    i. Acts of God
    ii. Natural disasters
    iii. Strikes or lockouts
    iv. Shipping delays
    v. Vendor or manufacturer shutdowns or workforce reductions of any kind
10. It is expressly understood, in consideration of the performance of the service enumerated at the price stated, that nothing in this agreement will be construed to mean that SW ELEVATORS LLC assumes any liability on account of accidents to persons or property,

except those direct due to the negligent acts or omissions of SW ELEVATORS LLC or its employees; and that your own responsibility for accidents to persons or property while riding or being in or about the equipment referred to is no way affected by this agreement. You shall always be solely liable for the operation of the equipment. SW ELEVATORS LLC will not be held responsible or liable for any loss, damage, detention, or delay caused by strikes, lockouts, fire, explosion, theft, commotion, malicious mischief, Act of God, or by any cause beyond its reasonable control, whether the same is herein specified, and in any event, it will not be liable for consequential damages. No work, service, or liability on the part of SW ELEVATORS LLC other than that specifically mentioned herein, is included, or intended.

11. Any provision of this agreement prohibited by law shall be ineffective (but only to the extent of and wherever such prohibition shall be applicable) without invalidating the other provisions hereof.
12. If, after the date of this Quote, any new or increased tariffs, duties, or other government-imposed costs on materials used in the work become effective, the Contract Price shall be adjusted to reflect the actual increased cost to SW Elevators, LLC**.** SW Elevators, LLC, shall promptly notify [Owner/Buyer] of any such cost impact. Failure to agree on a price adjustment shall not relieve Buyer's obligation to pay the increased cost, and Contractor shall be entitled to an extension of time if such tariffs result in material shortages or delays and/or Contractor may permanently suspend performance because of a delay or the inability of the parties to agree upon an adjusted price.

SEGUIN TEXAS

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Randy Kell, Director of Facilities

Through: Rick Cortes, Deputy City Manager

Subject: Authorization to reject all responses to RFQ AF-2025-46 and issue a new RFQ for the 5 Bay Apparatus Enclosure at Fire Station 2

Date: July 1, 2025

Historical Background

Request for qualifications (RFQ) for the design and buildout of the 5 bay apparatus enclosure at Fire Station 2, was issued on March 19, 2025. All statements of qualification were due by 3 pm on Tuesday, April 19, 2025. Within the RFQ, the City advertised that its budget was $490,000, based on the scope development of this project. Only one statement of qualifications was submitted. Based on some additional assessment of the project, Staff now believes the project could cost more than was originally estimated. Because of that, Staff believes that rejection of the responses to the original RFQ and advertising a new RFQ would likely attract more responses, which would be advantageous to the City during selection and negotiation.

Action Requested - Consent

Authorization to reject all responses to RFQ AF-2025-46 and issue a new RFQ for the 5 Bay Apparatus Enclosure at Fire Station 2, since the terms and conditions of RFQ AF-2025-46 allow\ for this.

Project Overview

We propose this will be a pre-engineered and insulated metal building. It shows three, 12' bays and two, 14' bays at 14' high. Within the building, we would like two insulated, air-conditioned storage rooms with decked ceilings for storage above. Also included will be a gym. Gym equipment will be provided by others. At the back of the building, we will need an 8' wide overhead door into the main area. The main area of building will not need cooling, but heat is required to keep the apparatuses above freezing temperatures during the cold season. We would like a fan in the main area to circulate air. Each apparatus will need a 30-amp plug mounted above the apparatus with a drop. Site work and flat work should be included in the proposal along with all MEP services. Any agreement reached will include all design costs, pre-construction and construction services, insurance, and bonds.

Staff Recommendation

It is recommended that we re-advertise for statements of qualifications with a revised scope and exclusion of budget requirements.

ATTACHMENTS

1. Request for Qualifications (RFQ) – No. AF – 2025 – 46

It's real.

CITY OF SEGUIN

205 N. RIVER

SEGUIN, TEXAS 78155

REQUEST FOR QUALIFICATIONS (RFQ) - No. AF-2025-46

DESIGN & BUILDOUT OF A FIVE BAY APPARATUS ENCLOSURE

Responses Due:
April 15, 2025, by 3:00 PM

PUBLIC NOTICE
CITY OF SEGUIN
REQUEST FOR QUALIFICATIONS

The City of Seguin is accepting sealed Statement of Qualifications for:

THE DESIGN & BUILDOUT OF A FIVE BAY APPARATUS ENCLOSURE

Sealed Statement of Qualification Proposals will be received by the City of Seguin, electronically through **http://www.bidnetdirect.com/texas/cityofseguin** until 3:00 P.M., Tuesday, April 19, 2025. The City will announce all proposed consulting firms publicly in the Council Chambers of City Hall at 3:00 P.M. on that date.

Proposals received after the time and date set for submission will be disqualified.

The City of Seguin reserves the right to reject or accept any and all proposals and to waive informalities. The City Council's decision will be final.

STEVE PARKER
CITY MANAGER
CITY OF SEGUIN, TEXAS

Request for Qualifications

New Five Bay Apparatus Enclosure
for Fire Department #2

To Prospective Vendors,

The City of Seguin is seeking qualifications from vendors for the design and buildout of a new 100' x 60', 5 bay apparatus enclosure at Fire Station #2 located at 650 Hwy 46 S. Seguin, Texas, 78155. The city has recently purchased two additional apparatuses for the fire department. As of now, we already have several pieces of equipment left out in the elements. This new building will serve as protection for existing equipment as well as new equipment purchased. We will also like to include a supply room, storage room, and gym.

Project Overview:

Attached to this RFQ is a scaled sketch to reference. We propose this will be a pre-engineered and insulated metal building. It shows three, 12' bays and two, 14' bays at 14' high. Within the building, we would like two insulated, air-conditioned storage rooms with decked ceilings for storage above. Also included will be a gym. Gym equipment will be provided by others. At the back of the building, we will need an 8' wide overhead door into the main area. The main area of building will not need cooling, but heat is required to keep the apparatuses above freezing temperatures during the cold season. We would like a fan in the main area to circulate air. Each apparatus will need a 30-amp plug mounted above the apparatus with a drop. Site work and flat work should be included in the proposal along with all MEP services. Our budget for this project is $490,000 and includes all design costs, pre-construction and construction services, insurance, and bonds.

Submission:

The City of Seguin will accept submittals of qualifications for a Five Bay Apparatus Enclosure electronically through **http://www.bidnetdirect.com/texas/cityofseguin** until 3:00 P.M., Tuesday, April 19, 2025. . Any response received after closing time will not be considered.

Pre-Proposal Meetings:

Pre-proposal meetings will take place on March 27, 2025, at 10 am at Fire Station 2, located at 650 Hwy. 46 S. Seguin Texas, 78155. The purpose of the meeting is to provide an overview of the project, answer any questions, and allow bidders to familiarize themselves with the site. The meeting is recommended but not mandatory.

RFQ Guidelines:

Vendors must include the following information in their submittal.

- **Company Background and Experience:**

Provide a clear overview of your company's history, capabilities, and relevant experience, highlighting projects that align with the specific requirements of the RFQ.

- **Project-Specific Expertise:**

Emphasize your team's expertise and skills directly relevant to the project, showcasing how your team can meet the stated needs and requirements.

- **Past Performance:**

Provide evidence of successful completion of similar projects, including client testimonials, project deliverables, and timelines.

- **Certifications and Licensing:**

Clearly outline relevant certifications, licenses, and other professional credentials that demonstrate your expertise and adherence to industry standards.

- **Resource Capacity:**

Demonstrate that you have the necessary personnel, equipment, and resources to effectively manage and complete the project within the specified timeframe and budget.

- **Financial Stability:**

Depending on the nature of the RFQ and the awarding authority, you may be required to demonstrate financial stability and the ability to handle large contracts.

- **Methodology and Approach:**

Explain your proposed approach to the project, including your methodologies, processes, and strategies to ensure successful project execution.

- **Organization Structure:**

Briefly outline how your company is structured, highlighting the project team members who will be involved in the project, their roles and responsibilities, and their experience.

- **Contact Information:**

Ensure all contact information is clear, accurate, and readily available, especially email and telephone.

Selection:

The city will select the contractor that provides the best value based off qualifications and ability to stay within the specified budget. Proposers should respond clearly and completely to all requirements. Failure to respond completely may be the basis for rejecting a proposal.

Interviews may be conducted subsequent to the receipt and rating of the written proposal by the review panel. If conducted, interviews will allow the selected Proposer an opportunity to clarify their proposal. Each proposer selected to interview will be asked the same questions and scored on responses to the questions during the interview. *Interview request refusal will result in rejection of Proposer's proposal irrespective of scoring.*

Point of Contact. Clarification of Specifications and Requirements

City of Seguin issues this Request for Qualifications (RFQ) and the Purchasing Manager is the sole point of contact during the solicitation and selection process.
Ashley Bruns, Purchasing Manager **ABruns@seguintexas.gov**

Questions must be received via BidNet by April 4, 2025, by 3:00 p.m. local time to be included in addendum.

RFQ Timetable (some dates subject to change):

Event	**Date**
– RFQ Issued	03/19/2025
– All Proposer's Questions due by	04/04/2025
– Proposer Q & A Addendum issued	07/08/2025
– SOQ Deadline	04/15/2025
– Consultant Contract Negotiation (estimate)	04/21/2025
– Contract Award (estimate)	05/6/2025

Evaluation Criteria

Proposals submitted in response to this RFQ will be evaluated based on the following criteria:

Qualifications (Maximum Points: 100)

Evaluation Criteria	**Included Elements**	**Weighting for Evaluation of SOQ**
Technical Approach	Project understanding, project approach, and innovative concepts	35
Project Planning and Management	Project staffing and resource management (who, how, and why), communication plan, and quality control procedures. Includes the prime firms past experience with sub-providers to meet program goals on this contract.	20
Project Manager's Relevant Experience	Experience with similar or related projects including both technical and management experience	25
Key Staff Relevant Experience	Experience with similar projects	20
Total Maximum		100 Points

Right to Reject Proposal and Negotiate Contract Terms

The City reserves the right to reject any and all proposals. The City reserves the right to negotiate the terms of the contract, including reimbursement rates with the selected Consultant prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring Proposer, the City may negotiate a contract with the next highest scoring Proposer and so on until an agreement is reached.

Contract

- Negotiations

– After selection of a Consultant based on qualifications, the City will then enter into negotiations as to the terms of the contract, all aspects of services, and the compensation to be paid to the Consultant.

- Inability to Reach Agreement

– In the event the negotiation between the most qualified Consultant(s) selected and the City cannot be completed as a result of an inability to reach agreement on the fee or services or the scope of work to be performed, then at the option of the City, the contract may be awarded to the next most qualified Consultant. Negotiations will continue in this sequence until a contract is finalized, or all responses are rejected.

- City Council Approval

– The final contract will be submitted to the City Council for approval.

- Final Contract

– The selected Consultant will be required to assume responsibility for all services offered in its response, whether or not such services are provided by a partnership arrangement. The successful Consultant will be considered the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the contract.
– The successful Consultant will be required to enter into the contract with the City.
– This RFQ and the successful Consultant's response, or any part thereof, may be incorporated into and made a part of the final contract. The City reserves the right to negotiate the terms and conditions of the contract with the successful Consultant.

- ***Upon the award of this contract, profit (either %/actual cost) must be identified and negotiated as a separate element of the price for any contract in excess of $50,000.***

Expenses

Covered expenses will be paid on a reimbursement basis in accordance with the RFQ.

Insurance

Prior to beginning work, the successful Consultant shall have on file with the City of Seguin a Certificate of Liability Insurance form covering worker's compensation, commercial general liability, professional liability, and business auto, listing the City as an additional insured in accordance with Exhibit A.

CITY RESPONSIBILITIES

a) Provide guidance and coordination
b) Provide utility record drawings
c) Provide available archeological archive information
d) Provide other archive information as needed and/or available
e) Provide the most recent City of Seguin Comprehensive Plan

CONSULTANT RESPONSIBILITIES

a) Federal and State unemployment insurance coverage
b) Standard worker's compensation insurance coverage
c) Compliance with all Federal and State tax laws and withholding requirements
d) Duration of contract period provide:
  - Periodic consultation with City staff
  - Periodic review of all project materials developed
  - Project plan and schedule
  - Monthly status reports
  - Schedule project meetings with City staff (to include potential public meetings outside of normal business hours)
  - Final version of Drainage Master Plan in electronic format

CONSULTANT PERSONNEL REPLACEMENT

- Replacement of selected consultant personnel shall require the approval of the City.
- Replacement personnel shall have comparable qualifications and be provided at the contracted rate.
- Any request by the consultant to replace a team member shall be done in writing to the City.

– A resume for the proposed replacement must be submitted to the City for review.
– The City may reject the proposed replacement if qualifications and/or reference(s) of past working performance are deemed questionable or unfavorable.
  - If the City determines the selected consultant is unable to perform satisfactorily or communicate effectively, the City may, at its discretion, remove consultant immediately from the contact.
  - If the consultant is removed and the City did not initiate the request, the firm has five (5) working days to provide a replacement. There shall be no charge to the City for the first five (5) working days of the replacement.

WORK HOURS and LOCATION

- Services shall be provided during normal business hours unless otherwise approved and coordinated with the City.
- Normal business hours are Monday through Friday from 8:00 am through 5:00 pm excluding holidays.
- Consultant may be required to work on weekends, evenings, and holidays. The City will not pay an overtime rate for this service. All hours shall be billed at the hourly rate quoted.

STANDARD CONTRACT, CONDITIONS and REQUIREMENTS

The successful Proposer and the City will enter into a contract for the services described in this RFQ. Failure of the successful Proposer to accept the obligations of a contractual agreement may result in a cancellation of award.

RESTRICTIONS ON LOBBYING ACTIVITY

The City is committed to maintaining fair and open competition as required by local, state, and federal laws and statutes. Every effort is made to maintain the highest level of ethical conduct in every aspect of the procurement process. Sharp business practice or high-pressure tactics will not be tolerated. Qualification and selection of vendors is based on those vendors who share the same high standards of ethical conduct.

Proponents are strictly prohibited from directly or indirectly communicating with City Council members regarding the Proponent's qualifications or any other matter related to the eventual award of a contract for the services requested under this RFQ. Proponents are prohibited from contacting City staff members or selection committee members regarding their qualifications or the award of a contract unless in response to an inquiry initiated by a staff or committee member. Any violation will result in immediate disqualification of the Proponent from the selection process.

Upon issuance of the RFQ, all proponent communications and requests for clarification or objections shall be directed in writing to Ashley Bruns, Purchasing Manager, for response, determination, and dissemination to all proponents. Any communication by proponents or their representatives toward other city officers or employees regarding this RFP or the award of a contract are prohibited and will constitute grounds for disqualification of a proponent.

A lobbyist or a proponent or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any City official under personal obligation to the lobbyist or proponent.

ADDENDUM FORM
RFQ: AF-2025-46

Receipt is hereby acknowledged of the following Addenda to the Specifications:

ADDENDUM NO. 1 DATED _____ ADDENDUM NO. 4 DATED _____
ADDENDUM NO. 2 DATED _____ ADDENDUM NO. 5 DATED _____
ADDENDUM NO. 3 DATED _____ ADDENDUM NO. 6 DATED _____

- **The Undersigned affirms that it is duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the content of this bid as to prices, terms, or conditions of said bid has not been communicated to any other bidder prior to the official opening of this bid.**
- **The Undersigned certifies that pursuant to Section 2270.002 of the Texas Government Code, Bidder does not boycott Israel and will not boycott Israel during the term of the contract resulting from this solicitation.**
- **The Undersigned certifies that pursuant to S.B 19, Bidder does not boycott energy companies and will not boycott energy companies during the term of the contract.**
- **The Undersigned certifies that pursuant to S.B. 13, Bidder does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association.**

_____ _____
Company Name Authorized Signature

_____ _____
Address Printed Name

_____ _____
City, State, Zip Code Title

_____ _____
Phone No. Date

Email Address: _____

INSURANCE

SECTION A. Prior to the approval of this contract by the City, CONTRACTOR shall furnish a completed Insurance Certificate to the Purchasing office. The certificate shall be completed by an agent authorized to bind the named underwriter(s) to the coverages, limits, and termination provisions shown thereon, and shall furnish and contain all required information referenced or indicated thereon. CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE IS RECEIVED BY THE CITY OF SEGUIN'S PURCHASING DEPARTMENT, and no officer or employee of the City shall have authority to waive this requirement.

INSURANCE COVERAGE REQUIRED

SECTION B. CITY reserves the right to review the insurance requirements of this section during the effective period of the contract and to adjust insurance coverages and their limits when deemed necessary and prudent by CITY, based upon changes in statutory law, court decisions, or the claims history of the industry as well as the CONTRACTOR.

SECTION C. Subject to CONTRACTOR'S right to maintain reasonable deductibles in such amounts as are approved by CITY, CONTRACTOR shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written by companies approved by the State of Texas and acceptable to CITY, in the following type(s) and amount(s):

	TYPE	**AMOUNT**
1.	**Workers' Compensation** and **Employer's Liability**	Statutory
	NOTE: For building or construction projects, and services provided at City-owned facilities, the successful Contractor shall meet the minimum requirements defined in the Texas Workers' Compensation Commission Rule 28 TAC §110.110 which follows this insurance attachment.	
2.	**Commercial General (public) Liability** including coverage for the following:	
	a. Premises operations	$1,000,000 per occurrence
	b. Independent contractors	$2,000,000 aggregate
	c. Products/completed operations	
	d. Personal injury	
	e. Advertising injury	
	f. Contractual liability	
	g. Medical payments	
	h. Professional liability*	
	i. Underground hazard*	
	j. Explosion and collapse hazard*	
	k. Liquor liability*	
	l. Fire legal liability*	
	m. City's property in Contractor's* care, custody, or control	
	n. Asbestos specific liability*	
	* **Not required for this contract**	
3.	**Comprehensive Automobile Liability** insurance, including coverage for loading and unloading hazards, for:	$1,000,000 per occurrence
	a. Owned/leased vehicles	

b. Non-owned vehicles
c. Hired vehicles

4.	**Errors and Omissions** insurance policy (when applicable)	$1,000,000 per occurrence or claim $2,000,000 aggregate for the willful or negligent acts or omissions of any no less than officers, employees or agents thereof
5.	**Cyber** (when applicable)	$2,000,000

ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, CONTRACTOR shall exercise reasonable efforts to accomplish such changes in policy coverages, and shall pay the cost thereof.

REQUIRED PROVISIONS

CONTRACTOR agrees with respect to the above required insurance, all insurance contracts and certificate(s) of insurance will contain and state, in writing, on the certificate or its attachment, the following required provisions.

a. Name the City of Seguin and its officers, employees, and elected representatives as an Additional Insured(s), (as the interest of each insured may appear) to all applicable coverage.

b. Provide for 30 days notice to City for cancellation, non-renewal, or material change.

c. Provide for notice to City at the address shown below by registered mail.

d. CONTRACTOR agrees to waive subrogation against the City of Seguin, its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the proceeds of insurance.

e. Provide that all provisions of this agreement concerning liability, duty, and standard of care together shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

f. For coverages that are **only** available with claims made policies, the required period of coverage will be determined by the following formula: Continuous coverage for the life of the contract, plus one year (to provide coverage for the warranty period) and an extended discovery period for a minimum of five years which shall begin at the end of the warranty period.

NOTICES

CONTRACTOR shall notify CITY in the event of any change in coverage and shall give such notices not less than thirty (30) days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE. All notices shall be given to CITY at the following address:

Purchasing Department
City of Seguin
P.O. Box 591
Seguin, Texas 78156

SECTION D. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by CONTRACTOR shall not relieve CONTRACTOR of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate CONTRACTOR from liability.

WORKERS COMPENSATION INSURANCE
for
Building or Construction Projects and Services Provided at City-Owned Facilities

TEXAS WORKERS' COMPENSATION COMMISSION RULE 28 § 110.110

****

As required by the Texas Workers' Compensation Rule 28, §110.110, the Contractor shall accept the following definitions and comply with the following provisions:

Workers' Compensation Insurance Coverage

A. Definitions:

1. Certificate of coverage ("certificate")-A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

2. Duration of the project-includes the time from the beginning of the work on the project until the Contractor's/person's work on the project has been completed and accepted by the City of Seguin.

3. Persons providing services on the project ("subcontractor" in Section 406.096) - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

B. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Contractor providing services on the project, for the duration of the project.

C. The Contractor must provide a certificate of coverage to the City of Seguin prior to being awarded the contract.

D. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the City of Seguin showing that coverage has been extended.

E. The Contractor shall obtain from each person providing services on a project, and provide to the City of Seguin:

1. A certificate of coverage, prior to that person beginning work on the project, so the City of Seguin will have on file certificates of coverage showing coverage for all persons providing services on the project; and

2. No later than seven (7) days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

F. The Contractor shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.

G. The Contractor shall notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

H. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

I. The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:

1. Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

2. Provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project.

3. Provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

4. Obtain from each other person with whom it contracts, and provide to the Contractor:

   a. A certificate of coverage, prior to the other person beginning work on the project; and

   b. A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

5. Retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;

6. Notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and

7. Contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

J. By signing this contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the City of Seguin that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

K. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the City of Seguin to declare the contract void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the City of Seguin.

As defined by the Texas Labor Code, Chapter 269, Section 406.096(e), building or construction is defined as:

1. Erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;

2. Remodeling, extending, repairing, or demolishing a structure; or

3. Otherwise improving real property or an appurtenance to real property through similar activities.

The employment of a maintenance employee who is not engaging in building or construction as the employer's primary business does not constitute engaging in building or construction.

CITY OF SEGUIN
INSURANCE REQUIREMENT AFFIDAVIT

To be Completed By Appropriate Insurance Agent

and submitted with bid proposal.

I, the undersigned Agent/Broker, certify that the insurance requirements contained in this bid document have been reviewed by me with the below identified Contractor. If the below identified Contractor is awarded this contract by the City of Seguin, I will be able to, within ten (10) days after being notified of such award, furnish a valid insurance certificate to the City meeting all of the requirements defined in this bid.

_____ _____

Agent (Signature) Agent (Print)

Name of Agency/Broker: _____

Address of Agent/Broker: _____

City/State/Zip: _____

Agent/Broker Telephone #: (_____)

CONTRACTOR'S NAME: _____
(Print or Type)

NOTE TO AGENT/BROKER

If this time requirement is not met, the City has the right to invalidate the bid award and award the contract to the next lowest bidder meeting specifications. Should an awarded bid be invalidated the Contractor may be liable for breach of contract. If you have any questions concerning these requirements, please contact the Purchasing Manager for the City of Seguin at (830) 401-2451

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____ , on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

Must file online at www.ethics.state.tx.us/File

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____

Signature of vendor doing business with the governmental entity Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

GENERAL CONDITIONS OF AGREEMENT

1. DEFINITION OF TERMS

1.01. CONTRACT DOCUMENTS. The Contract Documents shall consist of all documents that are a part of this bid package, as well as all documents referenced by URL or website address within this bid package. Such Contract Documents may include, but are not limited to the Notice to Contractors (Advertisement), Instructions to Bidders, Proposal, signed Agreement, Performance and Payment Bonds (when required), Special Bonds (when required), General Conditions of Agreement, Minority Business Utilization Requirements (when required), Technical Specifications, Plans, and all modifications thereof incorporated in any of the documents before the execution of the agreement.

The Contract Documents are complementary, and what is called for by any one shall be as binding as if called for by all. In case of conflict between any of the Contract Documents, priority of interpretation shall be in the following order: Signed Agreement, Performance and Payment Bonds, Special Bonds (if any), Proposal, General Conditions of Agreement, General Conditions of Bidding, Notice to Contractors, Technical Specifications and Plans. All work performed by Contractor pursuant to the Contract Documents shall herein be referred to as the "WORK".

1.02. SUBCONTRACTOR. The term Subcontractor, as employed herein, includes only those having a direct contract with the CONTRACTOR and it includes one who furnishes material worked to a special design according to the plans or specifications of this work, but does not include one who merely furnishes material not so worked.

1.03. WRITTEN NOTICE. Written notice shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered mail to the last business address known to him who gives the notice.

1.04. WORK NOTICE. The CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, services, insurance, and all water, light, power, fuel, transportation and other facilities necessary for the execution and completion of the work covered by the contract documents. Unless otherwise specified, all materials shall be of a good quality. The CONTRACTOR shall, if required, furnish satisfactory evidence as to the kinds and quality of materials. Materials or work described in words which so applied have a well known technical or trade meaning shall be held to refer to such recognized standards.

1.05. WORKING DAY. A "Working Day" is defined as any day the weather or other conditions, not under the control of the contractor, will permit construction of the principal units of the work for a period of not less than seven (7) hours between 7:00 a.m. and 6:00 p.m. Saturdays, Sundays and legal holidays may be excluded if no work is performed.

1.06. CALENDAR DAY. "Calendar Day" is any day of the week or month, no days being excepted.

1.07. SUBSTANTIALLY COMPLETED. By the term "substantially completed" is meant that the structure has been made suitable for use or occupancy or the facility is in condition to serve its

intended purpose, but still may require minor miscellaneous work and adjustment.

2. RESPONSIBILITIES OF THE CONTRACTOR

2.01. CONTRACTOR'S DUTY AND SUPERINTENDENCE. The CONTRACTOR shall give adequate attention to the faithful prosecution and completion of this contract and shall keep on the work, during its progress, a competent superintendent and any necessary assistants. The superintendent shall represent the CONTRACTOR.

The CONTRACTOR is and at all times shall remain an independent contractor, solely responsible for the manner and method of completing his work under this contract, with full power and authority to select the means, method and manner of performing such work, so long as such methods do not adversely affect the completed improvements.

The CONTRACTOR shall be solely responsible for the safety of himself, his employees and other persons, as well as for the protection of the safety of the improvements being erected and his property or any other persons as a result of his operations hereunder. Engineering construction drawings and specifications as well as any additional information concerning the work to be performed passing from or through the OWNER shall not be interpreted as requiring or allowing CONTRACTOR to deviate from the plans and specifications, the intent of such drawings, specifications and any other such instructions being to define with particularly the agreement of the parties as to the work the CONTRACTOR is to perform. CONTRACTOR shall be fully and completely liable, at his own expense, for design, construction, installation and use, or non-use, of all items and methods incident to performance of the contract, and for all loss, damage or injury incident thereto, either to person or property, including, without limitation, the adequacy of all temporary supports, shoring, bracing, scaffolding, machinery or equipment, safety precautions or devices, and similar items or devices used by him during construction.

The CONTRACTOR shall be responsible for all materials delivered to him for all parts of the work, including that which has been partially paid for, until final acceptance of the entire work, and shall be liable for all losses or damages thereto which may occur during the progress of construction and before final acceptance. The CONTRACTOR shall be required to make good at his own cost any loss, injury or damage which the said materials or work may sustain from any source or cause whatsoever before final acceptance thereof.

2.02. CONTRACTOR'S UNDERSTANDING. It is understood and agreed that the CONTRACTOR has, by careful examination, satisfied himself as to the nature and location of the work, the conformation of the ground, the character, quality of the materials to be encountered, the character of equipment and facilities needed preliminary to and during the prosecution of the work, the general and local conditions, and all other matters which can in any way affect the work under this contract. No verbal agreement or conversation with any officer, agent or employee of the OWNER, either before or after the execution of this contract, shall affect or modify any of the terms or obligations herein contained.

2.03. CHARACTER OF WORKMEN. The CONTRACTOR agrees to employ only orderly and competent agents, skillful in the performance of the type of work required under this contract, to do the work; and agrees that whenever the OWNER shall inform him in writing that agent(s) on

the work are, in CONTRACTOR'S opinion, incompetent, unfaithful or disorderly, such agent(s) shall be discharged from the work and shall not again be employed on the work without the Owner's written consent.

2.04. CHANGES AND ALTERATIONS. The CONTRACTOR further agrees that the OWNER may make such changes and alterations as the OWNER may see fit, in the line, grade, form, dimensions, plans or materials for the work herein contemplated, or any part thereof, either before or after the beginning of the construction, without affecting the validity of this contract and the accompanying Performance and Payment Bonds.

If such changes or alterations diminish the quantity of the work to be done, they shall not constitute the basis for a claim for damages, or anticipated profits on the work. If the amount of work is increased, and the work can fairly be classified under the specifications, such increase shall be paid for according to the quantity actually done and at the unit price, if any, established for such work under this contract. In case the OWNER shall make such changes or alterations as shall make useless any work already done or material already furnished or used in said work, then the OWNER shall recompense the CONTRACTOR for any material or labor so used, and for any actual loss occasioned by such change, due to actual expenses incurred in preparation for the work as originally planned.

3. GENERAL OBLIGATIONS AND RESPONSIBILITIES

3.01. RIGHT OF ENTRY. The OWNER reserves the right to enter the property or location on which the works herein contracted for are to be constructed or installed, by such agents or agents as he may elect, for the purpose of inspecting the work, or for the purpose of constructing or installing such collateral work as said OWNER may desire.

3.02. COLLATERAL CONTRACTS. The OWNER agrees to provide by separate contract or otherwise, all labor and material essential to the completion of the work specifically excluded from this contract, in such manner as not to delay the progress of the work, or damage said CONTRACTOR, except where such delays are specifically mentioned elsewhere in the Contract Documents.

3.03. DISCREPANCIES AND OMISSIONS. It is further agreed that it is the intent of this contract that all work must be done and all material must be furnished in accordance with the generally accepted practice, and in the event of any discrepancies between the separate contract documents, the priority of interpretation defined under "Contract Documents" shall govern. In the event that there is still any doubt as to the meaning and intent of any portion of the contract, specifications or drawings, the OWNER shall define which is intended to apply to the work.

3.04. EQUIPMENT, MATERIALS AND CONSTRUCTION PLANS. The CONTRACTOR shall be responsible for the care, preservation, conservation, and protection of all materials, supplies, machinery, equipment, tools, apparatus, accessories, facilities, all means of construction, and any all parts of the work, whether the CONTRACTOR has been paid, partially paid, or not paid for such work, until the entire work is completed and accepted.

3.05. PROTECTION AGAINST ACCIDENT TO EMPLOYEES AND THE PUBLIC. The CONTRACTOR shall at all times exercise reasonable precautions for the safety of employees and other on or near the work and shall comply with all applicable provisions of federal, state and municipal safety laws and building and construction codes. All machinery and equipment and other physical hazards shall be guarded in accordance with the "Manual of Accident Prevention in Construction" of the Associated General Contractors of America except where incompatible with federal, state, or municipal laws or regulations. The CONTRACTOR shall provide such machinery guards, safe walkways, ladders, bridges, gangplanks and other safety devices. The safety precautions actually taken and their adequacy shall be the sole responsibility of the CONTRACTOR, acting at his discretion as an independent contractor.

All permits for securing materials, storage space for materials, plant sites, material yards, camp sites, right to pass upon private property and all such other permits and licenses as he shall desire, or which are necessary for the proper execution of the work, must be secured by the CONTRACTOR at his expense.

3.06. PERFORMANCE AND PAYMENT BONDS. Unless otherwise specified, it is further agreed by the parties to this Contract that the CONTRACTOR will execute separate performance and payment bonds, each in the sum of one hundred (100) percent of the total contract price, in standard forms for this purpose, guaranteeing faithful performance of the work and the fulfillment of any guarantees required, and further guaranteeing payment to all persons supplying labor and materials or furnishing him any equipment in the execution of the contract, and it is agreed that this Contract

shall not be in effect until such performance and payment bonds are furnished and approved by the OWNER. Unless otherwise approved in writing by the OWNER, the surety company underwriting the bonds shall be acceptable according to the latest list of companies holding certificates of authority from the Secretary of the Treasury of the United States. Unless otherwise specified, the cost of the premium for the performance and payment bonds shall be included in the CONTRACTOR'S proposal. A Performance Bond is required for projects $100,000 or greater and Payment Bonds are required for projects $50,000 or greater.

3.07. LOSSES FROM NATURAL CAUSES. Unless otherwise specified, all loss or damage to the CONTRACTOR arising out of the nature of the work to be done, or from the action of the elements, or from any unforeseen circumstances in the prosecution of the same, or from unusual obstructions or difficulties which may be encountered in the prosecution of the work, shall be sustained and borne by the CONTRACTOR at his own cost and expense.

3.08. PROTECTION OF ADJOINING PROPERTY. The said CONTRACTOR shall take proper means to protect the adjacent or adjoining property or properties in any way encountered, which might be injured or seriously affected by any process of construction to be undertaken under this Agreement, from any damage or injury by reason of said process of construction; and he shall be liable for any and all claims for such damage on account of his failure to fully protect all adjoining property. The CONTRACTOR is required to replace or repair, if necessary, any portion of pavement or structure adjoining his work which may have suffered through his operations, and all adjacent paving or other structures shall be left in a satisfactory and workmanlike condition, at least equal to that existing before the CONTRACTOR hereunder started his work. The CONTRACTOR agrees to indemnify, save and hold harmless the OWNER against any claim or claims for damages due to any injury to any adjacent or adjoining property, arising or growing out of the performance of the contract.

3.09. PROTECTION AGAINST CLAIMS OF SUBCONTRACTORS, LABORERS, MATERIALMEN AND SUPPLIERS OF MACHINERY, EQUIPMENT AND SUPPLIES. THE CONTRACTOR AGREES THAT HE WILL INDEMNIFY AND SAVE THE OWNER HARMLESS FROM ALL CLAIMS GROWING OUT OF THE LAWFUL DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN AND FURNISHERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, AND ALL SUPPLIES, INCLUDING COMMISSARY, INCURRED IN THE FURTHERANCE OF THE PERFORMANCE OF THIS CONTRACT. When so desired by the OWNER, the CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived, if the CONTRACTOR fails to do so, then the OWNER may at the option of the CONTRACTOR either pay directly any unpaid bills, of which the OWNER has written notice, or withhold from the CONTRACTOR'S unpaid compensation a sum of money deemed reasonably sufficient to liquidate any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged, whereupon payments to the CONTRACTOR shall be resumed in full, in accordance with the terms of this contract, in no event shall the provisions of this sentence be construed to impose any obligation upon the OWNER by either the CONTRACTOR or his surety.

3.10. PROTECTION AGAINST ROYALTIES OR PATENTED INVENTION. The CONTRACTOR shall pay all royalties and license fees, and shall provide for the use of any design, device, material or process covered by letters, patent or copyright by suitable legal agreement with the patent or copyright by suitable legal agreement with the patentee or owner. The CONTRACTOR shall

defend all suits or claims for infringement of any patent or copyright rights and shall indemnify and save the OWNER harmless from any loss on account thereof. If the material or process specified or required by the OWNER is an infringement, the CONTRACTOR shall be responsible for such loss unless he promptly gives such information to the OWNER.

3.11. LAWS AND ORDINANCE. The CONTRACTOR shall at all times observe and comply with all federal, state and local laws, ordinances and regulations which in any manner affect the contract or the work, and shall indemnify and save harmless the OWNER against any claim arising from the violation of any such laws, ordinances and regulations, whether by the CONTRACTOR or his employees. If the CONTRACTOR performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, he shall bear all costs arising there from.

3.12. ASSIGNMENT AND SUBLETTING. The CONTRACTOR further agrees that he will retain personal control and will give his personal attention to the fulfillment of this contract and he will not assign by Power of Attorney, or otherwise, or sublet said contract, and that no part or feature of the work will be sublet to anyone objectionable to the OWNER. The CONTRACTOR further agrees that the subletting of any portion or feature of the work, or materials required in the performance of this contract, shall not relieve the CONTRACTOR from his full obligations to the OWNER, as provided by this Agreement.

3.13. INDEMNIFICATION. THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER FROM ANY AND ALL CLAIMS, CAUSES OF ACTION, AND DAMAGES OF EVERY KIND, FOR INJURY TO OR DEATH OF ANY PERSON AND DAMAGES TO PROPERTY ARISING OUT OF THE CONSTRUCTION OF SAID IMPROVEMENTS OR THE OPERATIONS EMBRACED BY THIS CONTRACT AND INCLUDING ACTS OR OMISSIONS OF THE OWNER IN CONNECTION WITH SAID CONSTRUCTION.

3.14. CASUALTY INSURANCE. The CONTRACTOR shall, within one week after signing the contract and before any work shall start, furnish the owner with certificates of insurance satisfactory to the owner indicating the existence of the coverages noted in Attachment A.

4. PROSECUTION OF WORK

4.01. TIME AND ORDER OF COMPLETION. The CONTRACTOR shall commence work within ten (10) days after order to proceed and shall prosecute the work systematically and energetically so that all of his work will be completed within the contract time.

4.02. HINDRANCES AND DELAYS. For delays occasioned by any act, neglect or default of the OWNER, the OWNER shall not be held liable for damages on account thereof, but an extension of time shall be granted to the CONTRACTOR for the completion of this contract, equivalent to the delays so caused.

4.03. EXTENSION OF TIME. Additional time shall be allowed the CONTRACTOR for events of Force Majeure, as defined in this bid package. Claims for additional time shall be presented to the OWNER at the end of each month covering delays during that month. Claims not so timely presented will not be considered.

5. MEASUREMENT AND PAYMENT

5.01. QUANTITIES AND MEASUREMENTS. No extra or customary measurements of any kind will be allowed, but the actual measured and/or computed length, area, solid contents, number and weight only shall be considered, unless otherwise specifically provided.

5.02. ESTIMATED QUANTITIES. This agreement, including the specifications, plans and estimate, is intended to show clearly all work to be done and material to be furnished hereunder. Where the estimated quantities are shown for the various classes of work to be done and material to be furnished under this contract, they are approximate and are to be used only as a basis for estimating the probable cost of the work and for comparing the proposals offered for the work. It is understood and agreed that the actual amount of work to be done and material to be furnished under the contract may differ somewhat from these estimates, and that where the basis for payment under this contract is the unit price method, payment shall be for the actual amount of such work done and the material furnished.

Where payment is based on the unit price method, the CONTRACTOR agrees that he will make no claim for damages, anticipated profits or otherwise on account of any differences which may be found between the quantities of work actually done, the material actually furnished under this contract, and the estimated quantities contemplated and contained in the proposal; provided, however, that in case the actual quantity of any major item should become as much as 20% more than or 20% less than the estimated or contemplated quantity for such items, then either party to this Agreement, upon demand, shall be entitled to a revised considered upon the portion of the work above or below 20% of the estimated quantity.

A "Major Item" shall be construed to be any individual bid item incurred in the proposal that has a total cost equal to or greater than five (5) percent of the total contract cost, computed on the basis of the proposal quantities and the contract unit prices.

Any revised consideration is to be determined by agreement between the parties, otherwise by the terms of this Agreement.

5.03. PRICE OF WORK. In consideration of the furnishing of all the necessary labor, equipment and material, and the completion of all work by the CONTRACTOR, and on the completion of all work and of the delivery of all material embraced in this Contract in full conformity with the specifications and stipulations herein contained, the OWNER agrees to pay the CONTRACTOR the prices set forth in the Proposal hereto attached, which has been made a part of this contract.

Payment for all unit priced items shall be at the applicable contract unit prices shown in the Proposal and measured in accordance with the specifications for the payment item. However, payment under a lump sum contract shall be due, only upon completion of all work contemplated by this Agreement and the acceptance of same by the OWNER, and nothing herein shall be construed as entitling the CONTRACTOR to an earlier payment, either partial or total.

The CONTRACTOR hereby agrees to receive such prices in full for furnishing all labor required for the aforesaid work, also for all expenses incurred by him, and for well and truly performing the

same and the whole thereof in the manner and according to this Agreement.

5.04. PARTIAL PAYMENTS. On or before the 5th day of each month, the CONTRACTOR shall prepare and submit to the OWNER for approval or modification, a statement showing as completely as practicable the total value of the work done by the CONTRACTOR and sound materials delivered on the site of the work that are to be fabricated into the work.

The OWNER shall then pay the CONTRACTOR on or before the 15th day of the current month the total amount of the approved statement less 5 percent of the amount thereof, which 5 percent shall be retained until final payment, and further less all previous payments and all further sums that may be retained by the OWNER under the terms of this Agreement. It is understood, however, that in case the whole work be near to completion and some unexpected and unusual delay occurs due to no fault or neglect on the part of the CONTRACTOR, the OWNER may pay a reasonable and equitable portion of the retained percentage to the CONTRACTOR shall receive payment of the OWNER'S option, may be relieved of the obligation to fully complete the work and, thereupon, the CONTRACTOR shall receive payment of the balance due him under the contract subject only to the conditions stated under "Final Payment."

5.05. USE OF COMPLETED PORTIONS. The OWNER shall have the right to take possession of and use any completed or partially completed portions of the work, notwithstanding the time for completing the entire work or such portions may not have expired but such taking possession and use shall not be deemed an acceptance of any work not completed in accordance with the Contract Documents. If such prior use increases the cost of or delays the work, the CONTRACTOR shall be entitled to such extra compensation, or extension of time, or both, as the OWNER may determine.

5.06. FINAL COMPLETION AND ACCEPTANCE. Within ten (10) days after the CONTRACTOR has given the OWNER written notice that the work has been completed or substantially completed, the OWNER shall inspect the work and within said time, if the work be found to be completed or substantially completed in accordance with the Contract Documents, OWNER shall pay to the CONTRACTOR, on or after the 30th day and before the 35th day after the date of completion, the balance due the CONTRACTOR under the terms of this Agreement, provided he has fully performed his contractual obligations under the terms of this contract; and said payment shall become due in any event upon said performance by the CONTRACTOR.

5.07. PARTIAL ACCEPTANCE. The OWNER may at any time request CONTRACTOR in writing to permit OWNER to beneficially occupy such part of the WORK which OWNER believes to be ready for intended use. If CONTRACTOR agrees, CONTRACTOR will certify to OWNER and ENGINEER OF RECORD that said part of the WORK is substantially complete and request the ENGINEER OF RECORD to issue an Acceptance Letter, for only part of the WORK. Warranties as provided under Article 5.08 on that part of the WORK beneficially occupied by OWNER will commence upon issuance of the Partial Acceptance Letter.

5.08. WARRANTY. During a period of twenty-four (24) months from and after the date of the Acceptance Letter or Partial Acceptance Letter, the CONTRACTOR shall make all needed repairs arising out of defective workmanship or materials, or both, which in the judgement of the OWNER shall become necessary during such period. Warranty under this section shall include any WORK performed by CONTRACTOR for the benefit of landowners along the alignment of temporary and permanent easement.

5.09. PAYMENTS WITHHELD. The OWNER may, on account of subsequently discovered evidence, withhold payment to such extent as may be necessary to protect himself from loss on account of:

(a) Defective work not remedied.
(b) Claims filed or reasonable evidence indicating probable filing of claims.
(c) Failure of the CONTRACTOR to make payments properly to subcontractors or for material or labor.
(d) Damage to another contractor.
(e) Reasonable doubt that the work can be completed for the unpaid balance of the contract amount.
(f) Reasonable indication that the work will not be completed within the contract time.

When the above grounds are removed or the CONTRACTOR provides a Surety Bond satisfactory to the OWNER, which will protect the OWNER in the amount withheld, payment shall be made for amounts withheld because of them.

5.10. COMPLETION OF WORK ON TIME. The Contractor agrees that time is of the essence and that the definite value of damages which would result from delay would be incapable of ascertainment and uncertain, because it is difficult to estimate the loss of potential customers, the impact on the existing utility infrastructure, and the operational impacts of delays, so that for each day of delay beyond the number of days herein agreed upon for the Substantial Completion of the Work specified in this Agreement, after due allowance for any extension of time to which the parties might agree, in writing, or which may be credited under the terms of this Contract, the City may withhold permanently from the Contractor's total compensation, not as penalty but as liquidated damages, the sum of $____ per calendar day. The Parties agree that this amount is a reasonable estimate of the daily cost for the Design Engineer's project personnel, with an increase to account for the City's estimated costs rounded to the nearest hundred dollars.

Furthermore, it is agreed by the Contractor that the time period between Substantial Completion and Final Completion shall be no longer than __ calendar days. This separate time period shall be for completion of the Punch List, as set forth herein. In the event that Contractor fails to attain Final Completion on or before the expiration of the above said time period, the Contractor shall be subject to Liquidated Damages under this Section as well as any remedies set forth in the Contract Documents. More specifically, the Contractor shall be subject to the terms set forth herein regarding Default of Contract.

In addition to exercising its rights and remedies under this Agreement, the City may also exercise any remedy that may be available to it under the law or in equity.

6. ABANDONMENT OF CONTRACT

6.01. ABANDONMENT BY CONTRACTOR. In case the CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the OWNER, or if the CONTRACTOR fails to comply with the orders of the OWNER when such orders are consistent with the contract documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds shall be notified in writing and directed to complete the work, and a copy of said notice shall be delivered to the CONTRACTOR.

After receiving said notice of abandonment, the CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the OWNER or the Surety on the performance bond, or another contractor in completion of the work; and the CONTRACTOR shall not receive any rental or credit therefor.

Where there is no performance bond provided or in case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for within ten (10) days after service of such notice, then the OWNER may provide for completion of the work in either of the following elective manners:

6.01.1. The OWNER may thereupon employ such force of men and use such machinery, equipment, tools, materials and supplies as said OWNER may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expenses so charged shall be deducted and paid by the OWNER out of such moneys as may be due or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or his Surety shall pay the amount of such excess to the OWNER; or

6.01.2. The OWNER under sealed bids, after five (5) days notice published one or more times in a newspaper having general circulation in the county of the location of the work, may let the terms and conditions which are provided in this contract. In case any increase in cost to the OWNER under the new contract as compared to what would have been the cost under this contract, such increase shall be charged to the CONTRACTOR and the surety shall be and remain bound therefor.

When the work shall have been substantially completed, the CONTRACTOR and his Surety shall be so notified. A complete itemized statement of the contract accounts shall then be prepared and delivered to the CONTRACTOR and his Surety and the CONTRACTOR and/or his Surety shall pay the balance due as reflected by said statement within fifteen (15) days.

When the CONTRACTOR and/or his Surety shall pay the balance shown to be due by them to the OWNER, then all machinery, equipment, tools, materials or supplies left on the site of the work shall be turned over to the CONTRACTOR and/or his Surety. Should the cost to complete the work exceed the contract price, and the CONTRACTOR and/or

his Surety fail to pay the amount due the OWNER within the time designated hereinabove, and there remains any machinery, equipment, tools, materials or supplies on the site of the work, notice thereof, together with an itemized list of such equipment and materials, shall be mailed to the CONTRACTOR and his Surety at the respective addresses designated in this contract, provided, however, that actual written notice given in any manner will satisfy this condition. After mailing, or other giving of such notice, such property shall be held at the risk of the CONTRACTOR and his Surety subject only to the duty of the OWNER to exercise ordinary care to protect such property. After fifteen (15) days from the date of said notice, the OWNER may sell such machinery, equipment, tools, materials or supplies and apply the net sum derived from such sale to the credit of the CONTRACTOR and his Surety. Such sale may be made at public sale, with public notice. The OWNER shall release any machinery, equipment, tools, materials or supplies which on the work, and belong to persons other than the CONTRACTOR or his Surety, to their proper owners. The books on all operations provided herein shall be open to the CONTRACTOR and his Surety.

6.02. ABANDONMENT BY OWNER. In case the OWNER shall fail to comply with the terms of this contract and should fail or refuse to comply with said terms within ten (10) days after written notification by the CONTRACTOR, then the CONTRACTOR may suspend or wholly abandon the work and may remove therefrom all machinery, tools and equipment and all materials on the site of work that have not been included in payments to the CONTRACTOR and have not been brought into the work. And thereupon the OWNER shall make an estimate of the total amount earned by the CONTRACTOR, which estimate shall include the value of all work actually completed by said CONTRACTOR (at the prices stated in the attached proposal where unit prices are used), the value of all partially completed work at a fair, equitable price, and a reasonable sum to cover the cost of any provisions made by the CONTRACTOR to carry the whole work to completion and which cannot be utilized.

7. SUPPLEMENTARY CONDITIONS

7.01. CLEAN-UP. The Contractor shall at all times keep the premises and public streets free from an accumulation of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his waste and excess material, rubbish and equipment so as to leave the work and the premises neat and clean and ready for the purpose for which they were intended.

7.02. SITE CONDITION. The Contractor shall repair or replace, if necessary, to the owners satisfaction any damage to the work site, the adjacent areas, the access areas to the work site and to any elements within these areas that may have suffered damage as a result of the contractors or any of the subcontractors operations. The contractor shall leave these areas in a satisfactory and workman like condition, at least equal to that existing before the contractor hereunder started his work.

7.03. AGREEMENT (ATTACHED)

7.04 BID BOND (ATTACHED)

7.05. PERFORMANCE BOND (ATTACHED)

7.06. PAYMENT BOND (ATTACHED)

AGREEMENT

STATE OF TEXAS §

COUNTY OF §

THIS AGREEMENT, made and entered into this ____day of ___ A.D. 20____, by and between the _____ , TEXAS, a municipal corporation, of the County of _____ and State of _____ _____, acting through _____ thereunto duly authorized so to do, Party of the First Part, hereinafter termed OWNER, and _____ of the City of _____, County of _____ , and State of _____, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, and under the conditions expressed in the bond bearing even date herewith, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete the construction of certain improvements generally described as follows:

PROJECT NAME

and all extra work in connection therewith, under the terms as stated in the General Conditions of the Agreement and at his (or their) own proper cost and expenses to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said construction, in accordance with the Advertisement for Proposals, General and Special Conditions of Agreement, Plans and other drawings and printed or written explanatory matter thereof, and the Specifications and addenda therefore, together with the CONTRACTOR'S written Proposal, and the performance and Payment Bonds, if required, hereto attached; all of which are made a part hereof and collectively evidence and constitute the entire contract (hereinafter collectively called the "Contract Documents" or the "Contract").

The CONTRACTOR hereby agrees to commence work within ten (10) days after the date written notice to do so shall have been given to him, and to substantially complete the same by _____days, subject to such extensions of time as are provided by the General and Specific Conditions.

The OWNER agrees to pay the CONTRACTOR in current funds the price or prices shown in the proposal, which forms a part of this contract, such payments to be subject to the General and Special Conditions of the contract.

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement in the year and day first above written.

_____	_____
Party of the First Part (OWNER)	Party of the Second Part (CONTRACTOR)
By: _____	By: _____
ATTEST:	ATTEST:
_____	_____

Executed _____ originals.

BID BOND

KNOW ALL MEN BY THESE PRESENTS:
That _____ Contractor, as Principal,
and _____ as Surety,
are held and firmly bound unto City of Seguin, Texas, herein called Owner, in the sum of $_____ (Figure)
_____(Written Form)
(not less than 5 percent of the largest total amount of the bid)
for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
WHEREAS, said Principal has submitted a Bid to said Owner to perform the Work required under the Bidding Schedule(s) of the Owner's Contract Documents entitled:

PROJECT NAME

NOW THEREFORE, if said Principal is awarded a contract by said Owner, and, within the time, and in the manner required in the Notice Inviting Bids and the Instructions to Bidders, enters into a written Agreement on the form of agreement bound with said Contract Documents, furnishes the required Certificates of Insurance, and furnishes the required Performance Bond and Payment Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by said Owner and Owner prevails, said Surety shall pay all costs incurred by said Owner in such suit, including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this _____ day of _____, 20_____.

_____*(Seal)*
(Principal)

(Witness)

(Title)

_____*(Seal)*
(Surety)

(Witness)

(Title)

Payment Bond

STATE OF _____

COUNTY OF _____

_____(Contractor name), of _____(address), as Principal, and _____ (bond company name), as Surety, are held and firmly bound unto the City of Seguin, Texas, as Owner, in the penal sum of_____ dollars ($ _____) for the payment of which the Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, by this bond.

The Principal has entered into a Contract with the Owner dated_____ for the _____ ("Project"), which is fully incorporated into this bond by reference.

The condition of this obligation is that if the Principal pays all persons who supply public work labor or material for the Project, then this obligation will be satisfied; otherwise this bond will remain in full force and effect.

This bond is provided under the provisions of Chapter 2253 of the Texas Government Code, as amended and all liabilities on this bond shall be determined in accordance with the provisions of that statute to the same extent as if it were copied at length in this document.

The Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or the plans, specifications, drawings or other Contract Documents, or to the work performed under the Contract Documents, shall in any way affect its obligation on this bond, and the Surety waives notice of any such change, extension of time, alteration or addition.

The Surety certifies that it is authorized and admitted to write surety bonds in Texas. If this bond exceeds $100,000.00 the surety certifies that it either 1) holds a certificate of authority from the United States Secretary of the Treasury to qualify as a surety on obligations permitted or required under federal law, or 2) has obtained qualified reinsurance for any liability in excess of $100,000.00 from a reinsurer that is authorized and admitted as a reinsurer in the State of Texas, and is the holder of a certificate of authority from the United States Secretary of the Treasury to qualify as a surety or reinsurer on obligations permitted or required under federal law. This bond is governed by Chapter 2253 of the Texas Government Code, and it is provided solely for the protection of the Owner.

Mandatory venue for any legal action filed upon this bond is in the District Courts of Guadalupe County, Texas.

Executed and sealed by the Principal and Surety on_____.

_____ _____
Principal Surety

By: _____ By:_____
Title:_____ Title:_____

Address:_____ Address:_____
_____ _____
_____ _____
Telephone Number:_____
Facsimile Number:_____

(SEAL) (SEAL)

The name and address of the Resident Agent of the Surety is:

_____

THIS BOND MUST BE ISSUED IN CONJUNCTION WITH OWNER-CONTRACTOR AGREEMENT BY BOTH PARTIES. ATTACH ORIGINAL POWER OF ATTORNEY FOR THE SURETY'S REPRESENTATIVE TO THIS BOND.

THE ADDRESS OF THE SURETY COMPANY TO WHICH ANY NOTICE OF CLAIM SHOULD BE SENT MAY BE OBTAINED FROM THE TEXAS DEPARTMENT OF INSURANCE BY CALLING 1-800-252-3439.

Performance Bond

STATE OF _____

COUNTY OF _____

We, _____(Contractor name) ,
_____(address),
as Principal, and_____
(bond company name), as Surety, are held and firmly bound unto the City of Seguin, Texas, as Owner, in the penal sum of_____
_____dollars ($_____), for the payment of which the Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, by this bond:

The Principal has entered into a written Contract with the Owner dated _____for the _____ ("Project"), which is fully incorporated into this bond by reference.

The condition of this obligation is that if the Principal faithfully and promptly performs all work for the Project in accordance with the Contract Documents, and faithfully and promptly observes and performs all of its covenants, conditions, duties and obligations under the Contract Documents according to their true intent and meaning, then this obligation will be satisfied; otherwise it will remain in full force and effect.

If the Owner declares the Principal to be in default under the Contract, the Surety agrees to either 1) promptly remedy the default, or 2) faithfully and promptly perform and complete the Project in accordance with the Contract Documents.

The Surety, for value received, agrees that no modification, change order, extension of time, amendment or addition to the Contract, or to the plans, specifications, drawings or other Contract Documents, will in any way affect the Surety's obligation on this bond, and the Surety waives notice of any such modification, change order, extension of time, amendment or addition.

The Surety certifies that it is authorized and admitted to write surety bonds in Texas. If this bond exceeds $100,000.00 the surety certifies that it either 1) holds a certificate of authority from the United States Secretary of the Treasury to qualify as a surety on obligations permitted or required under federal law, or 2) has obtained qualified reinsurance for any liability in excess of $100,000.00 from a reinsurer that is authorized and admitted as a reinsurer in the State of Texas, and is the holder of a certificate of authority from the United States Secretary of the Treasury to qualify as a surety or reinsurer on obligations permitted or required under federal law. This bond is governed by Chapter 2253 of the Texas Government Code, and it is provided solely for the protection of the Owner.

This bond is filed with the Owner in Guadalupe County, Texas, and the Principal and Surety agree that mandatory venue for any legal action filed upon this bond is in the District Courts of Guadalupe County, Texas.

Executed and sealed by the Principal and Surety
on_____.

_____ _____
Principal Surety

By: _____ By:_____

Title:_____ Title:_____

Address:_____ Address:_____
_____ _____
_____ _____
Telephone Number:_____
Facsimile Number:_____

(SEAL) (SEAL)

The name and address of the Resident Agent of Surety is:

_____

_____

THIS BOND MUST BE ISSUED IN CONJUNCTION WITH OWNER-CONTRACTOR AGREEMENT BY BOTH PARTIES. ATTACH ORIGINAL POWER OF ATTORNEY FOR THE SURETY'S REPRESENTATIVE TO THIS BOND.

THE ADDRESS OF THE SURETY COMPANY TO WHICH ANY NOTICE OF CLAIM SHOULD BE SENT MAY BE OBTAINED FROM THE TEXAS DEPARTMENT OF INSURANCE BY CALLING 1-800-252-3439.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made this the _____day of _____ 202__, between the City of Seguin, Texas ("City"), 205 North River Street, Seguin, Texas 78155 and _____ ("Consultant"), _____ [Consultant's address] for the provision of professional services in accordance with the attached Request for Qualifications – IDIQ for Professional Services and the subsequent proffered Scope of Services, attached hereto as **Exhibit "A"** (collectively the "Project").

ARTICLE 1
CONSULTANT'S SERVICES AND RESPONSIBILITIES

1.1 STANDARDS OF PERFORMANCE

1.1.1 The Consultant will be responsible for completing the work set forth in accepted Scope of Services and the deliverables all described in the Scope of Services. The Scope of Services shall serve as the primary document setting forth the expectations of the Parties. Work shall progress in accordance with the Completion Schedule attached to this Agreement as **"Exhibit C".**

1.1.2 The performance of all services by the Consultant in connection with this Agreement will be by persons appropriately licensed or registered under State, local and Federal laws governing their respective consulting disciplines. In performing all services under this Agreement, the Consultant will use that degree of care and skill ordinarily exercised for similar projects by professionals who possess special expertise in the types of services involved under this Agreement.

1.1.3 No work under this Agreement will be subcontracted by the Consultant without prior written approval from the City. Any work or services subcontracted under this Agreement will be specified by separate written Agreement and will be subject to each provision of this Agreement. Persons hired by the Consultant or its subcontractors shall not be employees of or have any contractual interest with the City.

1.1.4 Any provisions in this Agreement pertaining to the City's review, approval or acceptance of written materials prepared by the Consultant or its subconsultants, contractors, and subcontractors in connection with this Agreement will not diminish the Consultant's responsibility for the services set forth herein.

1.1.5 Consultant will perform all of its services in coordination with the City. The Consultant will advise the City of data and information the Consultant needs to perform its services and the Consultant will meet with City representatives at mutually convenient times to assemble this data and information.

ARTICLE 2
THE CITY'S RESPONSIBILITIES

The City will:

2.1 Provide full information to the Consultant regarding the City's requirements for the Consultant's services under this Agreement. The City will furnish the Consultant with access to city facilities or

private property and all other data and information in the City's possession needed by the Consultant at the Consultant's request.

2.2 The City will designate the City Engineer, Melissa Reynolds, or her designee as she deems appropriate, as the City's Project Manager and authorized representative to act on the City's behalf with respect to this Agreement. Additionally, the City may designate another director as its representative to assist with access to, and collection of data from, the relevant City systems, such as utility systems. The City will examine the documents and information submitted by the Consultant and promptly render responses to the Consultant on issues requiring a decision by the City during the Project.

2.3 Provide access to and make all necessary provisions for the Consultant to enter public and private property as required for the Consultant to perform its services under this Agreement.

2.4 Bear all costs incidental to this Article.

ARTICLE 3
PAYMENTS TO THE CONSULTANT

3.1 PAYMENTS ON ACCOUNT OF BASIC SERVICES. Payments for Basic Services will be made to Consultant monthly following receipt by City of Consultant's invoices and appropriate payment requisitions. The amounts of these invoices will be based upon the extent of work completed by the Consultant on a percentage basis within each phase of services, less any disputed amounts, pending resolution thereof. Total payment under this contract shall not exceed the amount agreed upon when Consultant accepts the Scope of Services that will be attached to this Agreement as Exhibit "A" and as set out in the Payment and Fee Schedule attached hereto as **Exhibit B.**".

3.2 ADDITIONAL SERVICES. If additional services are needed, said services must be approved by the City prior to performance. If the sum of the additional services exceeds $50,000.00 said sum must be approved by the Seguin City Council prior to undertaking the additional work.

ARTICLE 4
CONSULTANT'S RECORDS

4.1 All expense records of Consultant will be kept on a recognized accounting basis acceptable to the City and will be available to the City at mutually convenient times.

4.2 The City, its auditors, federal auditors, and state agencies that have monitoring or auditing responsibilities for this Agreement will have access to any books, documents, papers and records of the Engineer which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, copying and transcriptions.

4.3 The Consultant will furnish to the City at such time and in such form as the City may require, financial statements including audited financial statements, records, reports, data and information, as the City may request pertaining to the matters covered by this Agreement.

ARTICLE 5
OWNERSHIP AND USE OF DOCUMENTS

5.1 All documents prepared by Consultant in connection with this Agreement will become the property of the. City agrees such documents are not intended or represented to be suitable for reuse for another project by City or others. Any such reuse by City or those who obtained said documents from City without written verification or adaptation by the Consultant will be without liability or legal exposure to the Consultant.

5.2 The Consultant will retain all of its records and supporting documentation relating to this Agreement, and not delivered to the City, for a period of three years except in the event that the Consultant goes out of business during that period, it will turn over, to the City, all of its records relating to the Project for retention by the City.

ARTICLE 6
TERM; TERMINATION OF AGREEMENT

6.1 The term of this Agreement begins on the latter of the effective date established in the first paragraph of the Agreement or on the date that the Scope of Services is accepted by the Parties; and, will end upon the Consultant's completion, and the City's acceptance of all services described in this Agreement unless this Agreement is terminated under Sections 6.2 or 6.3 below.

6.2 This Agreement may be terminated by either party upon 30 calendar days prior written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.

6.3 This Agreement may be terminated at will by the City upon at least 30 calendar days prior written notice to the Consultant.

6.4 In the event of termination as provided in this Article, the Consultant will be compensated for all services performed to termination date which are deemed by the City to be in accordance with this Agreement. This amount will be paid by the City upon the Consultant's delivering to the City all information and materials developed or accumulated by the Consultant in performing the services described in this Agreement, whether completed or in progress. The expense of reproduction of these items will be borne by the City.

ARTICLE 7
INSURANCE AND INDEMNITY

7.1 The Consultant will indemnify, hold harmless and defend the City and its employees, agents, officers and servants from any and all lawsuits, claims, demands and causes of action of any kind arising from the negligent or intentional acts or omissions of the Consultant, its officers, employees or agents. This will include, but not be limited to, the amounts of judgments, penalties, interest, court costs, reasonable legal fees, and all other expenses incurred by the City arising in favor of any party, including the amounts of any damages or awards resulting from claims demands and causes of action for personal injuries, death or damages to property alleged or actual infringement of

patents, copyrights, and trademarks and without limitation by enumeration, all other claims, demands, or causes of action of every character occurring, resulting, or arising from any negligent or intentional wrongful act, error or omission of the Consultant and/or its agents and/or employees. This obligation by Consultant will not be limited by reason of the specification of any particular insurance coverage in this Agreement.

7.2 The Consultant will procure and maintain at Consultant's expense insurance with insurance companies authorized to do business in the State of Texas, covering all operations under this Agreement, whether performed by Consultant or Consultant's agents, subcontractors or employees. Before commencing the work the Consultant will furnish to the City a certificate or certificates in form satisfactory to the City, showing that Consultant has complied with this paragraph. All certificates will provide that the policy will not be changed or canceled until at least 30 calendar days written notice will have been given to the City. Commercial general liability insurance and motor vehicle insurance will be written with the City of Seguin, Texas as an additional insured and will be endorsed to provide a waiver of the carrier's right of subrogation against the City. The kinds and amounts of insurance required are as follows:

Workers' Compensation Insurance: In accordance with the provisions of the Workers' Compensation Act of the State of Texas.

Liability Insurance: (1) Commercial general liability insurance with a combined single limit of $1,000,000 for each occurrence and $2,000,000.00 in the aggregate, (2) Motor Vehicle liability insurance in an amount not less than $1,000,000 combined single limit per incident (3) professional liability coverage to cover lawful claims arising in connection with this Project in the combined single limit amount of at least $1,000,000.00 and $2,000,000 in the aggregate.

The stated limits of insurance required by this Paragraph are **minimum only**—they do not limit the Consultant's indemnity obligation, and it will be the Consultant's responsibility to determine what limits are adequate. These limits may be basic policy limits or any combination of basic limits and umbrella limits. The City's acceptance of Certificates of Insurance that do not comply with these requirements in any respect does not release the Consultant from compliance with these requirements.

7.3 Depending on the nature of the work involved the Scope of Services may require other insurance be purchased by the Consultant,

ARTICLE 8
CLAIMS AND DISPUTES

MEDIATION

8.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation at the sole option of the City as a condition precedent to the commencement of litigation. If such matter relates to or is the subject of a lien arising out of the Consultant's services, the Consultant may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation.

8.2 If the City elects to mediate, the City and Consultant shall endeavor to resolve claims, disputes and other matters in question between them by non-binding mediation. The Parties shall mutually agree to a mediator and the mediation shall be held at a mutually agreeable time and place. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation.

8.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon.

8.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the dispute may be resolved through litigation in a state court of competent jurisdiction.

ARTICLE 9
FEDERAL FUNDING REQUIRED ASSURANCES UNDER TITLE II AND VI

9.1 The Consultant will comply with the Acts and the Regulations relative to Nondiscrimination in applicable Federally assisted programs of the U.S. Department of Transportation, the Federal Highway Administration, or other Federal agency, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

9.2 The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

9.3 In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

9.4 The Consultant will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Federal Highway Administration, or other Federal Agency providing funding for this Agreement, to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of the Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Recipient or the City, as appropriate, and will set forth what efforts it has made to obtain the information.

9.5 In the event of a Consultant's noncompliance with the Nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

a. withholding payments to the Consultant under the Agreement until the Consultant complies; and/or
b. cancelling, terminating, or suspending an Agreement, in whole or in part.

9.6 The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Recipient or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

ARTICLE 10
MISCELLANEOUS PROVISIONS

10.1 This Agreement is governed by and will be construed under the laws of the State of Texas. All obligations of both parties are performable and exclusive venue for any dispute arising under this Agreement is in Guadalupe County, Texas.

10.2 As to all acts or failures to act by either party to this Agreement, any applicable statute of limitations will commence to run and any alleged cause of action will be deemed to have accrued when the party commencing the cause of action knew or should have known of the existence of the subject act(s) or failure(s) to act.

10.3 The Consultant will not use funds received by it directly or indirectly under the terms of this Agreement for any partisan political activity or to further the election or defeat of any candidate for public office.

10.4 The Consultant hereby affirms that Consultant and Consultant's firm have not made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person or any of his/her immediate family, having the duty to recommend, the right to vote upon, or any other direct influence on the selection of Consultant to provide professional services to the City within the two years preceding the execution of this Agreement. A campaign contribution, as defined by the Texas Election Code or the Seguin City Code will not be considered as a valuable gift for the purposes of this Agreement.

10.5 In performing the services required under this Agreement, the Consultant will not discriminate against any person on the basis of race, color, religion, sex, national origin, age, disability or ancestry. The Consultant agrees not to engage in employment practices which have the purpose or effect of discriminating against employees or prospective employees because of race, color, sex, religion, national origin, age, disability or ancestry. A breach of this covenant may be regarded as a default by the Consultant of the Agreement.

10.6 All references in this Agreement to any particular gender are for convenience only and will be construed and interpreted to be of the appropriate gender. The term "will" is mandatory in this Agreement.

10.7 Should any provision in this Agreement be found or deemed to be invalid, this Agreement will be construed as not containing the provision, and all other provisions which are otherwise lawful will remain in full force and effect, and to this end the provisions of this Agreement are declared to be severable.

10.8 All services provided pursuant to this Agreement are for the exclusive use and benefit of the City.

10.9 In performing all services under this Agreement, the Consultant, its subcontractors, successors and assigns will comply with all local, state and federal laws.

10.10 The City's execution and performance under this Agreement will not act as a waiver by the City of any immunity from suit to which it is entitled under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

10.11 The City of Seguin is governed by the Texas Public Information Act (the "Act"), Chapter 552 of the Texas Government Code. This Agreement and all written information generated under this agreement may be subject to release under the Act. The Consultant will not make any reports, information, data, etc. generated under this Agreement available to any individual or organization without the written approval of the City.

10.12 The captions or headings included in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions, articles, or sections of this Agreement.

10.13 In the event that the performance by either the City or the Consultant of any of its obligations under this Agreement is interrupted or delayed by events outside of their control such as acts of God, war, riot or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of such events.

10.14 In the event of a default or breach of this Agreement by the Consultant, the City reserves the right to choose among the remedies for the default or breach available to the City. These remedies may be used in conjunction with one another or separately, and together with any other statutory or common law remedies available to the City. Any failure by the City to enforce this Agreement with respect to one or more defaults by the Consultant will not waive the City's ability to enforce the Agreement after that time.

ARTICLE 11
SUCCESSORS AND ASSIGNS

11.1 The City and the Consultant, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement.

The City and the Consultant will not assign, sublet or transfer any interest in this Agreement without the prior written consent of the other.

11.2 The Consultant will notify the City, in writing, of any change in its partnership/ownership within 30 calendar days of such change.

ARTICLE 12
EXTENT OF AGREEMENT

12.1 This Agreement, including appendices and referenced attachments represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior proposals, negotiations, representations or agreements either written or oral between the parties. In the event of a dispute between the City and Engineer regarding the intent of this Agreement, both parties agree that this Agreement will be construed in a manner consistent with the City's Request for Qualifications, the Consultant's response thereto, and the public record of the City Council's approval of this agreement as applicable. The Consultant's expenses for travel, office, production and other expenses associated directly or indirectly with this Agreement are included as part of the total fee. Except as to a change in the scope of services, the compensation for which does not exceed $50,000.00, this Agreement may be amended only by separate written instrument approved by the City's governing body and signed by both the City and the Consultant.

12.2 Any exhibits and/or attachments attached to this Agreement are incorporated by reference into this Agreement as though included verbatim herein.

12.3 In the event of any conflict between the Agreement and the provisions of any exhibit or attachment to this Agreement, such provision shall be construed in the following order of precedence: (1) The Request for Qualifications – IDIQ for Professional Services; (2) this Agreement; (3) Scope of Services; and (4) additional specific contractual documents. In the case of an irreconcilable conflict as to scope of services the more specific provision shall prevail over the more general provision.

ARTICLE 13
NOTICES

13.1 Notices required under this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City:

Steve Parker
City Manager
205 N. River Street
Seguin, Texas 78155
sparker@seguintexas.gov

To the Consultant:

Each of the persons executing this Agreement represents that he or she has full power and authority to execute this Agreement on behalf of the party that person represents. This Agreement will be effective as of the day and year established in the first paragraph of this Agreement.

City of Seguin

_____ _____

Steve Parker, City Manager

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Amendments to the UDC to revise the definition and requirements for accessory dwelling units.**
Date: June 24, 2025

Background

The Seguin Planning Department is seeking to amend the Unified Development Code (UDC) to update and revise the definition and requirements for accessory dwelling units. Per the existing regulations, accessory dwelling units constructed on a single-family residential lot cannot be larger than 50% of the square footage of the primary dwelling. It is required to be an accessory, or secondary, dwelling unit to the primary dwelling and is not allowed to be occupied by a separate family. The existing size requirements pose a potential problem on lots with large house as it would allow an accessory dwelling that is the size of a standard house. This would result in two houses on a single-family residential lot. In order to maintain the density requirements for a single-family residential zoned lots and maintain the integrity of single-family residential neighborhoods, staff is proposing to update the provisions for accessory dwelling units as follows:

- In addition to the 50% requirement, staff is recommending to limit the size of an accessory dwelling unit to 800 sq ft.
- In addition to the limitations on the size of an accessory dwelling unit, staff is also recommending to limit the number of accessory dwelling units to one per lot.
- To ensure consistent enforcement of the zoning regulations, staff is recommending an amendment to UDC to clarify how the size of an accessory dwelling unit is calculated.

Action Requested

Staff is requesting approval of the amendments to the UDC as proposed.

Recommendation

The Planning & Zoning Commission has recommended approval of the proposed amendments to the UDC.

Attachments

- Final Report of the Planning & Zoning Commission
- Proposed ordinance amending the Unified Development Code

CITY OF SEGUIN **ORDINANCE NO. _____**
STATE OF TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 AND THE DEFINITIONS, AMENDING THE ACCESSORY DWELLING USE PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Seguin City Council adopted the Unified Development Code (UDC) to encourage better planning and development throughout the city and to provide standards for the orderly development of the city with a stable pattern of land uses; and

WHEREAS, the City of Seguin desires to update the definition and amend the provisions for accessory dwellings as currently listed in the Land Use Matrix of the UDC; and

WHEREAS, on June 10, 2025, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

PART ONE. Section 3.4.3 of the Seguin Unified Development Code is hereby amended to add the following entertainment/recreation land uses to the Land Use Matrix (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

Residential Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	-	_	_	_	P
Existing Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	S	-	-	-	P
Apartments/ Condos	_	_	_	_	_	_	_	P	_	_	L	L	_	_	_	P
Two Family Dwelling	_	_	_	_	P	P	_	P	_	_	_	_	_	_	_	S
Manufactured Home	L	_	_	_	_	_	_	_	P	P	_	_	_	_	_	_
Modular Homes	L	L	L	L	L	L	L	_	_	_	L	_	_	_	_	_
Accessory Dwelling ~~(no larger than 50% of the square footage of the primary structure)~~ (one per lot)	P	P	P	P	_	_	_	_	_	_	S	S	L	_	_	S

Mixed Use Building- First floor commercial with second story and above residential	_	_	_	_	_	_	_	**S**	_	_	**P**	**P**	_	_	_	**P**
Home Occupations	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**-**	_	_	**P**

PART TWO. The following definition, as identified in the definitions section of the Seguin Unified Development Code, is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

Definitions

1. Dwelling unit. A room or suite or set of rooms occupied or suitable for occupancy as a family residence and having kitchen, bath and sanitary facilities, together with appropriate appurtenances to such occupancy.
    a. Single-family detached dwelling unit: A building designed for and occupied exclusively by one family as a separate dwelling unit and not meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
    b. Single-family attached dwelling unit: A building designed or occupied exclusively by one family as a separate dwelling unit, and meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
    c. Duplex: A building designed for or occupied exclusively by two (2) families living independently of each other. A duplex sharing a lot with other residentially used structures shall fall under the definition of a multiple dwelling unit and shall not be considered a duplex for the purposes of this ordinance.
    d. Multiple: A building designed for and/or occupied exclusively by three (3) or more dwelling units. (Also known as multifamily dwelling unit.)
    e. Accessory: A secondary separate dwelling unit on a lot ~~such as a garage apartment~~ that is no larger than 50% of the square footage of the primary structure and no larger than 800 square feet. The size of a dwelling unit is calculated as the gross floor area of the unit, which is the sum of the floor areas of all levels of the building. The determination of whether one family is living independently of another is based on one or more of the following criteria: separate sanitary facilities, separate kitchen facilities, separate entrances, and separate utilities.

PART THREE. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

PART FOUR. City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

PART FIVE. This ordinance shall be published in a newspaper of general circulation.

PART SIX. This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 1st day of July 2025.
PASSED AND APPROVED AND ADOPTED on the second reading this 15th day of July 2025.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN
TEXAS

PLANNING & CODES

Planning and Zoning Commission Report
Amendments to the City of Seguin Unified Development Code, Sections 3.4.3 and the definitions to amend the provisions for accessory dwelling units.

Pamela Centeno, Planning and Codes Director presented the proposed amendments to Section 3.4.3 and the Definitions to amend the provisions for accessory dwelling units of the UDC. She stated that the Planning Department is proposing amendments that limit the number of accessory dwelling units to one per lot, limit the size of an accessory dwelling unit to 800 sq. ft, and to clarify how the size of an accessory dwelling unit is calculated. Ms. Centeno advised the Commission of the current provisions for Accessory Dwelling Units. She added that accessory dwelling units are required to be under the same utilities and are not allowed to be used as a rental property.

The Commission and staff discussed the footprint and square footage of the accessory dwelling units. Staff advised that open garages are not included in the square footage. The Commission asked about pool houses with kitchens and restrooms. Staff advised that a pool house with these amenities would be considered an accessory dwelling. Ms. Centeno explained that the UDC does not allow two homes on one lot in single family zoning and the proposed square footage will ensure there is only one home. Some of the Commissioners expressed concern with the 800 square foot limitation for accessory dwelling units. Ms. Centeno stated that these regulations can be researched further and amended with the updates to Chapter 3 of the UDC.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding the proposed amendments to Section 3.4.3 and the Definitions, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC. Commissioner Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.4.3 AND DEFINITIONS OF THE UDC.

MOTION PASSED

4-3-0

Francis Serna
Francis Serna, Recording Secretary

PCenteno
ATTEST: Pamela Centeno, Director of Planning & Codes

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 14-25 (116.62 acres near the intersection of FM 467 and Still Meadow Rd) Zoning Designation to R-2**
Date: June 24, 2025

Background

The City of Seguin received a zoning designation request for an area going through the annexation process. The area consists of nine properties near the intersection of FM 467 and Still Meadow Rd. The area is approximately 116.62 acres and is directly adjacent and south of the Arroyo Ranch residential subdivision. The area is proposed for residential development. Staff evaluated the zoning designation request to R-2 based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The area falls within two Future Land Use Plan districts- Suburban Residential and Conservation. Single family homes are recommended in the Suburban Residential district. Single family homes can also be compatible with the Conservation designation provided that development preserves open space and protects the natural ecology and topography through clustered site planning in which protected trees are preserved.
- The Arroyo Ranch subdivision is under development to the north, with multiple phases completed. The area to the south is outside the city limits and consists of sparsely populated residential and rural areas.
- There are multiple street connections to the north within the Arroyo Ranch subdivision. The future development of the site will require the connection to these streets. There is also frontage along FM 467, which is a TxDOT road. Access to FM 467 will require approval from TxDOT.

Action Requested

Staff is requesting action on the applicant's request to designate the area going through the annexation process to Single-Family Residential (R-2).

Recommendation

Staff presented the zoning designation request to the Planning and Zoning Commission on June 10, 2025. Following a public hearing the Commission voted 4-3-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 13-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, FOR A ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2) FOR PROPERTY LOCATED AT THE 1300 BLOCK OF FM 467, BEING 116.62 ACRES ANNEXED INTO THE CITY LIMITS, MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED (ZC 14-25)

WHEREAS, the property being 116.62 acres located at the 1300 Block of FM 467, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property to Single-Family Residential 2 (R-2) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for a zoning designation to Single-Family Residential 1 be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by establishing the zoning designation for said property to Single Family Residential 2 (R-2) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 1st day of July 2025.

PASSED AND APPROVED on the second reading this 15th day of July 2025

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN
TEXAS

PLANNING & CODES

Planning and Zoning Commission Report
ZC 14-25

A request for Zoning Designation ZC 14-25 to zone multiple properties located along FM 467 to Single-Family Residential (R-2) was considered at the June 10, 2025, Planning & Zoning Commission meeting. The subject properties—identified by parcel numbers 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394—are located within the City of Seguin's Extraterritorial Jurisdiction (ETJ). These properties, totaling approximately 116.62 acres, are currently used for agricultural purposes and are anticipated to be annexed into the city on July 25, 2025.

Shelly Jackson, Assistant Director, presented the staff report. She explained that upon annexation, the default zoning designation is Agricultural-Ranch unless an alternative request is made. In this case, the applicant has submitted a request for R-2 Single-Family Residential zoning. The proposed use is consistent with surrounding land uses, which include a mix of agricultural, residential, and commercial development.

Mrs. Jackson further explained that of the nine properties, five fall within the Conservation designation on the Future Land Use Plan, while the remaining four are in the Suburban Residential category. She noted that single-family development can be compatible with the Conservation designation when efforts are made to preserve natural features, open space, and ecological integrity. The developer has prioritized environmental preservation by planning to integrate protected trees into open spaces and along the rear lot lines. A detailed tree survey is forthcoming to assess and preserve viable trees either in common open areas or individual lot boundaries.

Concerns were raised by members of the Commission. Commissioner Pedigo voiced hesitation about allowing residential development in a designated Conservation area, favoring lower-density preservation. Commissioner Schievelbein expressed concern regarding the development's proximity to an existing neighborhood to the north. In response, Mrs. Jackson noted that drone-based LiDAR survey results indicated that much of the conservation-designated vegetation consists of mesquite and cedar trees, many of which appear to be in poor condition or dead. Additionally, a 100-foot-wide drainage easement between the new development and the existing neighborhood provides a natural buffer.

The regular meeting recessed, and a public hearing was held. Adrienne Donatucci, representing WBW Development, addressed the commission. She emphasized the developer's commitment to environmental preservation, including the planned protection of trees along the property boundaries. She also noted that the drainage easement separating the development from the neighborhood to the north would provide adequate distance between the two neighborhoods.

Following discussion, Vice Chair Davila made a motion to recommend approval of the requested R-2 zoning designation for the subject properties. Commissioner Hernandez seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED
4-3-0

Francis Serna, Planning Assistant

ATTEST: Shelly Jackson, Assistant Director

SEGUIN TEXAS

PLANNING & CODES

ZC 14-25 Staff Report
1300 Blk of FM 467 (Voluntary Annexation)
Zoning Designation to R-2

Applicant:
WBW Development
109 W. 2nd St.
Georgetown, Texas 78626

Property Owner:
See all owners in detail listed in report.

Property Address/Location:
1300 Blk of FM 467
Property ID's 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394

Legal Description:
Abstract 29, A Mansola Survey

Lot Size/Project Area:
116.62 Acres

Future Land Use Plan:
Conservation
Suburban Residential

Notifications:
Mailed: 5/29/2025
Newspaper: 5/25/2025

Comments Received:

Staff Review:
Shelly Jackson
Assistant Director

Attachments:
- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:
The applicant is requesting a zoning designation to (R-2) Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland
N of Property	Single Family Residential (R-2)	Arroyo Ranch Subdivision
S of Property	No Zoning	Farmland
E of Property	No Zoning	Farmland
W of Property	Ag Ranch (AR)	Farmland

PROPERY OWNERS:
Property Id # 58179 – Herbert Coley, Property Id # 58180 – Janet Coley, Property Id's # 58203, 58215, 58216 & 58254 – WBW Single Land Investment LLC Series 105, Property Id # 58263 – Deanna Ellisor, Carol Prellop & Lori Krizan, Property Id # 58267 – Heidi Haverlah, and Property Id # 58394 – David and Lori Krizan

LEGAL DESCRIPTION:
Abstract 29, A Mansola Survey, identified as Property ID's 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394

SUMMARY OF STAFF ANALYSIS:
The applicant is going through the voluntary annexation process and is requesting a zoning designation to (R-2) Single Family Residential. All properties are in the Seguin's ETJ, with future annexation by the city expected July 25, 2025. Of the nine properties currently in question for zoning, five of them are in the Conservation Future Land Use Plan (property ID's 58267, 58254, 58215, 58203 and 58216) and four are in the Suburban Residential Future Land Use Plan (property ID's 58263, 58394, 58179 and 58180). The request is that the properties all be (R-2) Single Family Residential zoning for future residential use. WBW Development, also known as the developer of Arroyo Ranch, has planned the properties within a proposed subdivision that will be connected to the public sewer system.

CRITERIA FOR ZONING CHANGE:
Consistency with the future land use plan – Four of the nine properties align with the Suburban Residential designation in the future land use plan. Single family homes can also be compatible with the Conservation designation, provided that development preserves open space and protects the natural ecology and topography through clustered site planning.

Compatible with existing and permitted uses of surrounding properties – Arroyo Ranch subdivision is to the north and Parkhouse subdivision (undeveloped) is to the west of Arroyo Ranch subdivision.

Adverse impact on surrounding properties or natural environments – A drone-based LiDAR survey was conducted on the properties designated as Conservation in the FLUP. The vegetation within these areas is predominantly composed of mesquite and cedar trees. The survey identified a substantial number of trees that appear to be dead, suggesting a possible decline in ecological health within these conservation areas.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – None have been identified at this time. However, an increase in housing is expected to result in higher traffic volumes. Any necessary traffic mitigation measures will require approval from TXDOT.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 116.62 acres are currently in the process of annexation, which includes a request for zoning designation. The property lies within the City's ETJ and is presently utilized for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, the default zoning designation for a property is Agricultural Ranch unless a specific zoning request is submitted by the applicant. In this instance, the applicant has requested (R-2) Single Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed single family residential subdivision is compatible with the surrounding area, which includes agricultural uses, single-family residences, and commercial properties.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

The developer has made the preservation of protected trees a priority by integrating them into designated open spaces or locating them along the rear boundaries of residential lots. A detailed tree survey will be conducted to assess the health and species of each tree. Those found to be in good condition will be preserved and maintained in their natural state, either within communal open areas or along property lines throughout the development.

COMPREHENSIVE PLAN (The Future Land Use Plan):

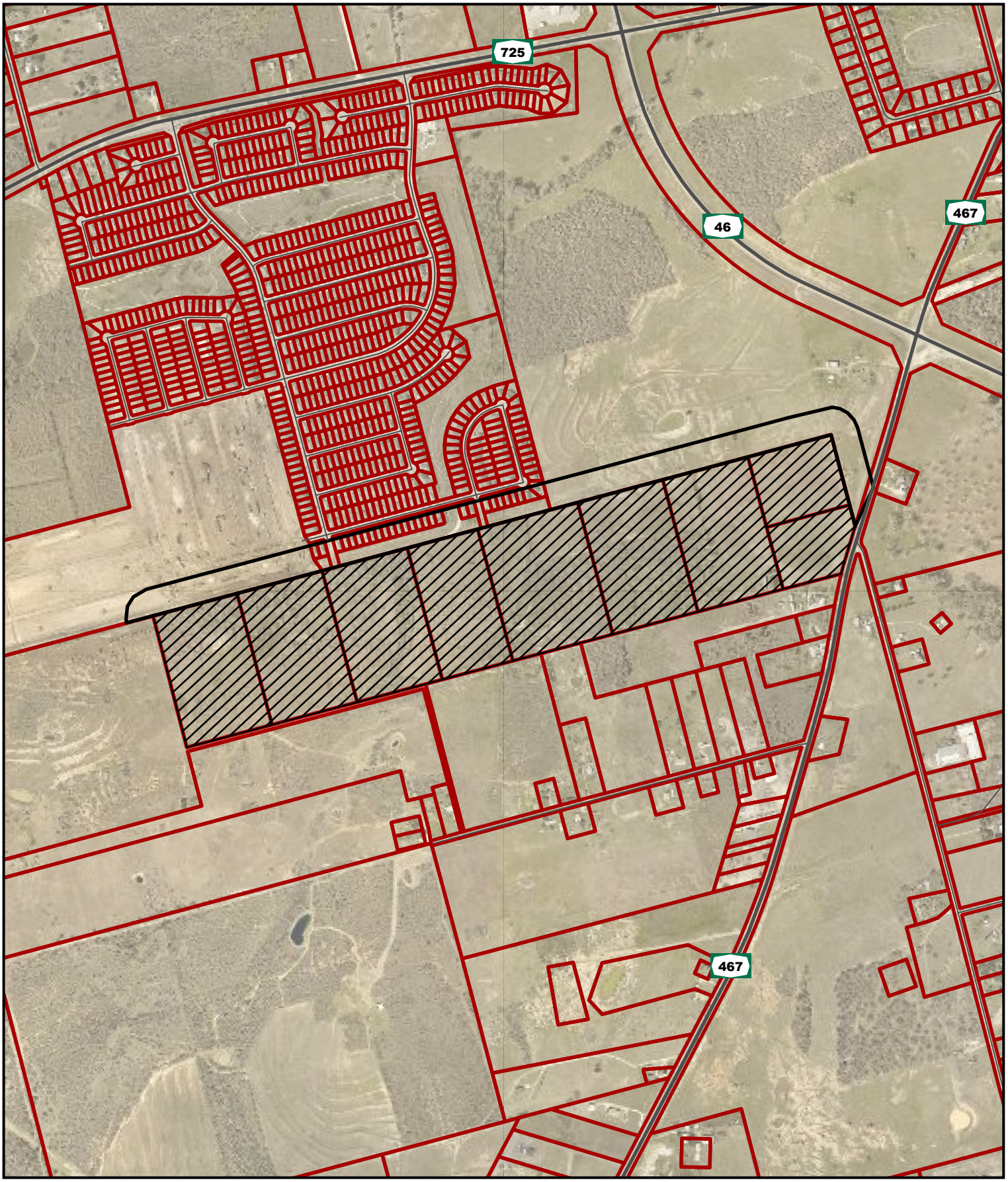
The properties fall into two Future Land Use Plan categories- Suburban Residential and Conservation. While (R-2) Single Family Residential development is not fully supported within the Conservation FLUP, the proposed zoning change still supports the overall vision of the City of Seguin's comprehensive plan, which is meant to help guide balanced growth in the area.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property will be provided via FM 467, which is a TXDOT-maintained right-of-way. Any connection to this state highway is subject to approval by TXDOT.

LOCATION MAP

ZC 14-25 1400 Blk of FM 467



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

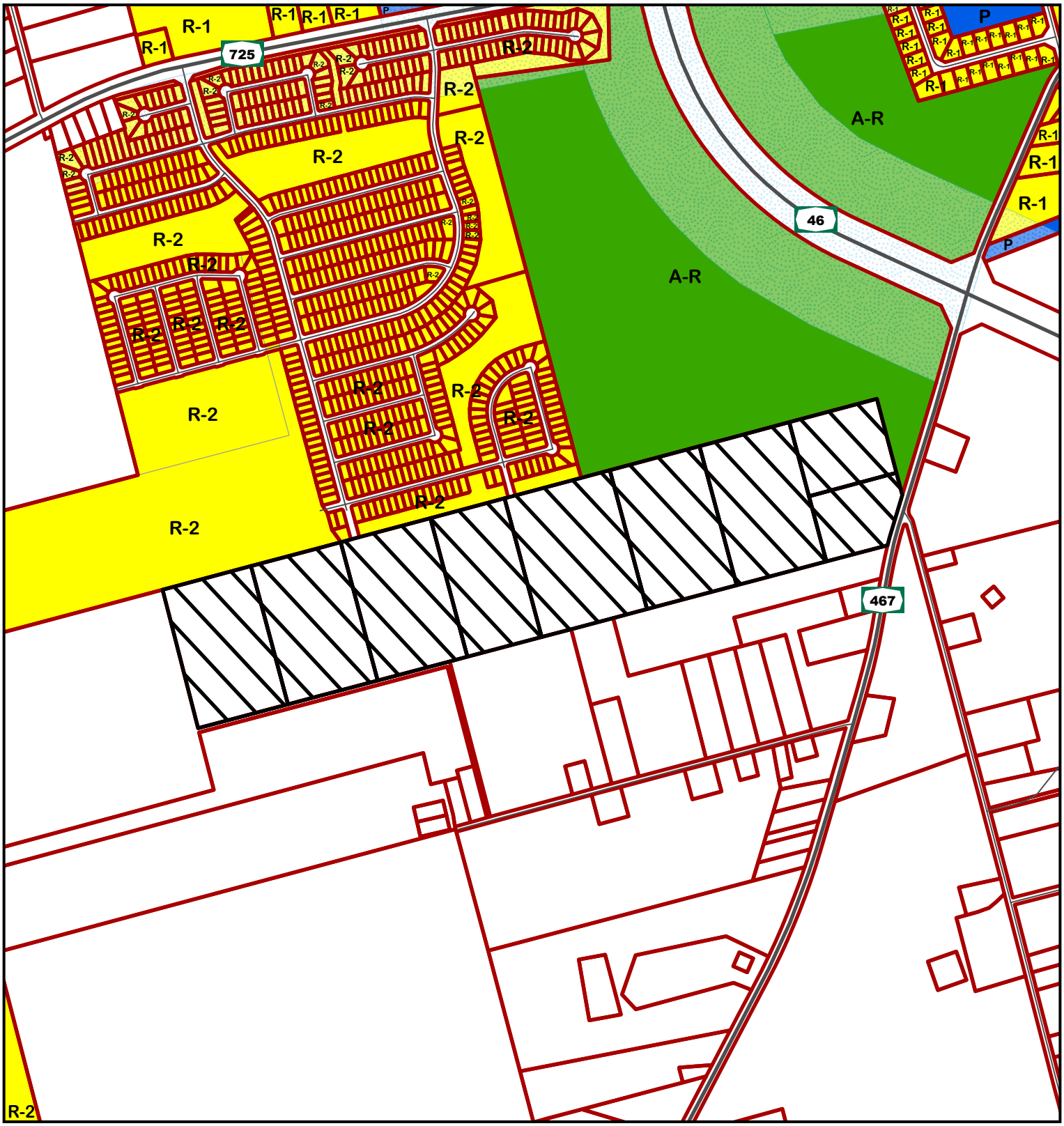
Site Location

1 inch = 925 feet

Printed: 5/12/2025

ZONING MAP

ZC 14-25 1400 Blk of FM 467



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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N

Site Location

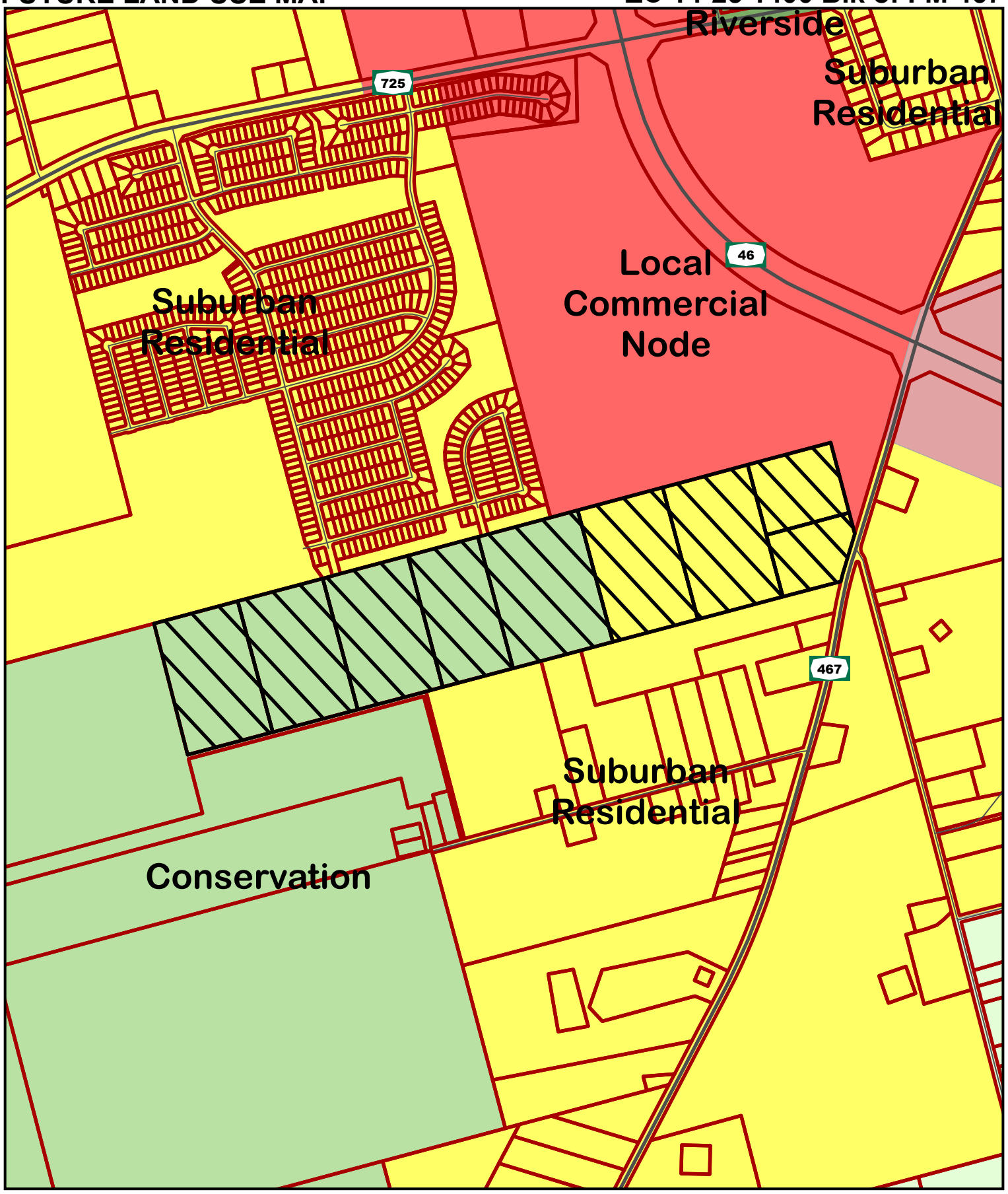
Parcel

1 inch = 925 feet

Printed: 5/12/2025

FUTURE LAND USE MAP

ZC 14-25 1400 Blk of FM 467



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N

Site Location

Parcel

1 inch = 925 feet

Printed: 5/12/2025

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180

Name: Nicole White

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

Opposed ✓

RECEIVED 6-5-25

Reasons and/or comments We chose our lot due to its location. We were told that it was "premium" because there would only be a green belt behind us. Arroyo Ranch is doubling - do we really need another subdivision? We are in stage 4 water restrictions. We are damaging Seguin's environment. NB rated new developments. If approved, can construction be paused until environmentally appropriate?

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180

Name: KEVIN AND MELODIE TURK

Mailing Address: SEGUIN, TX 78155

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

Opposed X

RECEIVED 6-9-25

Reasons and/or comments

CURRENTLY ENJOY THE CATTLE, TREES, AND GREENBELT VIEWS FROM OUR BACKYARD. DO NOT WANT THE CONGESTION OF MORE HOUSES.

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180

Name: Victoria Nieto

Mailing Address: _____

Phone No.: [redacted]

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

Opposed X

RECEIVED 6-9-25

Reasons and/or comments_____

_____

_____

_____

_____

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180

Name: Frank Dalrymple (and Martha Dalrymple)

Mailing Address: Seguin TX 78155

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

RECEIVED 6-17-25

In Favor ___

Opposed X

Reasons and/or comments We paid $10K more for a premium lot across from a wooded area (2024). The land behind us is a sensitive ecological area housing a stream and many species of birds. Will this be left to flourish? Are there many other places in Seguin to develop?

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180

Name: Norma Avila Villa , Alan Gonzalez

Mailing Address:

Phone No.:

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

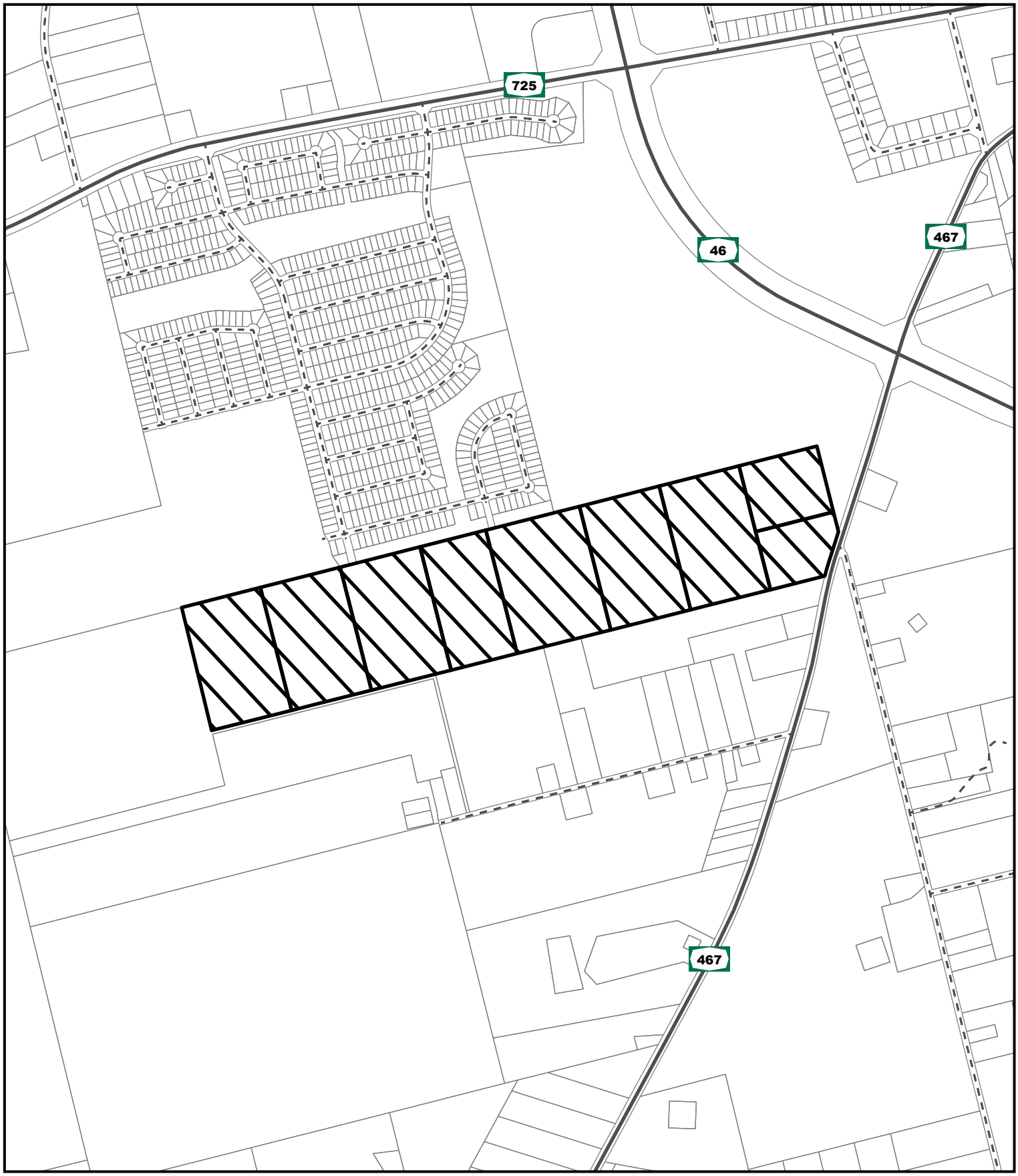
In Favor ___

Opposed ✓

RECEIVED 6.23.25

Reasons and/or comments We do not wish to lose the natural area that houses animals and plants/trees. We have seen many deer, a great variety of birds, rabbits, and many small mammals around the forest area. We would also lose the view of the forest.

EXHIBIT A



ZC 14-25 1300-1400 Blk of FM 467

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N

Site

0 500 1,000 2,000 Feet

Printed : 6/25/2(

CITY OF SEGUIN

To: City Council
From: Susan Caddell, Director of Finance
Date: June 25, 2025
Subject: Budget Amendment

Historical Background

A budget amendment is needed for the Wells Fargo Building Project. The project is now entering the negotiation phase after selection of a developer. The contract with TBA Douglas is now entering Phase 5 of their contract. This budget amendment will allocate additional funds towards this contract.

Action Requested

City Council must approve the budget amendment attached.

Staff Recommendation

Staff recommends approval of the budget amendment.

ATTACHMENTS

1. Ordinance approving the budget amendment.

CITY OF SEGUIN ORDINANCE NO._____
STATE OF TEXAS

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 UTILITY FUND BUDGET OF THE CITY OF SEGUIN, TEXAS.

NOW, THEREFORE, BE IT ORDAINED THAT THE FISCAL YEAR 2025 UTILITY FUND BUDGET OF THE CITY OF SEGUIN, TEXAS, IS AMENDED AS FOLLOWS:

Utility Fund Capital Projects

Amount	**Increase:**	**Increase:**
$ 80,000	Utility Fund Capital Projects Buildings Wells Fargo Building 038-9000-702000	Utility Fund Capital Projects Non-Departmental Use of Retained Earnings 038-9800-960000

Reason requested: To allocate additional funds towards the TBA Douglas contract for Phase 5 of the Wells Fargo Building project, which is the developer contracting phase. This phase includes assisting the City during the negotiation phase.

The Council finds that these budget adjustments are required because of changes and unforeseen conditions that could not have been anticipated in the original budget.

This ordinance shall become effective and applicable on the date of its approval and passage.

PASSED ON FIRST READING BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, on this the 1st day of July, 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, on this the 15th day of July, 2025.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

CITY OF SEGUIN

To: City Council
From: Susan Caddell, Director of Finance
Date: June 26, 2025
Subject: Lease Purchase Agreement with Government Capital Corporation

Historical Background

Police Department staff has the opportunity to purchase ten 2023 Dodge Chargers. The cost of the Chargers along with any upfitting is $700,098.30. This purchase will require financing through a lease-purchase agreement. Since 2017, staff has been purchasing the police vehicles through a lease-purchase agreement with American National Leasing. This past year, several issues arose with this company. Staff would like to enter into a lease-purchase agreement with Government Capital Corporation (GCC) for the purchase of these vehicles. The City has used GCC over the past several years for the purpose of financing golf equipment along with some public works equipment and have had very good experience with them. We have received quotes on a four-year term (4.983%), a five-year term (5.05%) and a six-year term (5.10%).

Action Requested

City Council must approve the resolution attached.

Staff Recommendation

Staff recommends approval of entering into the lease-purchase agreement for a five-year term at a rate of 5.05%.

ATTACHMENTS

1. Resolution approving the lease-purchase agreement.
2. Financing proposal

CITY OF SEGUIN RESOLUTION NO. _____

STATE OF TEXAS

RESOLUTION OF THE CITY COUNCIL OF SEGUIN TEXAS APPROVING A LEASE-AGREEMENT BETWEEN THE CITY OF SEGUIN AND GOVERNMENT CAPITAL CORPORATION FOR THE PURPOSE OF FINANCING THE PURCHASE OF POLICE VEHICLES FOR THE POLICE DEPARTMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City is in the process of purchasing police vehicles for the use by the Police Department; and

WHEREAS, the City of Seguin (the "Issuer") desires to enter into that certain Lease-Purchase Agreement by and between the issuer and Government Capital Corporation ("GCC") for the purpose of financing the police vehicles; and

WHEREAS, the City desires to designate Steve Parker, City Manager as an authorized signer of the Lease-Purchase Agreement; and

NOW THEREFORE BE IT RESOLVED by the City of Seguin, Texas:

Section 1. That the Issuer will enter into a Lease-Purchase Agreement with Government Capital Corporation for the purpose of financing the police vehicles.

Section 2. That the Issuer appoints the City manager as the authorized signer of the Lease-Purchase Agreement by and between the City of Seguin and Government Capital Corporation as well as any other ancillary exhibit, certificate, or documentation needed for the contract.

Section 3. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED on the 1st day of July 2025.

_____
Donna Dodgen, Mayor

Attest:

_____
Kristin Mueller, City Secretary

Financing Proposal

Prepared For

City of Seguin

June 26, 2025

Submitted By

Government Capital Corporation
345 Miron Drive
Southlake, Texas 76092

Stephanie Cates
SVP Client Services
(817) 722-0214

GOVERNMENT CAPITAL
CORPORATION

Table of Contents

Corporate Overview	3
Representative Experience	3
Partial Listing of Texas City Clients	4
Proposal Summary	5
Resolution	6



Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the primary purpose of providing tax-exempt financing solutions for state and local government entities including cities, schools, counties, and special districts. Since our inception, GCC and its affiliates have provided financing solutions exceeding $6 billion for many different types of projects. These financings have provided funding for a wide variety of municipal needs including vehicles, technology, facilities, and heavy-duty equipment. Although we serve clients in all 50 states, one of our primary areas of focus is assisting Texas cities with acquiring essential personal property and equipment. Our team possesses extensive experience assisting local Texas governments in creating, evaluating and implementing financing structures of every type authorized by state borrowing authorities. Since our inception, we've been honored to provide financing solutions for over 560 Texas cities, representing over 45 percent of the cities in the state. In many cases, we have helped our clients adapt to and comply with regulatory changes as well as enable them to execute financings more rapidly, efficiently, and economically.

Representative Experience

City of Mathis - Government Capital's longest client relationship is with the City of Mathis, Texas. From the firm's very first funding in January of 1993 to the present day, GCC has provided the City of Mathis with millions of dollars in financing. Projects have included public works, public safety, capital equipment, energy efficiency, and technology improvements as well as various economic development projects.

City of San Saba - For over 20 years, Government Capital has assisted the City of San Saba with providing tailored financing solutions for more than 55 projects. With GCC's support, the city has financed a wide variety of vehicles, equipment, infrastructure improvements, and real estate acquisitions. The city's Economic Development Corporation has also partnered with Government Capital to fund playground and water park projects.

City of Van Horn - Since 2002, GCC has partnered with the City of Van Horn to create various financing solutions that fit the needs of the city. Projects have included numerous vehicle and equipment acquisitions as well as utility improvement projects.

City of Corrigan - Government Capital's relationship with the City of Corrigan began in 2006 and has included funding a variety of acquisitions for police vehicles, technology, and public safety equipment. Most recently, the city financed a water meter replacement project to install radio-read meters to recapture water loss.

City of Hillsboro - Since 2010, the City of Hillsboro and Government Capital have completed numerous projects and acquisitions together. These projects have included public safety vehicle acquisitions, HVAC upgrades, capital equipment procurement, and utility meter updates. Most recently, the city financed hardware and software technology upgrades for the police department.

City of Post - Government Capital has partnered with the City of Post since 2020 to fund projects from heavy equipment acquisitions to water meter replacements. Additionally, GCC has provided multiple refinancings designed to reduce interest costs, allowing the city to reallocate critical funds.

City of La Feria - Since 2005, Government Capital has provided financing solutions to the City of La Feria. Funded projects have included acquiring public safety vehicles and public works equipment. Most recently, GCC funded a city-wide utility meter replacement project.

GOVERNMENT CAPITAL
CORPORATION

Partial Listing of Texas City Clients

City of Brady

City of Stephenville

City of Troup

City of Anson

City of Dilley

City of Early

City of Eastland

City of Katy

City of Ralls

City of Poteet

City of Dublin

City of Whitney

Town of Anthony

City of Panhandle

City of Roma

City of Liberty Hill

City of East Tawakoni

Town of Pecos City

City of Dalhart

City of Hidalgo

City of Mineral Wells

City of Chandler

City of Lamesa

City of Canyon

GOVERNMENT CAPITAL
CORPORATION

June 26, 2025

Mrs. Susan Caddell
City of Seguin
830-401-2450
scaddell@seguintexas.gov

Dear Mrs. Caddell,

Thank you for the opportunity to present proposed financing for City of Seguin. I am submitting for your review the following proposed structure:

ISSUER:	City of Seguin, TX		
FINANCING STRUCTURE:	Tax Exempt Lease-Purchase Structure w/ $1.00 purchase		
EQUIPMENT COST:	$ 700,100		
TERM:	4 Payments	5 Payments	6 Payments
INTEREST RATE:	4.983%	5.05%	5.10%
PAYMENT AMOUNT:	$ 197,358.52	$ 161,929.02	$ 138,373.35
PAYMENTS BEGINNING:	One year from signing, annually thereafter		

Financing for these projects would be simple, fast and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above proposal is subject to audit analysis, assumes non-bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,

Stephanie Cates

Stephanie Cates
SVP Client Services
Main: 817-421-5400

The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation. The terms of the proposed financing are being provided solely in response to your specific inquiry and for your professional consideration.

RESOLUTION

A RESOLUTION REGARDING A LEASE-PURCHASE AGREEMENT FOR THE PURPOSE OF FINANCING ***"VEHICLES".***

WHEREAS, City of Seguin (the "Issuer") desires to enter into that certain Lease-Purchase Agreement by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing **"Vehicles"**.

WHEREAS, the City desires to designate Name:_____, Title:_____, as an authorized signer of the Lease-Purchase Agreement.

NOW THEREFORE, BE IT RESOLVED BY CITY OF SEGUIN:

Section 1. That the Issuer will enter into a Lease-Purchase Agreement with Government Capital Corporation for the purpose of financing "**Vehicles**".

Section 2. That the Issuer appoints the _____ (Title) or designee, as the authorized signer of the Lease-Purchase Agreement by and between the City of Seguin and Government Capital Corporation as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

This Resolution has been PASSED upon Motion made by Board Member_____, seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is effective this _____, 2025.

Issuer: City of Seguin

_____
Donna Dodgen, Mayor

Witness Signature

_____
Kristin Mueller, CPM, TRMC, City Secretary

Seguin Police Department

350 N. Guadalupe Street
Seguin, Texas 78155

Phone: (830) 379-2123
Fax: (830) 401-2379

MEMORANDUM

TO: Mayor Donna Dodgen, City Council Members, City Manager Parker

FROM: Jason Brady, Chief of Police

REF: Purchase 10 2023 Dodge Charger sedans

DATE: June 24, 2025

Historically, the Seguin Police Department leases vehicles from American National Leasing to allow the agency the ability to refresh the fleet every four years and minimize down time for emergency vehicles due to breakdowns. When the agency purchased vehicles, they were able to be kept in the fleet longer as some vehicles from the patrol division once reached a service life were removed from the patrol division and reassigned to other divisions such as support services, criminal investigations division (CID) and some instances other city departments that did not require the demand of a marked emergency vehicle.

If approved the department would like to start purchasing vehicles, in this case Silsbee Fleet, to purchase ten 2023 Dodge Charger sedans (pursuit rated) along with upfitting said vehicles at Dana Safety Supply. This is a unique purchase as the Dodge Charger was discontinued with the 2023-year model, therefore there is unique pricing on these new vehicles. The purchase price of the vehicles is $39,637.00 plus upfitting charges which are detailed in the attachments. However, the breakdown of the new vehicle purchase is four Dodge Charger sedans that will be assigned to the Seguin Police Department administrative staff. Those vehicles require minimal upfitting compared to complete patrol ready vehicle. The cost of upfitting the “admin” sedans would be $6,305.75 which includes Dana Safety Supply completing the installation of all equipment. By upfitting the “admin” vehicles it would allow them to be used by the

patrol division when necessary or change of assigned vehicles from administration to patrol or other division within the agency. The six remaining Dodge Charger sedans would be assigned to the patrol division as marked patrol vehicles. The upfitting from Dana Safety Supply would be $25,093.14 which does not include a replacement mobile radio. A proposal for replacement radios would add $9434.00, as the current radio is end of life. Addition equipment for use by patrol and traffic unit are four Stalker Lidar handheld $2775.00.

By reassigning two of the current admin vehicles to the K9 officers will allow the department to upfit the 2022 Chevrolet Tahoe from admin to K9. Locating a new model Chevrolet Tahoe would start at 62,000 before the upfitting which would be more than 36,000.00 to 40,000.00 additional cost. The retrofit of the 2022 Tahoe to a K9 vehicle will be upfitted for $26,546.23 per vehicle as this is only adding additional equipment to a previously upfitted administrative vehicle that has emergency lights, siren and radio.

The total amount requested is $700,098.30, this would be purchased for the ten Dodge Chargers and retrofit of two K9 vehicles.

Attachments:

1. Silsbee Fleet quote Admin vehicles
2. Silsbee Fleet quote Patrol vehicles
3. Dana Safety Supply Quote 582358 x 4 upfit quote Admin vehicles
4. LCRA radio equipment proposal 6951534 (admin veh)
5. Dana Safety Supply upfit quote 582355 patrol upfit quote x6
6. LCRA radio equipment proposal 6950472
7. Stalker LIDAR quote 2107137 x4
8. Stalker DSR 2X Radar quote 2107132 x2
9. Dana Safety Supply quote 582150-A K9 retrofit
10. Axon wiring kit order from Axon Store

Seguin Police Department

350 N. Guadalupe Street
Seguin, Texas 78155

Phone: (830) 379-2123
Fax: (830) 401-2379

MEMORANDUM

TO: Mayor Donna Dodgen, City Council Members, City Manager Parker

FROM: Jason Brady, Chief of Police

REF: Purchase three 2024 Chevrolet Malibu sedans CID

DATE: June 24, 2025

Currently the Seguin Police Department Criminal Investigations Division has several older model 2013 Chevrolet Tahoe SUV's that were previously allocated to the patrol division. These vehicles were used in the patrol fleet at which point they were not effective due to mileage or ongoing electrical issues because of the emergency equipment or technology that was placed in them. The CID unit does not require the same amount of equipment but is expected to respond to active crime scenes or incidents as an investigator. As a result, the current aging fleet should be replaced.

The Seguin Police Department is seeking funding to purchase through the 2025-2026 budget year three 2024 Chevrolet Malibu sedans from USA Automotive Partners (Caldwell Country) in the amount of 77,080.00.

ATTACHMENT

1. USA Automotive Partners (Caldwell Country) quote JS-42325-1

PRODUCT PRICING SUMMARY

TIPS USA 210907 Automobiles

VENDOR- DONALSON CDJR, 1305 Hwy 96 BYPASS , Silsbee TX 77656

End User: CITY OF SEGUIN ADMIN
Prepared by: SETH GAMBLIN
Contact:
Phone: 512.436.1313
Email:
Email: SGAMBLIN.SILSBEEFLEET@GMA
Product Description: DODGE CHARGER POLICE
Date: June 17, 2025

A. **Bid Item:** **A. Base Price:** $ 40,107.00

B. **Factory Options**

Code	Description	Bid Price	Code	Description	Bid Price
LDDE48	2023 DODGE CHARGER POLICE				
EZH	5.7L V8 HEMI ENGINE RWD				
X5	HD CLOTH BUCKET SEATS W VINYL REA	$ 135.00			
AWC	FLEET SAETY GROUP	$ 395.00			
	EXTERIOR MIRRORS W/ HEAT	INC			
	BLIS	INC			

Total of B. Published Options: $ 530.00

Published Option Discount (5%) $ (26.50)

C. **Unpublished Options** **$=** 14.6 **%**

Description	Bid Price	Options	Bid Price
		EXTERIOR COLOR- BLACK	
DANA 582358	$ 5,914.00	INTERIOR - X5	
		MUST SHORT PAY WHEN UNIT SHIPS	
		TO DANA**	

Total of C. Unpublished Options: $ 5,914.00

D. **Floor Plan Interest (for in-stock and/or equipped vehicles):** $ -

E. **Lot Insurance (for in-stock and/or equipped vehicles):** $ -

F. **Contract Price Adjustment:** SPD DISCOUNT $ (1,000.00)

G. **Additional Delivery Charge:** 0 **miles** $ -

H. **Subtotal:** $ 45,524.50

I. **Quantity Ordered** 1 **x H =** $ 45,524.50

J. **Trade in:** $ -

K.

L. **Total Purchase Price** $ 45,524.50

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	N	INFO SEGUIN POLICE DEPARTMENT ADMIN VEHICLES (4) Warehouse: SANA	0.0000	0.00
4	4	N	INFO 2023 BLACK DODGE CHARGERS Warehouse: SANA	0.0000	0.00
1	1	Y	EVP EMERGENCY VEHICLE PACKAGE Warehouse: SANA	3,364.0000	3,364.00
1	1	N	INFO * FRONT * Warehouse: SANA	0.0000	0.00
2	2	Y	EMPS21M3B-8 SOI, MPWR FASCIA, 4", STM, BLK HSG, RED/BLU/WHT, STL Warehouse: SANA 4" mpower Fascia with Stud Mount 18 LED 9-32 Volt SAE with 3' Pigtail Black Housing with Stealth Lens RED/BLU/WHT MOUNTED IN GRILLE WITH BRACKETS 1 D/S 1 P/S	0.0000	0.00
2	2	Y	PMP2BKDGAJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	1

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: SANA NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY **********	0.0000	0.00
1	1	Y	ETSS100J5 SOI SPEAKER AND BRACKET Warehouse: SANA 100J series composite speaker w/ universal bail brkt-100 watt MOUNT BEHIND GRILLE	0.0000	0.00
1	1	Y	MISC SOI PART #ENFWB01M78 Warehouse: SANA Dodge Charger (2021-24) Front Passenger (DRV) |T18||T18||T18||T18| (PAS) |RBW||RBW||RBW||RBW| Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)	0.0000	0.00
1	1	N	INFO * REAR * Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	2

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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
2	2	Y	EMPS21M3B-8 SOI, MPWR FASCIA, 4", STM, BLK HSG, RED/BLU/WHT, STL Warehouse: SANA 4" mpower Fascia with Stud Mount 18 LED 9-32 Volt SAE with 3' Pigtail Black Housing with Stealth Lens RED/BLU/WHT MOUNTED IN LP BRACKET	0.0000	0.00
1	1	Y	PMP2BRK2LPV SOI LICENSE PLATE BRACKET, VERTICAL MNT FOR 4" MPOWER Warehouse: SANA	0.0000	0.00
1	1	Y	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: SANA	0.0000	0.00
1	1	N	INFO * INTERIOR * Warehouse: SANA	0.0000	0.00
1	1	Y	7170-0886-01 GJ 2021+ Dodge Charger Console Box (Short 10.5") Kit w Warehouse: SANA 2021+ Dodge Charger Console Box (Short 10.5") Kit with Cup Holder and Rear Armrest 7170-0886-01	0.0000	0.00

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	3

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

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(For Pickup)
San Antonio -SANA
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San Antonio, TX 78266

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	ETSA481RSR SOI, 400 SERIES REMOTE SIREN, W/KNOB, 100WATT Warehouse: SANA	0.0000	0.00
1	1	Y	17133 GJ, FACEPLATE, NERGY 400 SERIES FULL SIREN Warehouse: SANA	0.0000	0.00
1	1	Y	GJ-19439 GJ HARRIS FACEPLATE REMOTE HEAD XL-185M Warehouse: SANA	0.0000	0.00
1	1	Y	17040 GJ MAGNETIC MIC Warehouse: SANA	0.0000	0.00
1	1	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: SANA	0.0000	0.00
1	1	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	4

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	TINT Vehicle Window Tint Per Customers Specs Warehouse: SANA CERAMIC OR STANDARD - STANDARD LIMO, LEGAL, OR % - 25% WHICH WINDOWS - ALL WINDOWS EXLUDING FRONT WS FRONT STRIP (Y/N) - Y	0.0000	0.00
1	1	N	INFO CiUSTOMER SUPPLIED ITEMS Warehouse: SANA HARRIS XL 85 2 PIECE RADIO	0.0000	0.00
1	1	Y	FUEL CHARGE FUEL CHARGE TO CUSTOMER Warehouse: SANA *CHARGE ACTUAL AMOUNT OF FUEL FOR CARS	25.0000	25.00
1	1	Y	PDI PRE-DELIVERY INSPECTION Warehouse: SANA	125.0000	125.00
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: SANA LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	300.0000	300.00

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	5

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582358
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: SANA	1,900.0000	1,900.00

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	06/17/25
Print Time	03:01:17 PM
Page No.	6

Printed By: HOUSTON YARBERRY

Subtotal	5,714.00
Freight	200.00
Order Total	5,914.00

PRODUCT PRICING SUMMARY

TIPS USA 210907 Automobiles

VENDOR- DONALSON CDJR, 1305 Hwy 96 BYPASS , Silsbee TX 77656

End User: CITY OF SEGUIN PATROL
Prepared by: SETH GAMBLIN
Contact:
Phone: 512.436.1313
Email:
Email: SGAMBLIN.SILSBEEFLEET@GMA
Product Description: DODGE CHARGER POLICE
Date: June 17, 2025

A. **Bid Item:** **A. Base Price:** $ 40,107.00

B. **Factory Options**

Code	Description	Bid Price	Code	Description	Bid Price
LDDE48	2023 DODGE CHARGER POLICE				
EZH	5.7L V8 HEMI ENGINE RWD				
X5	HD CLOTH BUCKET SEATS W VINYL REA	$ 135.00			
AWC	FLEET SAETY GROUP	$ 395.00			
	EXTERIOR MIRRORS W/ HEAT	INC			
	BLIS	INC			

Total of B. Published Options: $ 530.00

Published Option Discount (5%) $ (26.50)

C. **Unpublished Options** **$=** 61.7 **%**

Description	Bid Price	Options	Bid Price
		EXTERIOR COLOR- BLACK	
DANA 582355	$ 25,093.14	INTERIOR - X5	
		MUST SHORT PAY WHEN UNIT SHIPS	
		TO DANA**	

Total of C. Unpublished Options: $ 25,093.14

D. **Floor Plan Interest (for in-stock and/or equipped vehicles):** $ -

E. **Lot Insurance (for in-stock and/or equipped vehicles):** $ -

F. **Contract Price Adjustment:** SPD DISCOUNT $ (1,000.00)

G. **Additional Delivery Charge:** 0 **miles** $ -

H. **Subtotal:** $ 64,703.64

I. **Quantity Ordered** 1 **x H =** $ 64,703.64

J. **Trade in:** $ -

K.

L. **Total Purchase Price** $ 64,703.64

Proposal

Telecommunications Work Sheet

6641 E. Ben White Blvd., Austin TX 78744
24 Hour Phone 1-877-527-2862 & Fax 1-512-356-6445
Radio Shop Phone 1-512-730-6457 & Fax 1-512-482-6299
Telecommunications

Customer:	**CITY OF SEGUIN**	**Work Order #:**	000000006951534
Address:	205 N River Street	***Date:**	6/18/25
	Seguin, Texas 78155		***Pricing is valid for 30 days from the date of this Proposal.***
			Job Total is rounded down to the nearest whole dollar amount.

Statement of Work: Seguin PD - 4 Harris Unity 100M Mobile accessory kits, Antenna parts & Faceplates

Purchase Order #: PO:

Comments: Requested by Justin Ramirez

Material

TASK ID	Item	Description	Qty	Unit Cost	Line Cost
92090	1601002300	COAX, NMO MOUNT, 3/4 IN, NO CONNECTOR	4	$17.27	$69.06
92090	1601002360	CRIMP, TNC MALE CONN RG58, MFG RFT-1202-2T, TESSCO SKU 58794	4	$4.28	$17.13
92090	1608007610	ANTENNA, PANORAMA CUSTOM KIT - LCRA-001	4	$94.39	$377.54
92090		Gamber Johnson Faceplate - Fit a Unity Mobile Radio	4	$27.60	$110.40
92090		MAMW-NAZ7R Accessories Kit, Unity W CH-721 Remote Mount	4	$248.40	$993.60
				Material Sub Total:	**$1,567.74**

Labor Total:	**$0.00**
Material Total:	**$1,567.74**
Job Total:	**$1,567.00**

This is not an invoice - Do not pay

If Proposal is accepted, work and equipment provided shall be subject to the Interlocal Cooperation Agreement for Mobile Radio Services and Equipment, or other applicable master agreement, between LCRA and Customer.

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO SEGUIN POLICE DEPARTMENT Warehouse: SANA	0.0000	0.00
1	1	N	INFO 2023 DODGE CHARGER (6) Warehouse: SANA	0.0000	0.00
1	1	Y	EVP EMERGENCY VEHICLE PACKAGE Warehouse: DROP	18,808.1400	18,808.14
1	1	N	INFO * FRONT * Warehouse: SANA	0.0000	0.00
1	1	Y	BK2164CGR15 SMC PB450L4 ALUMINUM BUMPER MPOWER Warehouse: SANA	0.0000	0.00
1	1	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: SANA 100J series composite speaker w/ universal bail brkt-100 watt Mount on Setina Bumper	0.0000	0.00
1	1	Y	ETSS100CBKDC15 SOI NO-DRILL BUMPER MT SPKR BRKT FOR 2105+ CHARGI Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	1

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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: SANA NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY **********	0.0000	0.00
1	1	N	INFO * LIGHTBAR * Warehouse: SANA	0.0000	0.00
1	1	Y	MISC SOI PART# ENNLB01DCY-4UY Warehouse: SANA 48"/122cm 9-32 VOLT NFORCE NXT LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /S12/|S06||S06||W06||W06||S06||S06|\S12\ /RED/ |RED||RED||W06||W06||BLU||BLU| \BLU\ |S03|--GRT-||GRT||--GRT---||GRT|O-GRT--|S03| |WHT|--CLR-||CLR||--CLR---||CLR|O-CLR--|WHT| \S12\ |S06||S06||S06||S06||S06||S06| /S12/ \RED|\AMB||AMB||AMB||AMB||AMB||AMB||AMB|/BLU/ Domes - Polycarb [D|6|12|6|P] Accessories - PNFLBSPLT1, AUTO-DIM Mount - Extra Low Fixed Height Mount (PNFLBK10) Hook - NONE Vehicle - 2023 Dodge Charger	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	2

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO * SIDE * Warehouse: SANA	0.0000	0.00
2	2	Y	ESLRL61158 SOI, SL RUNNING, 61", 5MOD, R/B/W, 3CLR/TRIO Warehouse: SANA SL Running Light, 61" - 5 Module, Tricolor Red/Blue/White NEW BLUEPRINT SL RUNNING LIGHT	0.0000	0.00
2	2	Y	PSLVBK05 SOI UNIVERSAL MOUNTING KIT NLINE RUNNING LIGHTS Warehouse: SANA	0.0000	0.00
1	1	N	INFO * REAR * Warehouse: SANA	0.0000	0.00
1	1	Y	MISC SOI PART#ENFWB01H05 Warehouse: SANA INTERIOR REAR LIGHTBAR Dodge Charger (2021-24) Solid Rear (DRV) |D12||D12||D12||D12||D12||D12||D12||D12| (PAS) |R_W||R_W||R_W||R_W||B_W||B_W||B_W||B_W| Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	3

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To	Ship To
SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: SANA	0.0000	0.00
1	1	N	INFO * INTERIOR * Warehouse: SANA	0.0000	0.00
1	1	Y	7170-0887-04 GJ, CONSOLE PKG, 2021-23 CHARGER, RMK TAB, 20.5" Warehouse: SANA 7170-0887-04: KIT INCLUDES 2021+ Dodge Charger Console Box (7160-1628) Internal Cup Holder (7160-0846) Rear Armrest (7160-0429) Mongoose®-9" Locking Slide Arm with Short Clevis (7160-0928)	0.0000	0.00
2	2	Y	17040 GJ MAGNETIC MIC Warehouse: SANA	0.0000	0.00
1	1	Y	20033 GJ SOI 500 SERIES FACEPLATE Warehouse: SANA	0.0000	0.00
1	1	Y	GJ-19439 GJ HARRIS FACEPLATE REMOTE HEAD XL-185M Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	4

Printed By: HOUSTON YARBERRY

Continued on Next Page

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DANA SAFETY SUPPLY, INC
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GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
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Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	DS-DELL-435 HAV DELL PRO RUGGED 13/14" DOCKING STATION Warehouse: SANA Docking Station for Dell Pro Rugged 14" & 13", 5430, 7330, 5420, 5424, & 7424 Notebooks With Standard Port Replication	0.0000	0.00
1	1	Y	LPS-196 HAV 120W NON-ISOLATED LIND POWER SUPPLY W/SWITHCRAFT Warehouse: SANA 120W Non-Isolated LIND Power Supply with Switchcraft Connector For DS-DELL-430 Series Docking Stations	0.0000	0.00
1	1	Y	ENGSA5100RSP SOI, 500 SERIES PUSHBTN 100W CNTRL, +VOICE PLBK Warehouse: SANA	0.0000	0.00
1	1	Y	ENGLMK002 SOI bluePRINT Link 2021-2023 Dodge Durango Warehouse: SANA	0.0000	0.00
1	1	Y	ENGSYMD01 SOI SOUND OFF / BLUEPRINT SYNC MODULE Warehouse: SANA	0.0000	0.00
1	1	N	INFO * PARTITION * Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	5

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

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SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	PK1130CGR11 SMC #10XL Horizontal Sliding Window Coated Polycarbona Warehouse: SANA #10XL Horizontal Sliding Window Coated Polycarbonate, XL Panel Partition*STANDARD OPTION: -Tall Man	0.0000	0.00
1	1	Y	QK2121CGR11 SMC FULL TRANSPORT REPLACEMENT SEAT 11-18 CHARG Warehouse: SANA	0.0000	0.00
1	1	Y	QK0491CGR11 SMC TPO FLOOR PAN FOR 2011+ CHARGER Warehouse: SANA VEHICLE - **********	0.0000	0.00
1	1	Y	DK0100CGR11 SMC MOLDED DOOR SKINS FOR 2011+ CHARGER Warehouse: SANA VEHICLE - DODGE CHARGER YEAR - ********** ***	0.0000	0.00
1	1	Y	WK0513CGR11 SMC STEEL WINDOW BARRIER FOR 2011+ DODGE CHARGI Warehouse: SANA WK0513CGR11	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	6

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

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SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	GK10271UHK SMC S T-RAIL MOUNT 1 UNIVERSAL HK Warehouse: SANA GK10271UHK S T-RAIL MOUNT 1 UNIVERSAL HK MOUNTED IN FRONT COMPARTMENT TO PARTIITON	0.0000	0.00
1	1	N	INFO * FUSE BOXES AND NODES * Warehouse: SANA	0.0000	0.00
1	1	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: SANA	0.0000	0.00
1	1	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: SANA	0.0000	0.00
2	2	Y	ENGND04102 SOI 10 OUTPUT REMOTE NODE W/ MAGNETIC I.D. Warehouse: SANA	0.0000	0.00
2	2	Y	ENGHNK05 SOI 18" REMOTE NODE HARNESS Warehouse: SANA 18 inch Harness Kit for Remote Node	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	7

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO * BALLISTIC GLASS * Warehouse: SANA	0.0000	0.00
1	1	N	DC-W-2285 ISBI IIIA WINDSHIELD DODGE CHARGER Warehouse: SANA	0.0000	0.00
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: SANA LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	0.0000	0.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: SANA	0.0000	0.00
1	1	N	INFO * MISC ITEMS * Warehouse: SANA	0.0000	0.00
1	1	Y	FC-3P28O-C01-5 PSS FOLDING TRAFF CONE ORNG, SET OF 5 W/BAG Warehouse: SANA	0.0000	0.00
1	1	Y	B500T AME 5# (2A:10B:C) FIRE EXTINGUISHER W/VEHICLE BRKT Warehouse: SANA	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	8

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582355
Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	S3511K STOP STICK 12' STOP STICK RACK KIT Red Stick/Black Sle Warehouse: SANA (Includes: 4 Stop Sticks, 1 Replacement Stick, Mounting Tray, Cord Reel & Sleeve)	0.0000	0.00
1	1	Y	C-2001-24-Y Jersey Claw 24”- Yellow Handle Warehouse: SANA	0.0000	0.00
1	1	Y	RTS-35510-45-30-0001 RTS RAPID DEPLOY IFAK KIT WITH CAT, RANGER GREEN Warehouse: SANA	0.0000	0.00
1	1	Y	0730 ORION 30 MINUTE RED FUSSEE-NO SPIKE OR STAND (36/C' Warehouse: SANA NO SPIKE, OR WIRE STAND ********** SOLD AS CASE 0F 36 FLARES	0.0000	0.00
1	1	N	INFO * CUSTOMER SUPPLIED ITEMS * Warehouse: SANA Radio: LCRA /pano antenna/universal wiring kit for LCRA XL200 mobile radio CAMERA: AXON Fleet 3 ICV with cradlepoint	0.0000	0.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	9

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
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Telephone: 800-847-8762

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Customer No.	SILSBEE

Bill To

SILSBEE FORD FLEET GROUP
NEED ONLY ONE INVOICE PER SO#
NEED ONLY ONE INVOICE PER SO#
SILSBEE, TX 77656

Ship To

(For Pickup)
San Antonio -SANA
8154 Bracken Creek Drive
San Antonio, TX 78266

Contact: SETH GAMBLIN
Telephone: 512-436-1313
E-mail: sgamblinsilsbeefleet@gmail.com

Contact: HOUSTON YARBERRY
Telephone: 210-868-3753
E-mail: HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/17/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	TINT Vehicle Window Tint Per Customers Specs Warehouse: SANA CERAMIC OR STANDARD - Standard LIMO, LEGAL, OR % - 25% all windows. WHICH WINDOWS - not including front windshield FRONT STRIP (Y/N) - No	0.0000	0.00
1	1	Y	GRAPHICS GRAPHICS FOR VEHICLE Warehouse: SANA	0.0000	0.00
1	1	Y	MISC SEAT DISPOSAL Warehouse: SANA	0.0000	0.00
1	1	Y	FUEL CHARGE FUEL CHARGE TO CUSTOMER Warehouse: DROP *CHARGE ACTUAL AMOUNT OF FUEL FOR CARS	25.0000	25.00
1	1	Y	PDI PRE-DELIVERY INSPECTION Warehouse: DROP	125.0000	125.00

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	10

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

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SILSBEE FORD FLEET GROUP **NEED ONLY ONE INVOICE PER SO#** **NEED ONLY ONE INVOICE PER SO#** SILSBEE, TX 77656	(For Pickup) San Antonio -SANA 8154 Bracken Creek Drive San Antonio, TX 78266
Contact: SETH GAMBLIN **Telephone:** 512-436-1313 **E-mail:** sgamblinsilsbeefleet@gmail.com	**Contact:** HOUSTON YARBERRY **Telephone:** 210-868-3753 **E-mail:** HYARBERRY@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
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Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	SETH GAMBLIN	17605331440

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: SANA LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	550.0000	550.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: SANA	4,785.0000	4,785.00

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	06/17/25
Print Time	02:54:35 PM
Page No.	11

Printed By: HOUSTON YARBERRY

Subtotal	24,293.14
Freight	800.00
Order Total	25,093.14

Proposal

Telecommunications Work Sheet

6641 E. Ben White Blvd., Austin TX 78744
24 Hour Phone 1-877-527-2862 & Fax 1-512-356-6445
Radio Shop Phone 1-512-730-6457 & Fax 1-512-482-6299
Telecommunications

Customer: **CITY OF SEGUIN**
Address: 205 N River Street
Seguin, Texas 78155

Work Order #: 000000006950472
***Date:** 6/17/25

Pricing is valid for 30 days from the date of this Proposal.
Job Total is rounded down to the nearest whole dollar amount.

Statement of Work: Seguin PD -DChargers - 6 L3 Harris XL-200 Mobile (B106/7/8/VHF, XLCH, Multikey) w/Parts - No LTE ANT

Purchase Order #: PO:

Comments: Requested by Justin Ramirez

Material

TASK ID	Item	Description	Qty	Unit Cost	Line Cost
92080	1601002300	COAX, NMO MOUNT, 3/4 IN, NO CONNECTOR	6	$13.55	$81.29
92080	1601002360	TNC MALE CRIMP CONNECTOR RG58,141	6	$4.19	$25.11
92080	1608007205	SPEAKER, MOBILE Part # LS102824V1	6	$26.16	$156.97
92080		Speaker Pigtails	6	$80.50	$483.00
92080		L3 Harris XL-200 LTE/700/800/VHF Mobile, P25 Trunking, OTAP, Phase 2 TDMA, Multi-key AES & DES Encryption, Encrypt Lite, XL-CH, Universal Mounting Kit, Stnd. XL Mobile Microphone, Cable Speaker Accy,Device Mgmt. 1 year subscription, external speaker	6	$9,282.06	$55,692.38
				Material Sub Total:	**$56,438.76**

Labor Total: **$0.00**

Material Total: **$56,438.76**

Job Total: **$56,438.00**

This is not an invoice - Do not pay

If Proposal is accepted, work and equipment provided shall be subject to the Interlocal Cooperation Agreement for Mobile Radio Services and Equipment, or other applicable master agreement, between LCRA and Customer.

STALKER radar

applied concepts, inc.

QUOTE #2107130

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Date: 06/19/25

Inside Sales Partner: Vanna Moore
vanna.moore@a-concepts.com

Reg Sales Mgr: Christopher Decker
972-398-3780
chris.decker@stalkerradar.com

Effective From : 06/19/2025 **Valid Through:** 09/17/2025 Lead Time: 45 working days

Bill To: **Customer ID:** 014860
City of Seguin
PO Box 19112
Seguin, TX 78155-5626
Accounts Payable

Ship To: *FedEx Ground*
Seguin Police Dept
350 N Guadalupe St
Seguin, TX 78155-4447
Officer Dustin Kincaid

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	808-6125-00	Stalker Lidar RLR - w/BT, DL & FTC, 2 Batteries, D	24	$2,775.00	$2,775.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	1	200-1602-73	Assy, R-Series Lidar, Bluetooth, HV		$0.00
2	2	200-1053-10	Lidar RLR Battery Cell, ACI Build		$0.00
3	1	200-1092-01	Lidar RLR Dual Bay Battery Charger		$0.00
4	1	035-0211-00	Soft Storage Bag		$0.00
5	1	011-0002-00	Lidar Certificate of Accuracy		$0.00
6	1	011-0231-00	Lidar RLR Quick Start Guide		$0.00
7	1	057-1010-00	Label for Documentation Kit		$0.00
8	1	035-0389-00	Lidar Shipping Box w/Foam		$0.00
9	1	060-1000-24	24-Month Warranty		$0.00
				Group Total	$2,775.00

Product	$2,775.00	Sub-Total:	$2,775.00
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$0.00
Payment Terms: Net 30 days		**Total: USD**	**$2,775.00**

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BuyBoard 2024 ext
703-23

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.

STALKER radar

applied concepts, inc.

QUOTE #2107132

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Date: 06/19/25

Inside Sales Partner: Vanna Moore
vanna.moore@a-concepts.com

Reg Sales Mgr: Christopher Decker
972-398-3780
chris.decker@stalkerradar.com

Effective From : 06/19/2025 **Valid Through:** 09/17/2025 Lead Time: 45 working days

Bill To: **Customer ID:** 014860
City of Seguin
PO Box 19112 Accounts Payable
Seguin, TX 78155-5626

Ship To: *FedEx Ground*
Seguin Police Dept
350 N Guadalupe St Officer Dustin Kincaid
Seguin, TX 78155-4447

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	807-0001-00	DSR 2X Radar with Fast Lock Remote	36	$3,401.00	$3,401.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	1	200-0965-50	2X Counting Unit, 1.5 PCB, ARM Processor		$0.00
2	1	200-1570-00	2X Modular OSC Display		$0.00
3	1	200-1468-00	Dual DSR Ka Antenna		$0.00
4	1	200-1468-01	2X Rear Antenna		$0.00
5	1	200-0919-00	2X Fast Lock Remote w/Screw Latch		$0.00
6	1	200-0769-00*	25 MPH/40 KPH KA Tuning Fork		$0.00
7	1	200-0770-00*	40 MPH/64 KPH KA Tuning Fork		$0.00
8	1	200-0648-00	Display Sun Shield		$0.00
12	1	155-2591-08	8 Foot Antenna Cable, IP67		$0.00
13	1	155-2591-20	20 Foot Antenna Cable, IP67		$0.00
14	1	200-0622-00	VSS Cable Kit		$0.00
15	1	200-0619-00	2X Documentation Kit		$0.00
16	1	006-0094-00	Fan Noise Suppression Addendum - 2X		$0.00
17	1	035-0361-00	Shipping Container, Dash Mounted Radar		$0.00
18	1	060-1000-36	36 Month Warranty		$0.00
19	1	200-1683-00	ASSY, 2025 TAHOE FRONT KA CU/ANTENNA COMBO MOUNT	$173.00	$173.00
20	1	200-1476-00	2021-2024 Tahoe Ka Band Rear Antenna Mount	$137.00	$137.00
21	1	155-2211-00	Remote Display Interconnect Cable, 10'	$85.00	$85.00
				Group Total	$3,796.00

Product	$3,796.00	Sub-Total:	$3,796.00
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$0.00
Payment Terms: Net 30 days		**Total: USD**	**$3,796.00**

001

BuyBoard 2024 ext
703-23
Vehicle Information:
2025 Chevrolet Tahoe SUV

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582150-A
Customer No.	SEGUINPD

Bill To	**Ship To**
Seguin Police Department 350 N Guadalupe St Seguin, TX 78155 United States	Seguin Police Department 350 N Guadalupe St Seguin, TX 78155 United States
Contact: **Telephone:** 830-379-2123 **E-mail:**	**Contact:** **Telephone:** 830-379-2123 **E-mail:**

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO SEGUIN POLICE DEPARTMENT K9 UNIT Warehouse: SANA 2025 FORD EXPLORER PIU	0.0000	0.00
2	2	N	INFO RETROFIT 2022 CHECY TAHOE Warehouse: SANA	0.0000	0.00
1	1	N	INFO * FRONT OF VEHICLE * Warehouse: SANA	0.0000	0.00
1	1	Y	36-4045 Westin 2021 Chevy Tahoe Elite Push Bumper Warehouse: SANA 36-4045	465.6100	465.61
1	1	Y	36-4045W Westin 2021 Chevy Tahoe Elite Wing Wraps Warehouse: SANA	210.0000	210.00
1	1	Y	36-4045WC WESTIN Wire Cover Warehouse: SANA 36-4045WC	31.7500	31.75

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	1

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582150-A
Customer No.	SEGUINPD

Bill To	**Ship To**
Seguin Police Department 350 N Guadalupe St Seguin, TX 78155 United States	Seguin Police Department 350 N Guadalupe St Seguin, TX 78155 United States
Contact: **Telephone:** 830-379-2123 **E-mail:**	**Contact:** **Telephone:** 830-379-2123 **E-mail:**

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	36-4045PB Westin 2021 Chevy Tahoe Elite Pit Bars Warehouse: SANA	304.2900	304.29
1	1	Y	36-6015SMP4 Westin, Elite Push Bumper Light Channel Warehouse: SANA	38.0000	38.00
4	4	Y	EMPS2STS5RBW SOI, MPWR FASCIA, 4", STM, BLK HSG, RED/BLU/WHT Warehouse: SANA mpower® 4" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 18 LED, Tricolor - Red/Blue/White	130.6700	522.68
2	2	Y	EMPSA05C3-8 SOI, MPWR FASCIA, 4X2, STM, BLK HSG, RED/BLU/WHT Warehouse: SANA 4"x2" mpower Fascia with Stud Mount, 36 LED 9-32 Volt SAE with 1.5' Pigtail, Black Housing with Clear Lens: RED/BLU/WHT MOUNTED ON VERTICAL BARS OF BUMPER	187.6000	375.20

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	2

Printed By: HOUSTON YARBERRY

Continued on Next Page

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Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
2	2	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: SANA 100J series composite speaker w/ universal bail brkt-100 watt MOUNTED BEHIND GRILLE	187.0000	374.00
1	1	N	INFO * REAR OF VEHICLE * Warehouse: SANA	0.0000	0.00
1	1	Y	PMP1BK003 SOI MPOWER REAR WEDGE KIT FOR PILLAR Warehouse: SANA	66.0000	66.00
6	6	Y	EMPS1QMS4RBA SOI, MPWR FASCIA, 3", QM, BLK HSG, RED/BLU/AMB Warehouse: SANA 3" Fascia Light w/ Quick Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Tricolor - Red/Blue/Amber	125.0000	750.00
1	1	N	INFO * INTERIOR-REAR * Warehouse: SANA	0.0000	0.00
1	1	Y	AC-21TH-CPMNT-T TROY 2021+ Tahoe tilt-up cargo mount 5-piece system Warehouse: SANA	794.2900	794.29

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	3

Printed By: HOUSTON YARBERRY

Continued on Next Page

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HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	SB-ECO422013-T TROY ECOLINE ALUMINUM STORAGE BOX 42x20x14 Warehouse: SANA Eco Line Aluminum Storage Box 42"W x 20"L x 14"H; 3-sided 1.5" trim, (2) lockable draw latches, rubber mat in drawer (fit in Durango, PIU, Civilian)	831.0000	831.00
2	2	Y	EBSDL0002-D SOI, OBSERVE, SMALL FORM DOME LIGHT, 3", R/W Warehouse: SANA obSERVE+ Dome Light - 3" Round, Dual Color - Red/White 1 MOUNTED IN REAR HEADLINER MOUNT 1 IN FRONT PASSENGER COMPARTMENT	58.3300	116.66
1	1	N	INFO * INTERIOR-K9 INSERT * Warehouse: SANA	0.0000	0.00
1	1	Y	EZIK-TAHEXL-2021-C AMEALAC EZ RIDER 1/3-2/3 TAHOE 21- CURRENT Warehouse: SANA	4,133.0000	4,133.00
1	1	Y	MISC PC-MATTE Warehouse: SANA	0.0000	0.00
1	1	Y	MISC RUBBER MAT-LARGE Warehouse: SANA	0.0000	0.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	4

Printed By: HOUSTON YARBERRY

Continued on Next Page

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06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	MISC LIGHT KIT (LED) Warehouse: SANA LIGHT KIT-LED (RED & WHITE)	0.0000	0.00
1	1	Y	MISC New Hinged Universal Water Dish Warehouse: SANA	145.8800	145.88
1	1	Y	MISC Block Out- Full Set Warehouse: SANA	202.6500	202.65

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	5

Printed By: HOUSTON YARBERRY

Continued on Next Page

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06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	MISC COOL GUARD PLUS M910 Warehouse: SANA *** AMERICAN ALUMINUM RECOMMENDS THAT THE SYSTEM IS INSTALLED BY AN EVT CERTIFIED INSTALLER, AMERICAN ALUMINUM ALSO RECOMMENDS THE SYSTEM TO BE TESTED DAILY BEFORE THE START OF SHIFT *** *** PLEASE ADVICE IF THE VEHICLE IS NOT A POLICE PACKAGE... IF THERE IS NOT A PARK NEUTRAL WIRE WE WILL HAVE TO PROVIDE A SWITCH FOR IT. THE OFFICER WILL HAVE TO MANUALLY TURN IT ON AND OFF *** E/Z-Cool Guard System PLUS M910 (Coolguard ONLY, this does not include the Rescue Door Opener) Which side of the vehicle is the fan being installed on (Driver or Passenger) The standard kit Includes: 1pc Cool Guard Plus only 1pc Cool Guard Control Head (TS display) 1pc Paw Protect 2pcs Temp Probes w/ temp and humidity 1pc Pedestal kit 1kt All associated wire harnesses for CGP 1pc 30A Fuse and In-line Fuse Holder 1 Fan and Fan guard	2,158.7500	2,158.75

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	6

Printed By: HOUSTON YARBERRY

Continued on Next Page

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GREENSBORO, NC 27407

Telephone: 800-847-8762

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06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	New Features of the M910 system: * Remote start, if the ignition is off but not the paw protect AND the alarm is triggered, the remote start signal is triggered, for most vehicles it will shut off after 20 min. * Added fan feature, the system will support a second fan (not included in this price) * K9 light on the display, customer can turn on and off the light from display screen * RESCUE feature on the display, RESCUE deploys from display * RESCUE Fob sync can be done on the display Installer friendly features: *One module houses Cool Guard and RESCUE * Longer temp probes for easy install * Light indicators on every output * 3 in gear disable options for all major manufacturers * Enhanced window circuit with Bump feature to safeguard the fuse * Extended cool down period in setup options MISC Cool Guard M910 Rescue add on Warehouse: SANA RESCUE module and wire harness for M910 Cool Guard PLUS	550.0000	550.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	7

Printed By: HOUSTON YARBERRY

Continued on Next Page

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Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	MISC Cool Guard Pager System Warehouse: SANA E/Z-Cool Guard Pager System. Works in conjunction with Cool Guard Monitoring System	563.7500	563.75
1	1	N	INFO * INTERIOR-FRONT * Warehouse: SANA	0.0000	0.00
1	1	Y	MISC KUSTOM SIGNAL #3003 Warehouse: SANA Eagle 3 Dual Ka-band antenna with Same Direction, Fastest, Scan mode, Wireless Speed Sensing, QuikTrak, and eFork	2,978.6300	2,978.63
1	1	Y	MISC KUSTOM SIGNAL #3014 Warehouse: SANA Eagle 3 Insulated Heat Shield Kit p/n 050-0036-00	39.0000	39.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	8

Printed By: HOUSTON YARBERRY

Continued on Next Page

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4809 KOGER BLVD
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06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	C-HDM-204 HAV TELESCOPING SIDE MOUNTED POLE ASSY Warehouse: SANA C-HDM-204 MOUNTS TO SIDE OF CONSOLE BOX **********	153.3300	153.33
1	1	Y	DS-DELL-435 HAV DELL PRO RUGGED 13/14" DOCKING STATION Warehouse: SANA Docking Station for Dell Pro Rugged 14" & 13", 5430, 7330, 5420, 5424, & 7424 Notebooks With Standard Port Replication	563.0000	563.00
1	1	Y	LPS-196 HAV 120W NON-ISOLATED LIND POWER SUPPLY W/SWITHCRAFT Warehouse: SANA 120W Non-Isolated LIND Power Supply with Switchcraft Connector For DS-DELL-430 Series Docking Stations	225.0000	225.00
1	1	Y	C-MD-202 HAV LO-PROFILE TILT/SWIVEL MOTION DEVICE Warehouse: SANA	53.7100	53.71
1	1	N	INFO * BALLISTIC IIIA WINDSHIED* Warehouse: SANA	0.0000	0.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	9

Printed By: HOUSTON YARBERRY

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	582150-A
Customer No.	SEGUINPD

Bill To

Seguin Police Department
350 N Guadalupe St
Seguin, TX 78155
United States

Contact:
Telephone: 830-379-2123
E-mail:

Ship To

Seguin Police Department
350 N Guadalupe St
Seguin, TX 78155
United States

Contact:
Telephone: 830-379-2123
E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/16/25	Ground	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	CT-W-2663 ISBI 2021 TAHOE WINDSHIELD Warehouse: SANA	2,486.0000	2,486.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: SANA	700.0000	700.00
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: SANA LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	75.0000	75.00
1	1	N	INFO * MISC ITEMS IN VEHICLE * Warehouse: SANA	0.0000	0.00
1	1	Y	FC-3P28O-C01-5 PSS FOLDING TRAFF CONE ORNG, SET OF 5 W/BAG Warehouse: SANA	298.7500	298.75
1	1	Y	B500T AME 5# (2A:10B:C) FIRE EXTINGUISHER W/VEHICLE BRKT Warehouse: SANA	69.0000	69.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	10

Printed By: HOUSTON YARBERRY

Continued on Next Page

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HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	S3511K STOP STICK 12' STOP STICK RACK KIT Red Stick/Black Sle Warehouse: SANA (Includes: 4 Stop Sticks, 1 Replacement Stick, Mounting Tray, Cord Reel & Sleeve)	619.0000	619.00
1	1	Y	C-2001-24-Y Jersey Claw 24”- Yellow Handle Warehouse: SANA	352.0000	352.00
1	1	Y	RTS-35510-45-30-0001 RTS RAPID DEPLOY IFAK KIT WITH CAT, RANGER GREEN Warehouse: SANA	133.7700	133.77
1	1	Y	0730 ORION 30 MINUTE RED FUSSEE-NO SPIKE OR STAND (36/C' Warehouse: SANA NO SPIKE, OR WIRE STAND ********** SOLD AS CASE 0F 36 FLARES	99.4500	99.45
1	1	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: SANA	50.0000	50.00
1	1	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: SANA	50.0000	50.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	11

Printed By: HOUSTON YARBERRY

Continued on Next Page

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HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	GRAPHICS GRAPHICS FOR VEHICLE Warehouse: SANA 360 WRAPS-QUOTE#36131	1,000.0000	1,000.00
1	1	N	INFO CUSTOMER SUPPLIED ITEMS Warehouse: SANA LPR CAMERA W/ LSAG MOUNT 2 ON FRONT BUMPER AND 1 ON REAR ROOF AXON CAMERA SYSTEM RADIO: HARRIS XL85M 2 PIECE	0.0000	0.00
1	1	Y	MISC SEAT DISPOSAL Warehouse: SANA	75.0000	75.00
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: SANA LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	550.0000	550.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: SANA ALL EQUIPMENT MINUS BALLISTIC GLASS	5,600.0000	5,600.00

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	12

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Continued on Next Page

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HOUSTON YARBERRY	HOUSTON YARBERRY SAN	LT. M. MARTINEZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
			Approved By: _____ ☐ **Approve All Items & Quantities** **Quote Good for 30 Days**		

Print Date	06/16/25
Print Time	03:44:31 PM
Page No.	1

Printed By: HOUSTON YARBERRY

Subtotal	28,804.15
Freight	858.00
Order Total	29,662.15



AXON FLEET 3 - HUB RADAR CABLE KIT - STALKER DSR DUAL SL

SKU# 100807 $90.00 × ADD TO CART



AXON FLEET - AIRGAIN ANT - 9-IN-1 4LTE/5G 4WIFI 1GNS FLAT BL

SKU# 101036 $399.00 × ADD TO CART



AXON SIGNAL - CABLE ASSEMBLY - SIGNAL UNIT

SKU# 70117 $25.00 × ADD TO CART



AXON FLEET 3 - WIRING KIT REFRESH

SKU# 100350 $325.00 × ADD TO CART



AXON FLEET - CRADLEPOINT ROUTER CABLE ASSEMBLY 12V POWER

SKU# 13629 $25.00 × ADD TO CART

SEGUIN TEXAS

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Resolution of the City Council of the City of Seguin, Texas authorizing a contract amendment to the professional engineering services contract with Pape-Dawson Engineers for the Guadalupe Street GLO Drainage Project (a GLO CDBG-MIT Grant Project, Contract Number 22-085-008-D236) for construction phase services; authorizing the City Manager to execute contract amendments with providers; and declaring an effective date.

Date: July 1, 2025

Historical Background

The City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements in the amount of $37,891,885.50. This grant is for construction of drainage improvements in the following four areas:
Walnut Branch – Phase I awarded 11/19/24, Phase II awarded 1/7/25
Mays Creek – Phase I awarded 3/4/25, Phase II pending construction of Phase I.
North Heideke – awarded 12/17/24
North Guadalupe – awarded 3/18/25

In December 2021, City Council awarded project related engineering services to Pape-Dawson Engineers. City Council authorized award of construction to E-Z Bel Contractors, Inc.

Action Requested

Since the original engineering contract was awarded to Pape-Dawson Engineers, the scope of construction phase services has increased. During the design phase, additional work is required to accommodate appropriate drainage alignment, coordination with TxDOT, and replacement of water and wastewater systems. This contract amendment includes additional job site visits, construction administration, and construction materials and testing (CMT) for the increased construction duration associated with the Guadalupe Street GLO Drainage Project.

Procurement Methodology & Funding Source

Funding for this project has been secured through bonds.

Staff Recommendation

Staff recommends the contract amendment to the Pape-Dawson Engineers professional services contract be authorized in the amount of $388,906.

ATTACHMENT

1. 2025.07.01 Resolution Guadalupe Street PSA Amendment
2. North Guadalupe Construction Phase Services ASR

CITY OF SEGUIN **RESOLUTION NO. 2025R-XX**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AUTHORIZING A CONTRACT AMENDMENT TO THE PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH PAPE-DAWSON ENGINEERS FOR THE GUADALUPE STREET GLO DRAINAGE PROJECT (A GLO CDBG-MIT GRANT PROJECT, CONTRACT NUMBER 22-085-008-D236) FOR CONSTRUCTION PHASE SERVICES; AUTHORIZING THE CITY MANAGER EXECUTE CONTRACT AMENDMENTS WITH PROVIDERS; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Seguin was awarded a grant from the General Land Office for flood mitigation and infrastructure improvements; and

WHEREAS, the City was notified by the General Land Office that the Guadalupe Street Drainage Project (the "Project") was selected for grant funding; and

WHEREAS, the Guadalupe Street GLO Drainage Project includes flood mitigation and infrastructure improvements and

WHEREAS, the City contracted with Pape-Dawson Engineers to design the Guadalupe Street Drainage Project and assist in bidding of the project; and

WHEREAS, the City awarded the construction contract for the Guadalupe Street Drainage Project to E-Z Bel Construction, LLC; and

WHEREAS, the services to be performed by Pape-Dawson Engineers for the Project includes construction phase services; and

WHEREAS, city staff negotiated an amendment to the professional services agreement with Pape-Dawson Engineers for the purposes of construction phase services for the Guadalupe Street Drainage Improvements.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City Council hereby authorizes the amendment of $388,906 to the Pape-Dawson Engineers professional services contract for the Guadalupe Street GLO Drainage Project construction phase services.

SECTION 2. The City Manager, Steve Parker, is authorized to execute a contract amendment with Pape-Dawson Engineers for the Guadalupe Street GLO Drainage Project.

SECTION 3. This resolution is effective on the date of its passing.

PASSED AND APPROVED THIS 1st DAY OF JULY 2025.

Donna Dodgen
Mayor

ATTEST:

Kristin Mueller
City Secretary

PAPE-DAWSON ENGINEERS

May 30, 2025

Ms. Melissa Reynolds, P.E., CFM
City Engineer/Director
Seguin Capital Projects & Engineering
205 N. River Street
Seguin, Texas 78155

Re: Supplemental Construction Administration – North Guadalupe Drainage System

Dear Ms. Reynolds:

In 2022, we entered into a contract to provide engineering services for the North Guadalupe Drainage System project. The original design and construction phase service scopes were based on storm drain system improvements with minimal utility and pavement improvements. Construction phase services were scoped with placeholder values totaling $150,000 including construction materials testing (CMT), and were to be rescoped after design was complete. The 2022 contract was funded by a General Land Office (GLO) grant.

In 2023, the scope of the design increased to include full replacement of water and wastewater mains and full street reconstruction along the corridor, by means of Resolution No. R2023-118. The total time for design and construction increased beyond the originally scoped 30 months stated in the GLO funded contract.

Now that the design of the drainage, water, wastewater, and street infrastructure is complete, we have rescoped the construction phase services. The proposed net supplemental fee equals the total re-scoped services minus the $150,000 placeholder value in the original contract. The duration of this proposed supplemental agreement is 18 months.

The proposed services will be a change order to the contract the City established with Resolution No. R2023-118 and will be separate from the GLO funded contract. The overall fee for the original GLO funded contract will not be changed by these proposed services.

Our proposed scope of services and associated fees are as follows:

CIVIL ENGINEERING SERVICES

I. GRANT ADMINISTRATION SUPPORT (TASK 401) $ 12,000

- Attend monthly meetings with the grant administrator, GLO, and the City through the duration of construction (max 18 months).
- Coordinate with the grant administrator, GLO, and the City, and update GLO documents as needed (performance statements, tables, exhibits, etc.

II. CONSTRUCTION ADMINISTRATION SERVICES (TASK 402) $ 112,520

- Attend bi-weekly construction meetings, including meeting preparation (half virtual, half in person). Assumes max 18 months (17 months construction plus 1 month for project kickoff/closeout).
- Review and monitor the work schedule, traffic changes, public information topics, plan changes, differing site conditions, and construction issues.
- Review contractor submittals and shop drawings for compliance with project construction documents. This assumes no more than two reviews of each specification division.
- Respond to requests for information (RFI), clarification of plans, and construction change order (CCO) requests. This proposal assumes a maximum of 24 RFI.
- Coordinate with City, contractor, utility purveyors, residents, etc. related to project progress and disputes.
- Review monthly contractor pay applications and make recommendations for payment (assumes max 18).

III. SITE VISITS, FIELD REPORTS, & JOB RECORDS (TASK 411) $ 226,065

Pape-Dawson will perform site visits to observe and keep the City apprised of construction progress. The site visits are intended to support the City inspectors and engineering team. The City will provide inspections, and Pape-Dawson will provide construction observations.

- Attend weekly site visits/job walks. Assumes 8 hours per week for site visit for 75 weeks.
- Two (2) additional site visits for construction of detention restrictor/splitter box, assuming 4 hours per site visit.
- Four (4) additional site visits for Walnut Branch Creek outfall construction (two per outfall). Assumes 4 hours per site visit.
- Four (4) additional site visits for storm drain boring (two per bore). Assumes 4 hours per site visit.
- Two (2) additional site visits for work along/within UPRR right of way. Assumes 4 hours per site visit.
- Six (6) additional site visits for gas/electric/telecom coordination. Assumes 4 hours per site visit.
- Eight (8) site visits for water/sewer adjustments, connections, and installation. Assumes 4 hours per site visit.
- Attend maximum ten (10) additional site visits. Assumes 4 hours per site visit.
- Time for site visits includes two (2) hours round trip for travel time. (e.g., A 4-hour visit equals 2 hours in the field, and an 8-hour visit equals 6 hours in the field). Mileage will be billed as a direct expense.
- Prepare construction observation reports, coordinate findings with design team, City, and contractor.
- Maintain job records throughout construction.

IV. PROJECT CLOSEOUT (TASK 404) $ 20,165

Project closeout includes walk throughs, documentation, and certification to confirm construction has reached substantial and final completion.

- Attend punch list walk through to confirm project is substantially complete.
- Prepare a substantial completion punch list.
- Attend final walk through (City's final inspection) to verify all punch list items have been addressed, verify contractor has cleaned up the site, and that SWPPP and traffic control devices have been removed.
- Compile contractor as-builts and prepare as-built record plan set. Contractor is responsible for detailed as-built information. Pape-Dawson effort is limited to compiling contractor information.
- Issue a Certificate of Construction Completion within 30 days of final inspection approval.

V. CONSTRUCTION MATERIALS & TESTING (CMT) (SUBCONTRACTED) (TASK 407) $ 107,846

Construction materials testing to be performed Raba Kistner, Inc. proposes to provide Construction Materials Observation and Testing Services for the storm drain, water, wastewater, and street construction associated with the project.

- Testing schedule and procedure is generally based on TxDOT requirements, or as directed by the City.
- The attached breakdown includes as estimated quantity of each test that is expected. Exact frequency may vary based on phasing or field conditions.
- Raba-Kistner's project administration and technical review effort are included in this task.
- Vehicle travel charges are included in Raba-Kistner's CMT scope.
- Services requested and authorized in excess of the attached breakdown may be billed on a time and materials basis or require a revised negotiated lump sum.

VI. CMT ADMINISTRATION AND COORDINATION (TASK 408) $ 10,310

Pape-Dawson will coordinate construction materials testing with the contractor, testing lab, and the City, including review of materials testing and site testing reports for compliance with project specifications. The contractor is responsible for scheduling materials testing, and the testing lab is responsible for submitting testing to the contractor, Pape-Dawson, and the City. Pape-Dawson will work with contractor, testing lab, and City to resolve issues related to materials or construction tests that do not comply with project specifications.

THIS PROPOSAL ASSUMES AND/OR EXCLUDES THE FOLLOWING:

- *City of Seguin will perform inspections.*
- *Pape-Dawson will perform site observations, but will not perform inspections.*
- *Design and/or value engineering is not included.*
- *Permitting effort is not included.*
- *ROW/easement acquisition is not included.*
- *Additional construction administration, engineering, testing, survey, and other services not included in this proposal may require an additional services request.*
- *This proposal does not change the fee of the originally contracted GLO-funded contract.*

SUMMARY OF SCOPE AND FEES

The table below shows the task name (1st column), task number (2nd column), total proposed fee (3rd column), the portion of the fee included in the GLO funded contract (4th column), and the fee included with this supplemental contract (5th column, far right).

CONSTRUCTION PHASE SERVICES		Total Proposed Fee	Included with GLO-Funded Contract	**Billed with this Supplemental City Contract**
I. Grant Administration Support	Task 401	$12,000	$12,000	$0
II. Construction Administration Services	Task 402	$112,520	$35,000	$77,520
III. Site Visits, Field Reports, & Job Records	Task 411	$226,065	$52,500	$173,565
IV. Project Closeout	Task 404	$20,165	$12,000	$8,165
Subtotal for Construction Phase Services:		**$370,750**	**$111,500**	***$259,250***
CONSTRUCTION MATERIALS & TESTING				
V. Construction Materials & Testing (CMT) (Subcontracted)	Task 407	$107,846	$35,000	$72,846
VI. CMT Administration & Coordination	Task 408	$10,310	$3,500	$6,810
Subtotal for Construction Materials & Testing:		**$118,156**	**$38,500**	***$79,656***
Total:		**$488,906**	**$150,000**	***$338,906***

BASIS OF COMPENSATION

Pape-Dawson's compensation is a lump sum in the amount of **$338,906.00** for the services identified above. This budget figure does not include Direct Expenses (defined below). Sales tax on services is not included. If this budget figure is exceeded, Pape-Dawson may request modification of this Agreement.

Direct Expenses include reproduction, travel, express mail, special deliveries, and subcontractor expenses related to these services, unless specifically stated in this proposal. Direct Expenses include a 10% markup on cost.

AGREEMENT

The attached Terms and Conditions are incorporated into this Proposal by reference and become part of the agreement between the Client and Pape-Dawson by execution of this Proposal. If the terms of this Proposal are acceptable, please acknowledge such by signing below and returning the executed Proposal to us via e-mail or US Mail for our records. Receipt of the executed Proposal serves as authorization for us to proceed with the work.

The costs, fees, budget, and scope of work set out herein are valid for ninety (90) days from the date of this Proposal. If Pape-Dawson does not receive an executed Proposal from the Client within ninety (90) days from the date of this Proposal, the costs, fees, budget, and scope of work are subject to revision at Pape-Dawson's sole discretion. Pape-Dawson to provide a revised Proposal with the modified costs, budget, and scope of work should revisions be made.

We appreciate the opportunity to work with you on this project.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Jake Powell, P.E., CFM
Associate Vice President

CITY OF SEGUIN

Signature:_____

Name:_____

Title:_____

Date:_____

CITY OF SEGUIN
ACCOUNTS PAYABLE CONTACT INFO
Name:_____

Address:_____

Phone:_____

Email:_____

Attachments
- Pape-Dawson Terms & Conditions
- Detailed Labor Breakdown
- City of Seguin Resolution No. R2023-118

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PAPE-DAWSON CONSULTING ENGINEERS, LLC
RE: SUPPLEMENTAL ROADWAY & UTILITY IMPROVEMENTS – NORTH GUADALUPE DRAINAGE SYSTEM (the "Project")
TERMS AND CONDITIONS

PAPE-DAWSON CONSULTING ENGINEERS, LLC, a Texas limited liability company, located at 2000 NW Loop 410, San Antonio, Texas, 78213-2251, hereinafter referred to as "Engineer", has agreed to provide Professional Services to **CITY OF SEGUIN,** hereinafter referred to as "Client," pursuant to the terms set out in a "Proposal - Scope of Services and Compensation" (the "Proposal") executed by Client and these Terms and Conditions.

ARTICLE 1: SERVICES

Engineer agrees to perform Professional Services (the "Services") in conformance with the descriptions, definitions, terms and conditions as set forth herein and on the Proposal and any Exhibits, rate sheets, and Additional Services Requests subsequently attached hereto or incorporated hereto by reference. This description of Services is intended to be general in nature and is neither a complete description of Engineer's Services nor a limitation on the Services that Engineer is to provide under this Agreement.

ARTICLE 2: PROPOSAL AND ADDITIONAL SERVICES REQUESTS

2.1 These Terms and Conditions, the Proposal and any Exhibits, rate sheets, and Additional Services Requests for this Project are hereby incorporated by reference and are collectively referred to herein as the "Agreement."

2.2 The Proposal, as amended or modified by any Additional Services Requests, shall identify the specific Scope of Services to be performed and the amount and type of compensation for the specific services.

2.3 Client shall authorize and Engineer shall commence work set out in the Proposal and any Additional Services Requests upon Client's execution of the Proposal.

ARTICLE 3: CHANGES

3.1 The Client may at any time, by written Additional Service Request, make changes within the general scope of the Proposal relating to services to be performed for this Project. If such changes cause an increase or decrease in the Engineer's cost of, or time required for, performance of any services, an equitable adjustment shall be made and reflected in a properly executed Amendment.

3.2 The Engineer is not obligated to begin work on a change of scope or deliver that work product until a properly executed Additional Services Request is signed by the Client.

3.3 This Agreement is based on laws and regulations in effect as of the date of execution of this Agreement by Client. Changes after this date to these laws and regulations may be the basis for modifications to Engineer's scope of Services, times of performance, or compensation. In the event that there are modifications and/or additions to legal or regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Proposal, the scope of Services, times of performance, and compensation provided for in these Terms and Conditions, the Proposal, and any subsequent Additional Services Requests shall be reflected in an appropriate Additional Services Request.

3.4 Should commencement of the individual tasks or services set out in the Proposal not be initiated within three (3) months of the date of execution of the Proposal by Client, Engineer reserves the right to revise the costs, fees, and scope of work for the tasks or services not yet initiated.

3.5 If after the commencement of work, Engineer's performance of the individual tasks or services is suspended at the instruction of client for a period of three (3) cumulative months, Engineer may at its sole discretion submit to client an invoice for all tasks and services performed prior to suspension, and Client shall pay that invoice within thirty (30) days after receipt. If Client fails to pay the invoice in full within thirty (30) days, Engineer may terminate this Agreement in accordance with the provisions of Article 7.1 herein.

ARTICLE 4: THE TERM

4.1 **Term**. Engineer shall be retained by Client as of the date Client executes the Proposal, Engineer shall complete its Services within a reasonable time, and this Agreement shall remain in effect until the Services have been fully performed or until the Engineer's Services are terminated under provisions of the Agreement.

ARTICLE 5: DUTIES

5.1 **Access**. Client will provide Engineer with access to the Property or to any other site as required by Engineer for performance of the Services.

5.2 **Client-furnished Data**. Client shall provide all criteria and full information as to Client's requirements for the Project; designate a person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Engineer's submissions, and give prompt written notice to Engineer whenever he observes or otherwise becomes aware of any defect in the work.

Client shall also do the following and pay all costs incident thereto: Furnish to Engineer core borings, probings and subsurface exploration, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment and similar data; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements, and any other information previously made available to the Client, which may be required by Engineer, all of which Engineer may rely upon in performing its services.

Provide such legal, accounting, independent cost estimating and insurance counseling services as may be required for the Project, any auditing service required in respect of constructor(s)' applications for payment, and any inspection services to determine if constructor(s) are performing the work legally.

5.3 **Other Information**. Engineer will rely upon commonly used sources of data, including database searches and agency contacts. Engineer does not warrant the accuracy of the information obtained from those sources and has not been requested to independently verify such information.

5.4 **Indemnity.** The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless for damages and losses arising from the negligent acts, errors or omissions of the Engineer in the performance of the professional services under this Agreement, to the extent that the Engineer is responsible for such damages and losses on a comparative basis of fault and responsibility

between the Engineer and the Client. The Engineer is not obligated to indemnify the Client for the Client's own negligence.

Notwithstanding the foregoing, to the fullest extent permitted by law, engineer shall indemnify and hold the client harmless from and against all claims arising out of or resulting from bodily injury to, or sickness, disease or death of, any employee, agent or representative of engineer or any of its subcontractors.

To the fullest extent permitted by law, Client and Engineer waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants or subconsultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project.

5.5 **Ownership of Documents.** All designs, drawings, specifications, documents, and other work products of the Engineer, whether in hard copy or in electronic form, are instruments of service for the Services, whether Services are completed or not. Reuse, change or alteration by the Client or by others acting through or on behalf of the Client of any such instruments or service without the written permission of the Engineer will be at the Client's sole risk. Client agrees to indemnify the Engineer, its officers, partners, employees, and subcontractors from all claims, damages, losses, and costs, including, but not limited to, litigation expenses and attorney's fees, arising out of or related to such unauthorized reuse, change or alteration.

5.6 **Reporting Obligations**. Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Engineer from providing any notices or reports that it may be required by law to give to governmental entities.

5.7 **Laboratory Services**. In performing environmental services, Engineer may make use of an independent testing laboratory. Engineer will not, and Client shall not rely upon Engineer to, check the quality or accuracy of the testing laboratory's services.

5.8 **Changed Conditions**. The Client shall rely on the Engineer's judgment as to the continued adequacy of the Agreement in light of occurrences or discoveries that were not originally contemplated by or known to the Engineer, including but not limited to suspension of Engineer's work as set out in Article 3.5 herein. Should Engineer call for contract renegotiation due to such changed conditions, the Engineer shall identify the changed conditions necessitating renegotiation and the Engineer and the Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the right to terminate the Agreement.

5.9 **Opinions of Cost**. Should Engineer provide any cost opinions, it is understood that those opinions are based on the experience and judgment of Engineer and are merely opinions. Engineer does not warrant that actual costs will not vary from those opinions because, among other things, Engineer has no control over market conditions.

5.10 **Construction Observation**. If construction phase services are included in the basic services, the Engineer shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. The Client has not retained the Engineer to make detailed inspections or to provide exhaustive or continuous project review and observation services. The Engineer does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project. Engineer shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s) or the safety precautions and programs incident to the work of Contractor(s).

5.11 **Subconsultants.** Engineer may employ such Subconsultants as Engineer deems necessary to assist in the performance or furnishing of the Services, subject to reasonable, timely, and substantive objections by Client.

ARTICLE 6: COMPENSATION OF SERVICES

6.1 **Compensation of Services**. Engineer's compensation for services shall be set forth in the Proposal and any subsequent Additional Services Requests.

Compensation. Client agrees to pay Engineer for Professional Services in accordance with the descriptions, definitions, terms and conditions as set forth herein and in the Proposal and any Additional Services Requests, or Amendments subsequently attached hereto or incorporated herein by reference. Expenses directly related to these services, including reproduction, travel, long distance telephone bill, express mail, special deliveries and subcontractor expenses shall include a 10% markup on cost.

Engineer reserves the right to adjust the hourly billing rates set out in the Proposal, Additional Service Requests, and/or Amendments thereto on an annual basis. Engineer shall notify Client of any hourly billing rate adjustments when they go into effect.

Payments. Engineer will invoice Client monthly in accordance with the terms and conditions of this Agreement, the Proposal, and any subsequent Additional Services Requests for Services and reimbursables. Client agrees to promptly pay Engineer at his office at 2000 NW Loop 410, San Antonio, Texas 78213-2251, the full amount of each such invoice upon receipt. In no event shall Engineer's failure to bill monthly constitute default under the terms and conditions of this Agreement.

6.2 **Sales and Use Tax**. Effective July 1, 1990, a State, City and MTA Sales Tax must be collected on Surveying Fees for the establishment of Real Property Boundaries and determining the location of structures or improvements in relation to the boundaries. Charges for prints and reproductions are also subject to a Sales Tax. Client agrees to pay Engineer the applicable Sales Tax on services and said tax is not considered a part of Engineer's compensation for services. In the event subsequent taxes are levied by Federal, State or Local authorities, relating to the services in writing and such modifications as are required shall be made a part of this Agreement.

6.3 **Right to Stop Performance**. If Client does not pay any amount due to Engineer within thirty (30) days after the invoice date, Engineer may, upon three (3) additional days' verbal or written notice to Client, stop performance of the Services until payment of the amount owed has been received.

6.4 **Interest**. Payments due and unpaid to Engineer under the Agreement shall bear interest at the rate of twelve percent (12%) per annum, or lesser if required by law, calculated from the date of the invoice, if the payment is not made within thirty (30) days of the date of the invoice.

6.5 **Attorney's Fees**: In the event Engineers' invoices for services are given to an attorney for collection, or if suit is brought for collection, or if they are collected through probate, bankruptcy, or other judicial proceeding, then Client shall pay Engineer all costs of collection, including the maximum attorney's fees allowed by Law and court costs, in addition to other amounts due.

ARTICLE 7: TERMINATION OF SERVICES

7.1 **Termination**. This Agreement may be terminated without cause at any time prior to completion of Engineer's services, either by Client or by Engineer, upon written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, the Engineer shall discontinue work under this Agreement immediately. In the event Client terminates the Agreement based on Client's reasonable opinion the Engineer has failed or refused to prosecute the work efficiently, promptly or with diligence, the Engineer shall have ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement.

7.2 **Compensation in Event of Termination**. On termination, by either Client or Engineer, Client shall pay Engineer with respect to all contracted services rendered and expenses incurred before termination an amount fixed by applying the Engineer's Standard Hourly Rates, in force at the time of termination, to all services performed to date, in addition to termination settlement costs the Engineer reasonably incurs relating to commitments which had become firm before the termination.

ARTICLE 8: RELATIONSHIP OF PARTIES

8.1 **Independent Contractor**: It is understood that the relationship of Engineer to Client shall be that of an independent contractor. Neither Engineer nor employees of Engineer shall be deemed to be employees of Client.

ARTICLE 9. LIMITATION OF LIABILITY

9.1 **Limitation of Liability**. To the fullest extent permitted by law, the total liability of Engineer and its subconsultants and subcontractors to Client for any and all injuries, claims, losses, expenses, or damages whatsoever from any cause or causes, including, but not limited to, strict liability, breach of contract, breach of warranty, negligence, or errors or omissions (collectively "Claims") shall not exceed the Engineer's total fee. In no event will Engineer, its subconsultants or subcontractors be liable for punitive, special, incidental, or consequential damages.

9.2 **No Certification**. Engineer shall not be required to sign any documents, no matter by whom requested, that would result in Engineer having to certify, guarantee, or warrant the existence of conditions whose existence Engineer cannot ascertain. The Client also agrees not to make resolution of any dispute with Engineer or payments of any amount due to Engineer in any way contingent upon Engineer's signing any such certification.

9.3 **Execution of Documents**. The Engineer shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of the Engineer, increase the Engineer's risk or the availability or cost of its professional or general liability insurance.

9.4 **No Supervision of Contractors.** Engineer shall not at any time supervise, direct, control, or have authority over any contractor work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

9.5 Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own agents, employees, and Subconsultants) at the Project site or otherwise furnishing or performing any work for the Project.

ARTICLE 10: MISCELLANEOUS

10.1 **Entire Agreement**. The Agreement (including any exhibits) contains the entire agreement between Engineer and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by a written document executed by both parties.

10.2 **Governing Law**. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

10.3 **Venue**. Venue of any action under the Agreement shall be exclusively in Bexar County, Texas.

10.4 **Severability**. If any provision of the Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a part hereof, and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in its terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

10.5 **Construction of Agreement.** The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits.

10.6 **Successor and Assigns: Third Party Beneficiary.** The Agreement shall be binding upon Engineer, Client and their respective legal representatives, successors and permitted assigns. Neither Engineer nor Client may assign the Agreement nor any right or obligation under it without the prior written consent of the other party. Nothing in the Agreement restricts Engineer's ability to hire subcontractors in connection with the Services. The Services and any report prepared under this Agreement are for the sole benefit and sole use of Client and are not for the use of any other person. Only Client may rely upon the Agreement and the Services, unless Engineer gives Client prior and specific written approval.

10.7 **Dispute Resolution.** Any claim, dispute or other matter in question arising out of or related to the Agreement of the Services provided thereunder shall be subject to arbitration. Prior to arbitration, the parties shall endeavor to resolve disputes by mediation. Claims, disputes and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the

Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other Party to this Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

10.8 **Mediation**: Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings.

Each party agrees to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their respective subcontractors, suppliers, and subconsultants, thereby providing for mediation as the initial method for dispute resolution between the parties to all those agreements.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the county where the project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

10.9 **No Warranty**. Engineer makes no warranty, either expressed or implied, as to Engineer's findings, recommendations, plans, specifications, or professional advice. Engineer has endeavored to perform its services in accordance with generally accepted standards of practice by recognized professional firms in performing services of a similar nature in the same locality, under similar circumstances. Client recognizes that neither Engineer nor any of Engineer's subconsultants or subcontractors owes any fiduciary responsibility to Client.

10.10 **Survival of Provisions**. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services or (b) any continuing obligation, liability or responsibility of Engineer and of Client which would otherwise Survive termination of the Services.

10.11 Complaints regarding surveying may be filed with the Texas Board of Professional Land Surveying, Building A, Suite 156, 12100 Park 35 Circle, Austin, TX 78753.

North Guadalupe Drainage System - Construction Administration
Summary of Labor and Rates
May 30, 2025

Highlighted tasks are subcontracted. Those detailed breakdowns are in separate tables.
Pape-Dawson (PD)
Raba Kistner (RKCI)

PD Project # 12557-02
Project Manager Jake Powell

Overall Labor Breakdown

	Task	Task #			Total Labor Cost	To be billed as part of GLO Contract	To be billed as Supplemental City Contract
Construction Phase Services							
I.	Grant Administration Support	401			$ 12,000	$ 12,000	$ -
II.	Construction Administration Services	402			$ 112,520	$ 35,000	$ *77,520*
III.	Site Visits, Field Reports, & Job Records	411			$ 226,065	$ 52,500	$ *173,565*
IV.	Project Closeout	404			$ 20,165	$ 12,000	$ *8,165*
				Subtotal	**$ 370,750**	**$ 111,500**	***$ 259,250***
Construction Materials & Testing							
V.	Construction Materials, & Testing (RKCI)	407			$ 107,846	$ 35,000	$ *72,846*
VI.	CMT Administration & Coordination (PD)	408			$ 10,310	$ 3,500	$ *6,810*
				Subtotal	**$ 118,156**	**$ 38,500**	***$ 79,656***
	Total Fee		**A:**	**Total Fee**	**$ 488,906**	**$ 150,000**	***$ 338,906***

B:	*Original Construction Phase & CMT Scope*	$ *150,000*
C:	***Supplemental Scope (A - B = C)***	***$ 338,906***

North Guadalupe Drainage System - Construction Administration
Summary of Labor and Rates
May 30, 2025

PD Project # 12557-02
Project Manager Jake Powell

Pape-Dawson Construction Administration

	Task	Associate Vice President $ 325	Senior Engineer $ 200	EIT $ 150	Construction Manager $ 205	Sr. Construction Inspector $ 150	Construction Inspector $ 150	Admin/ Clerical $ 100	Total Hours	Total Labor Cost
Remaining Grant Administration Support										
	Attend monthly meetings with GLO/grant admin/City	10	10						20	$ 5,250
	Coordinate with grant administrator, GLO, and City, and update GLO documents as needed (performance statements, tables, exhibits, etc.	2	16	8				4	40	$ 6,750
							Subtotal Grant Administration Support		***60***	***$ 12,000***
Construction Administration Services										
	Bi-Weekly Construction Meetings, including prep (1/2 virtual, 1/2 in person)	20	80		20			20	140	$ 28,600
	Review and monitor the work schedule, traffic changes, public information topics, plan changes, differing site conditions, and construction issues.	8	40		16	8	8		80	$ 16,280
	Review contractor submittals and shop drawings for compliance with project construction documents. This assumes one review, comments, and review of the second submittal for each specification division.	8	24	40	6			6	84	$ 15,230
	Respond to requests for information (RFI), clarification of plans, and construction change order (CCO) requests.	12	40	40	8			6	106	$ 20,140
	Coordinate with city, contractor, utility purveyors, residents, etc. related to project progress and disputes.	20	24	8	16	16	16		100	$ 20,580
	Review monthly contractor pay applications and make recommendations for payment.	8	27		18				53	$ 11,690
							Subtotal Project Management		***563***	***$ 112,520***
Site Visits, Field Observations, and Job Records										
	Perform weekly site visits/walks to observe construction progress. Assumes 8 hours per week for site visit for 75 weeks.				600				600	$ 123,000
	Additional site visits for construction of splitter box (2). Assumes 4 hours per additional visit.					4	4		8	$ 1,200
	Additional site visits for Walnut Branch Creek outfalls (2 outfalls, 4 site visits)					8	8		16	$ 2,400
	Additional site visits for storm drain boring (2 bores, 4 visits)					8	8		16	$ 2,400
	Additional site visits for work along UPRR (2 site visits)					4	4		8	$ 1,200

North Guadalupe Drainage System - Construction Administration
Summary of Labor and Rates
May 30, 2025

PD Project # 12557-02
Project Manager Jake Powell

Pape-Dawson Construction Administration

	Task	Associate Vice President $ 325	Senior Engineer $ 200	EIT $ 150	Construction Manager $ 205	Sr. Construction Inspector $ 150	Construction Inspector $ 150	Admin/ Clerical $ 100	Total Hours	Total Labor Cost
	Additional site visits for gas/elec/telecomm coordination (6 visits)					8	8		16	$ 2,400
	Additional site visits for water/sewer adjustments and connections (8 visits)					16	16		32	$ 4,800
	Attend maximum eight (10) additional site visits	8			16	8	8		40	$ 8,280
	Prepare construction observation reports, coordinate findings with team and City. Maintain job records.		80		237	42	42	32	433	$ 80,385
						Subtotal Site Visits, Field Observations, and Job Records			***1169***	***$ 226,065***
Project Closeout										
	Substantial completion punch list		8		8		8	1	25	$ 4,540
	Punch list check walk through		8		8		8		24	$ 4,440
	Final walk through (City Final Inspection)	4	4		4				12	$ 2,920
	Verify Cleanup and Removal of Traffic Control Devices				5				5	$ 1,025
	Compile contractor as-builts and prepare as-built record plans set. (Contractor responsible for detailed as-built information, PD limited to compiling contractor information).	1	4	16		4			41	$ 6,205
	Issue a Certificate of Construction Completion within 30 days of final inspection approval.	1	1		2			1	5	$ 1,035
							Subtotal Project Closeout		***112***	***$ 20,165***
Construction, Materials, & Testing Administration										
	Coordinate construction and materials testing with contractor, testing lab, and City. Contractor is responsible for scheduling. Review site materials and testing reports for compliance with project specifications.	2	36		12				50	$ 10,310
							Subtotal Project Management		***50***	***$ 10,310***
	Total	104	402	112	976	126	138	70	**1954**	**$ 381,060**

North Guadalupe Drainage System - Construction Administration
Summary of Labor and Rates
May 30, 2025

PD Project # 12557-02
Project Manager Jake Powell

Raba Kistner - Construction Materials & Testing

									Total Hours	Total Labor Cost
Task		Rate ->								
Soils					Unit Cost	Unit	Est. Qty			
	Laboratory Testing									
	Moisture Density Relationship (TxDOT or ASTM)				$ 410.00	EA	10			$ 4,100
	Lime Series Curve (Tex-121-E, Part II)				$ 466.00	EA	2			$ 932
	Atterberg Limits				$ 138.00	EA	10			$ 1,380
	Sieve Analysis				$ 138.00	EA	10			$ 1,380
	Field Testing/Observation									$ -
	In-Place Nuclear Densities (Per Test)				$ 39.00	EA	330			$ 12,870
	Materials Technician				$ 76.00	HR	406			$ 30,856
	Materials Technician (overtime)				$ 110.00	HR	-			$ -
	Vehicle Travel Charge				$ 56.00	TRIP	116			$ 6,496
									Subtotal Soils	***$ 58,014***
Concrete					Unit Cost	Unit	Est. Qty			
	Laboratory Testing									$ -
	Concrete Compressive Strength Cylinders				$ 34.00	EA	85			$ 2,890
	Field Testing/Observation									$ -
	Materials Technician				$ 76.00	HR	102			$ 7,752
	Materials Technician (overtime)				$ 110.00	HR	17			$ 1,870
	Vehicle Travel Charge				$ 56.00	TRIP	34			$ 1,904
									Subtotal Concrete	***$ 14,416***
Asphalt					Unit Cost	Unit	Est. Qty			
	Laboratory Testing									
	Bag Sample				$ 700.00	EA	7			$ 4,900
	Density of Asphalt Cores				$ 93.00	EA	14			$ 1,302
	Field Testing/Observation									$ -
	In-Place Nuclear Densities (Per Test)				$ 39.00	EA	-			$ -
	Generator for Coring				$ 155.00	DAY	7			$ 1,085
	Coring Rig				$ 150.00	DAY	7			$ 1,050

	Materials Technician				$ 76.00	HR	63			$	4,788
	Materials Technician (overtime)				$ 110.00	HR	-			$	-
	Vehicle Travel Charge				$ 56.00	TRIP	14			$	784
									Subtotal Asphalt	***$***	***13,909***
Project Administration					Unit Cost	Unit	Est. Qty				
	Project Manager				$ 155.00	HR	18			$	2,790
	Senior Project Manager				$ 175.00	HR	-			$	-
	Project Engineer (EIT)				$ 115.00	HR	-			$	-
	Project Engineer (PD)				$ 135.00	HR	-			$	-
	Geotechnical/Materials Engineer				$ 195.00	HR	-			$	-
	Vehicle Travel Charge				$ 56.00	HR	-			$	-
	Project Completion Letter				$ 195.00	HR	-			$	-
									Subtotal Asphalt	***$***	***2,790***
										$	-
Technical Review & Administration Fee					10% of total cost				***Subtotal Tech Review & Admin***	***$***	***8,913***
Additional Testing As Needed					10% additional tests				***Subtotal Additional Tests***	***$***	***9,804***
	Total									**$**	**107,846**

STATE OF TEXAS

Resolution No. R2023-118

CITY OF SEGUIN

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SEGUIN, TEXAS, AUTHORIZING THE MODIFICATION OF PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH PAPE-DAWSON ENGINEERS FOR THE GLO CDBG-MIT GRANT PROGRAM AND GIVING THE AUTHORITY TO THE CITY MANAGER TO EXECUTE CONTRACTS WITH PROVIDERS

WHEREAS, the GLO CDBG-MIT contract requires implementation by professionals experienced in the Engineering of State or federally funded disaster recovery projects, and;

WHEREAS, in December 2021, the City of Seguin awarded contracts for engineering services to conduct the work associated with the above listed areas.

WHEREAS, Pape-Dawson Engineers was granted award of the North Guadalupe Drainage Project through a Professional Engineering Service Agreement with a not to exceed contract of $1,115,800.00 and;

WHEREAS, additional work has been required to coordinate with development project(s) and additional modeling efforts necessitate a change in the not to exceed contract with Pape-Dawson Engineers for an additional $645,093.00;

WHEREAS, the additional work proposed is due to needed utility and roadway improvements based on a slightly modified alignment to provide better benefit to t the community.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, AS FOLLOWS:

SECTION 1: The City Council of Seguin, Texas hereby approves a Professional Services Agreement Amendment in the amount of $645,093.00 with Pape-Dawson Engineers for engineering services for North Guadalupe Drainage Project of the GLO CDBG-MIT Grant.

SECTION 2: This resolution is effective on the date of its passing.

PASSED AND APPROVED THIS 18th DAY OF JULY 2023.

Donna Dodgen, Mayor

ATTEST:

Naomi Manski, City Secretary

CITY OF SEGUIN TEXAS

SEGUIN TEXAS

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Randy Kell, Director of Facilities

Through: Rick Cortes, Deputy City Manager

Subject: Resolution authorizing the City Manager to enter into an agreement for the design, purchase, and installation of a new HVAC system at the Seguin Event Center Coliseum.

Date: June 23, 2025

Historical Background

The existing HVAC unit is original, from 1977. It has been kept up well, but past its service life. We have maintained and repaired the unit as best we can. The housing around the unit is rusty and deteriorated. We have water leaking from the unit caused by the holes in the sides of the pans around the air handlers. We have built supplemental pans and drains, but we do not have anything else we can do. These will go out sooner than later. When they go out, it would be a 6 month wait for the new ones to come in. If we replace them before they go out, we can strategically do one at a time and keep HVAC running in the coliseum for events. HVAC Techs have said they cannot repair the existing air handlers, and they are worried the coils on the main chiller will fail within a year and a half.

Action Requested

Consider authorizing City Manager to enter into an agreement with Texas Chiller System (TCS) for the design and installation of a new HVAC system throughout the entire facility.

Procurement Methodology & Funding Source

TCS formally submitted their qualifications through RFQ #AF-2025-38, issued by the City of Seguin Purchasing Department, along with an estimated cost breakdown in the amount of $1,477,636.38. This includes design, equipment, materials, and installation. They were one of two submitted.

Funding for this project has been secured through FY25 bonds.

Staff Recommendation

It is recommended the agreement be approved with a not to exceed amount of $1,760,000, due to the potential for additional material and piping to be replaced once design is completed.

ATTACHMENTS

1. TCS Submission - Qualifications for HVAC Design _ Installation (RFQ# AF-2025-38)

TEXAS CHILLER SYSTEMS

Texas Chiller Systems

QUALIFICATIONS FOR HVAC DESIGN & INSTALLATION

RFQ#AF-2025-38



Prepared for:

CITY OF SEGUIN - PURCHASING DEPARTMENT

Ms. Ashley Burns - Purchasing Manager
211 N River St.
Seguin, TX 78155

Presented By:

TEXAS CHILLER SYSTEMS

14829 Bulverde Rd.
San Antonio, TX 78247
(210)650-9972

TEXAS CHILLER SYSTEMS

Company Profile

Founded in 2006 by Robert Uhl, Mike Anderson, and Chris Finger, Texas Chiller Systems, LLC is a premier facilities services provider headquartered in San Antonio, Texas. With a commitment to excellence and teamwork, we specialize in delivering top-tier maintenance, repair, and installation services for HVAC systems, plumbing, process piping, and comprehensive facility solutions for commercial properties. Our team of fully licensed technicians, ranging from apprentices to industry veterans with over 30 years of experience, ensures reliable and efficient system performance across diverse sectors. Texas Chiller Systems serves commercial real estate, office spaces, entertainment, government, schools and universities, data centers, healthcare, manufacturing, industrial, and energy markets throughout Texas. As of 2025, the company generates approximately $72 million in annual revenue and employs over 200 professionals dedicated to client satisfaction.

Core Services

Texas Chiller Systems has built a strong reputation for delivering high-quality mechanical and plumbing solutions tailored to the unique needs of commercial clients.

HVAC Services: Design, installation, maintenance, and repair of heating, ventilation, and air conditioning systems, including centrifugal chillers (Carrier, Trane, York, Daikin) and air-cooled chillers. We perform 10-year tear-downs, leak searches on low-pressure chillers, and troubleshoot water flow and control issues to optimize performance.

Honeywell Controls Integration: As a key expansion of our HVAC services, we incorporate Honeywell Controls to enhance system efficiency and tenant satisfaction. These advanced building automation systems enable precise monitoring and control, optimizing energy use and improving occupant comfort through real-time adjustments to temperature, ventilation, and air quality.

Plumbing and Process Piping: Comprehensive services encompassing installation, maintenance, and repair of plumbing systems and specialized process piping for industrial and commercial applications, ensuring compliance with safety and regulatory standards.

Special Projects Team: Our dedicated Special Projects Team, comprising skilled pipefitters and electricians, delivers turnkey solutions for major HVAC renovations. This team manages complex projects from design to completion, ensuring seamless integration of mechanical, electrical, and plumbing systems

TEXAS CHILLER SYSTEMS

Core Services Cont.

Facility Management: Full-spectrum facility solutions, including operations, maintenance, and emergency services, to ensure tenant safety, productivity, and satisfaction. Our proactive approach minimizes downtime and extends the lifespan of critical systems.

Building Automation and Electrical Services: Implementation of advanced automation systems and electrical services to enhance operational efficiency, reduce energy costs, and maintain high indoor air quality standards.

Our team's expertise is supported by rigorous training, industry certifications, and adherence to safety regulations, ensuring exceptional customer service and project execution.

Design Build Projects

1

Lackland B2028

Installation of 325 Water Cooled Chiller, Pumps, Cooling Tower, & Central Plant Controls

2

Randolph AFB - H63

Installation of AHUs, VAVs, central plant hydronics (CHW/HHW pumps, air/dirt separators, expansion tanks) and entire building/plant controls

3

Randolph AFB - B675

Installation of (3) DOAS, FCUs, complete CHW/HHW re-piping, new central plant hydronics (CHW/HHW pumps, air/dirt separators, expansion tanks), complete plumbing system replacement (Sanitary, domestic CW/HW, vent, & domestic booster pump system), and complete building/plant controls.

4

Security Service Federal Credit Union

Conversion of Water-Cooled SCUDs to traditional Central Plant. Complete CHW re-piping, (2) new magnetic bearing chillers, new central plant hydronics (CHW/HHW pumps, air/dirt separators, expansion tanks), and complete building/plant controls.

5

GSA Monroe LA Federal Courthouse

Complete Central Plant Equipment Replacement. Replacement of (2) Centrifugal chillers, CHW & CW Pumps, & Cooling Towers, & central plant controls.

TEXAS CHILLER SYSTEMS

Other Relevant Projects

1.) COMAL ISD

- Canyon HS – Smardt Chiller Installation, pumps and boiler
- Smithson Valley MS – 300 ton York air cooled chiller
- Specht Elem – Trane air cooled chiller
- Smithson Valley HS – BAC Cooling Tower, Boiler
- 10+ year history of HVAC service and maintenance for Comal ISD

2.) SAN ANTONIO ISD

Summer 2020

- Collins Garden – Install (1) Trane Air-Cooled Chiller, (2) Pumps, & Plant Controls
- Washington – Install (1) Trane Air-Cooled Chiller, (2) Pumps, & Plant Controls
- Douglass – Install (2) YORK Air-Cooled Chillers, (2) Pumps, & Plant Controls
- Poe – Refurbish (1) Trane Air-Cooled Chiller & Complete Campus Controls
- YWLA – Install (1) Trane Air-Cooled Chiller, (2) Pumps, & Plant Controls

Summer 2021

- Crockett – Install (2) YORK Air Cooled Chillers, (4) Pumps, & Plant Controls
- Maverick – Install (2) YORK Chillers, (2) Pumps, (1) Boiler, & Plant Controls

Summer 2022

- Ball – Install (2) Daikin Air-Cooled Chillers, (4) Pumps, & Plant Controls
- Stewart – Install (1) Daikin Air-Cooled Chillers, (4) Pumps, & Campus Controls
- Travis – Install (1) YORK Air-Cooled Chiller, (2) Pumps, (1) Boiler, & Plant Controls

Summer 2023

- Hot Wells – Install (2) Viesmann Boilers, (2) Pumps, (5) RTU's, & Campus Controls
- Margil – Install (2) Daikin Air-Cooled Chillers, (4) Pumps, & Plant Controls

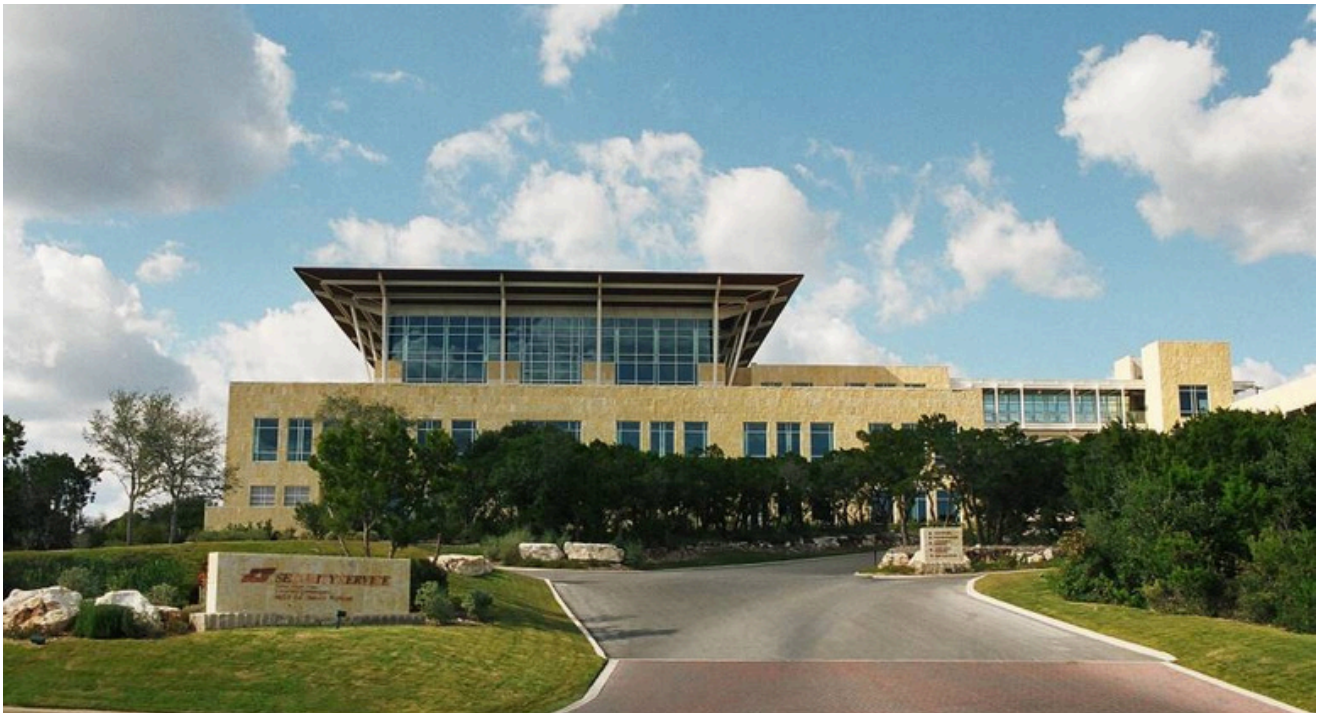
3.) CORPUS CHRISTI ISD

- Shaw – Install (2) chillers
- Cole & Saunders – Replace (3) Air-Cooled Chillers
- Chiller Replacements at (5) Campuses
- Boiler Replacements at (3) Campuses

TEXAS CHILLER SYSTEMS

CHILLED WATER PLAN T CONVERSION CASE STUDY

Security Service Federal Credit Union - La Cantera



TEXAS CHILLER SYSTEMS

Transforming HVAC Efficiency

Project Scope: Convert an outdated Trane Water-Cooled Self-Contained HVAC System to a modern Chilled Water Central Plant.

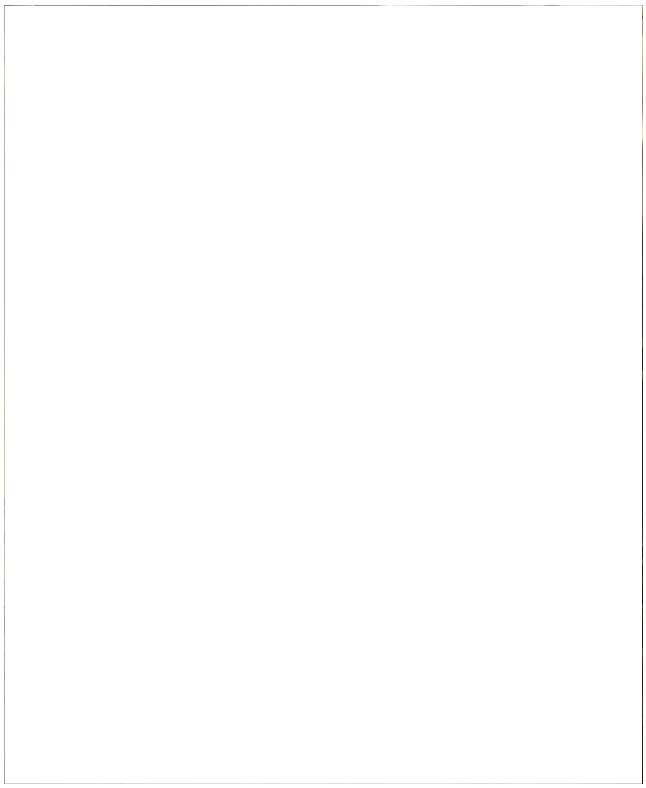
Objectives:

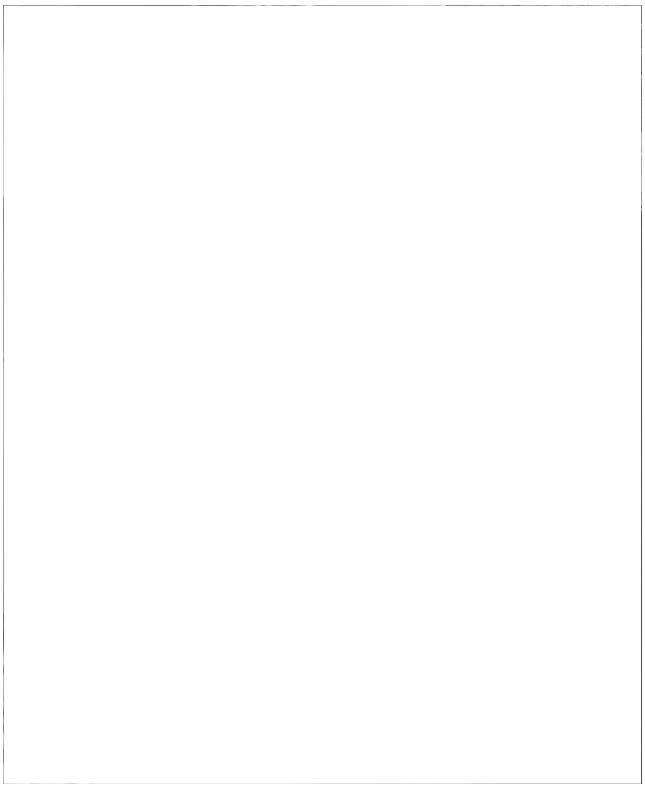
- Enhance energy efficiency and system reliability.
- Reduce maintenance costs and improve occupant comfort.
- Integrate advanced controls for optimized performance.

Texas Chiller Systems Role: Design-Build Contractor

- Full system design, equipment selection, and installation.

Seamless integration of new components with existing infrastructure.





TEXAS CHILLER SYSTEMS

Centralized Efficiency

Previous System:

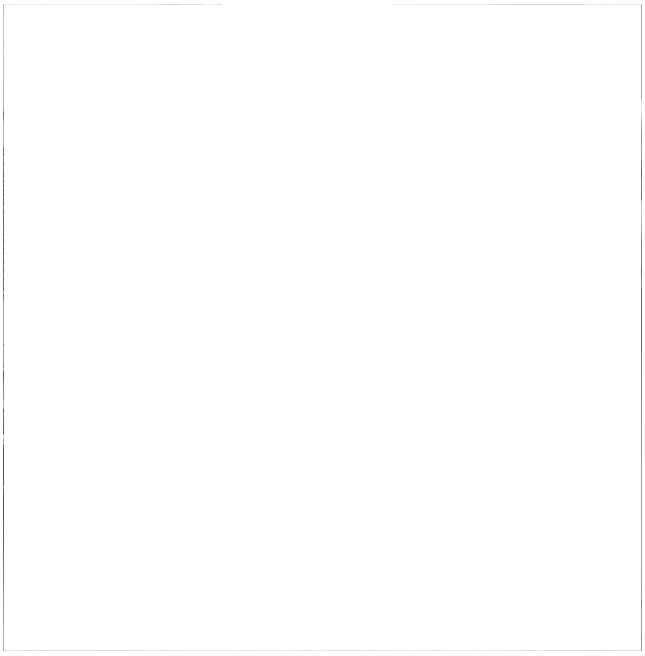
- Trane Water-Cooled Self-Contained HVAC Units.
- Decentralized cooling, high maintenance, and limited control flexibility.
- Inefficient for large-scale cooling demands.

New Chilled Water Central Plant:

- Core Components:
  - (2) Armstrong Chilled Water (CHW) Pumps: High-efficiency, variable-speed pumps for optimized chilled water circulation.
  - (2) Armstrong Condenser Water Pumps: Reliable water movement to cooling towers, enhancing heat rejection.
  - (11) Carrier Air Handling Units (AHUs): Advanced units for precise air distribution and indoor air quality.
  - (2) Evapco Cooling Towers: High-capacity, evaporative cooling for efficient heat dissipation.
  - Honeywell Controls System: Centralized, smart controls for real-time monitoring and energy optimization.

Design Benefits:

- Centralized plant reduces redundancy and simplifies maintenance.
- Variable-speed pumps and modern AHUs improve energy efficiency.
- Honeywell controls enable data-driven performance adjustments.



TCS
TEXAS CHILLER SYSTEMS

ENGINEERING &
SKYE MEP
COMMISSIONING

Execution Excellence

Project Phases

1 ### Assessment

Evaluated existing Trane system for inefficiencies and capacity limitations.

2 ### Design

Partnered with SKYE MEP to engineer the chilled water plant tailored to building load requirements, adhering to ASHRAE standards.

3 ### Installation

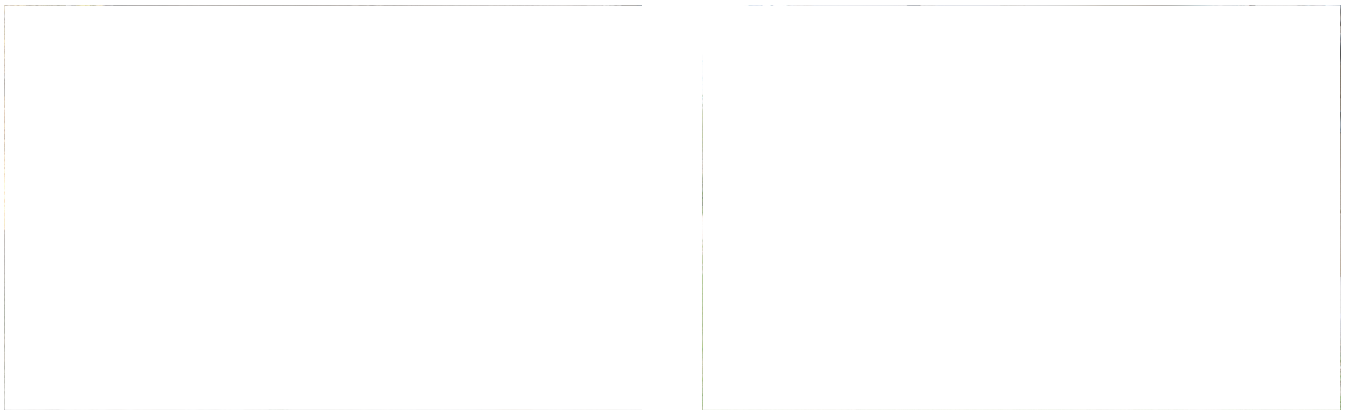
Coordinated removal of old units and installation of new equipment with minimal disruption.

4 ### Commissioning

Tested and optimized system performance using Honeywell controls.

Challenges Overcome:

- Space Constraints: Retrofitted new equipment into existing mechanical rooms, optimizing layout.
- System Integration: Ensured compatibility between new and legacy infrastructure.
- Downtime Mitigation: Phased installation to maintain partial cooling during transition.



TEXAS CHILLER SYSTEMS

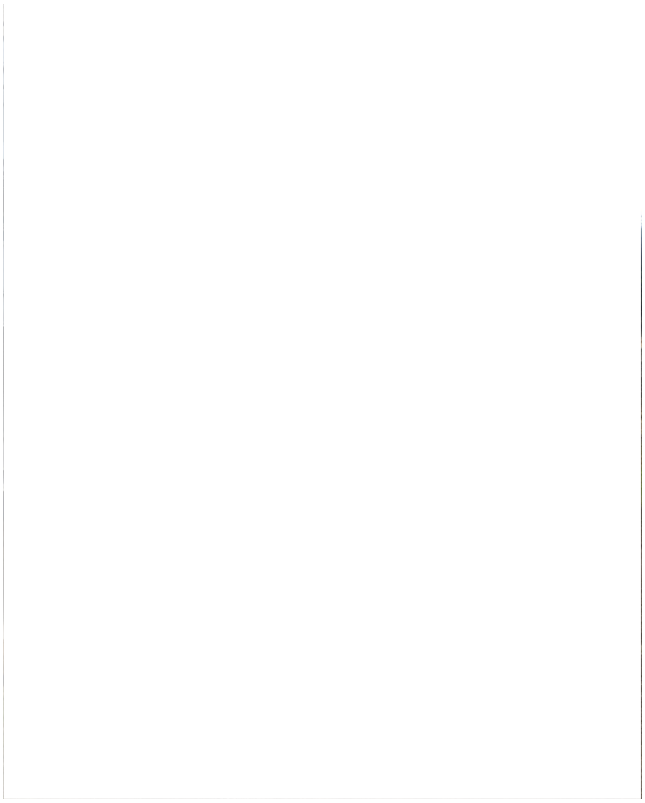
Performance and Sustainability. Delivered.

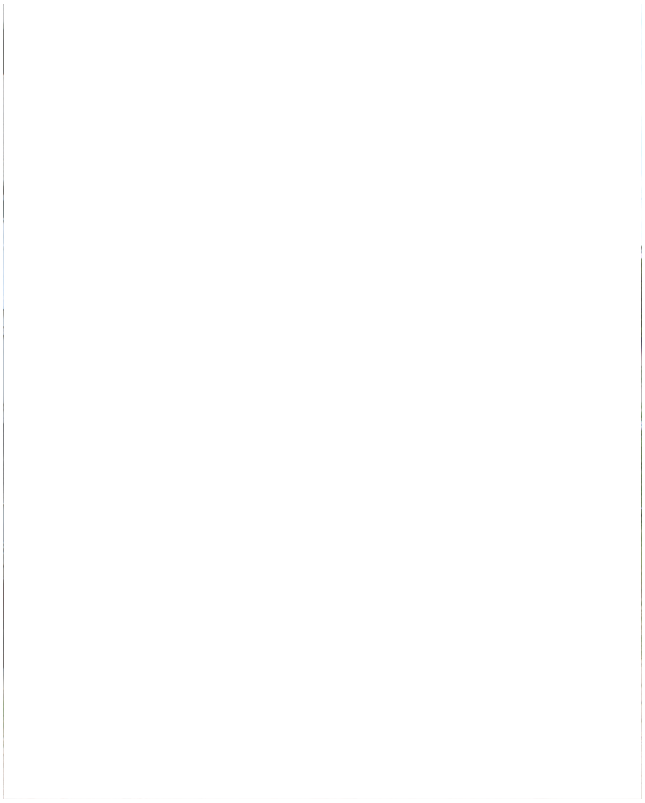
Key Outcomes:

- Energy Efficiency: Reduction in energy consumption due to variable-speed pumps and efficient AHUs.
- Cost Savings: Lower maintenance and operational costs compared to self-contained units.
- Improved Comfort: Carrier AHUs and Honeywell controls deliver consistent temperature and humidity control.
- Sustainability: Evapco cooling towers and optimized plant design reduce water and energy waste.

Industry Impact:

- Demonstrates the viability of retrofitting older HVAC systems for modern efficiency.
- Aligns with decarbonization goals through electrification and optimized cooling.





TEXAS CHILLER SYSTEMS

Partner with Texas Chiller Systems

Phone
(210)650-9972

Website
www.texaschillersystems.com

SECURITY SERVICE FEDERAL CREDIT UNION

16211 LA CANTERA PKWY
SAN ANTONIO, TEXAS 78256

CENTRAL PLANT CHILLER UPGRADE

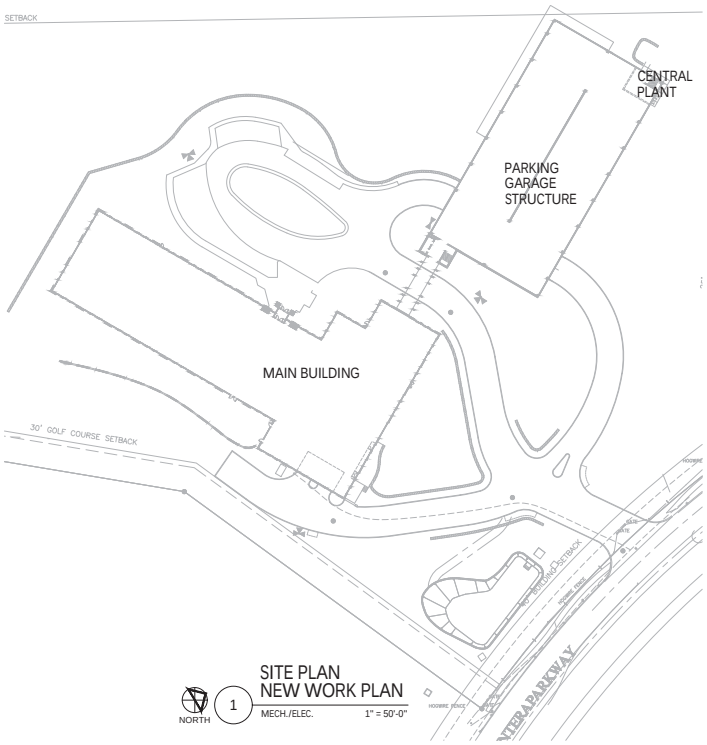


SAN ANTONIO VICINITY MAP

JULY 16, 2021

SHEET INDEX

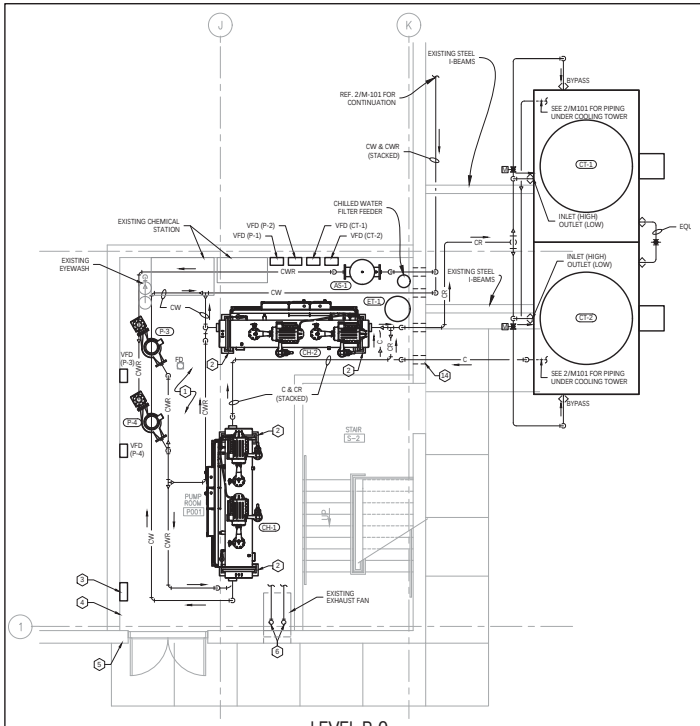
M-101	MECHANICAL NEW WORK PLANS
M-102	SUBLEVEL MECHANICAL PLAN NEW WORK PLANS
M-103	FIRST FLOOR MECHANICAL NEW WORK PLANS
M-104	SECOND FLOOR MECHANICAL NEW WORK PLANS
M-105	THIRD FLOOR MECHANICAL NEW WORK PLANS
M-201	MECHANICAL PIPING DIAGRAM
M-202	MECHANICAL SCHEDULES
E-101	ELECTRICAL DEMOLITION PLANS
E-102	ELECTRICAL NEW WORK PLANS
E-103	SUBLEVEL ELECTRICAL PLANS
E-104	FIRST FLOOR ELECTRICAL PLANS
E-105	SECOND FLOOR ELECTRICAL PLANS
E-106	THIRD FLOOR ELECTRICAL PLANS
E-201	ELECTRICAL SCHEDULES



NORTH 1 SITE PLAN NEW WORK PLAN
MECH./ELEC. 1" = 50'-0"

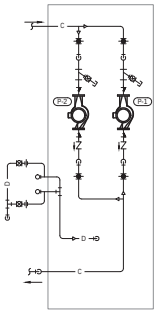
S&A PROJECT #2021.013

SILBER & ASSOCIATES
8610 Broadway, Suite 415
San Antonio, Texas 78217
State of Texas Firm Registration No. F-10468



LEVEL P-0
NEW WORK PLAN

NORTH 1 MECHANICAL 1/4" = 1'-0"

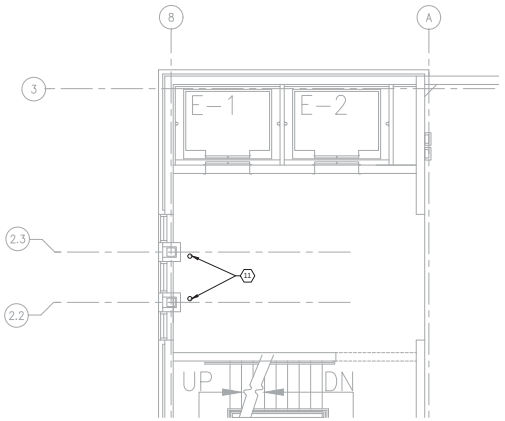


NEW WORK PLAN
UNDER COOLING TOWER

NORTH 2 MECHANICAL 1/4" = 1'-0"

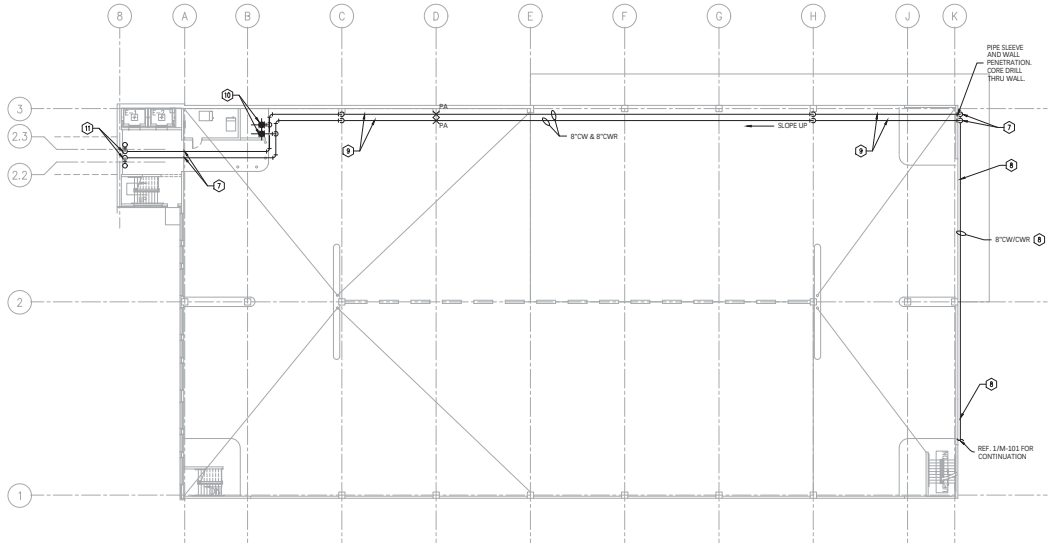
NEW WORK KEY NOTES:

1. PLAN INDICATES THE GENERAL ARRANGEMENT OF EQUIPMENT AND PIPING. SEE CHILLED WATER AND CONDENSING WATER PIPING DIAGRAMS FOR REQUIRED FITTINGS, VALVES, AND ACTUAL PIPE SIZES.
2. MOUNT CHILLER ON 12" WIDE x 5-1/2" HIGH REINFORCED CONCRETE BEAM.
3. LOCATE REFRIGERANT MONITOR SYSTEM CONTROL BOX ON WALL IN THIS VICINITY.
4. LOCATE SELF-CONTAINED BREATHING APPARATUS ON WALL IN THIS VICINITY.
5. LOCATE REFRIGERANT MONITOR SYSTEM RED STROBE LIGHT ON EXTERIOR WALL IN THIS VICINITY.
6. ROUTE RELIEF VENT LINES UP TO NEXT LEVEL THRU EXISTING OPENINGS.
7. CORE DRILL PIPE OPENING IN CONCRETE WALL.
8. ROUTE 8" CW/CWR LINES (STACKED) ALONG EXTERIOR SIDE OF PARKING GARAGE WALL. SUPPORT LINES WITH CONTRACTOR FABRICATED GALVANIZED SUPPORTS.
9. ROUTE 8" CW/CWR LINES AS HIGH AS POSSIBLE INSIDE PARKING GARAGE. SUPPORT LINES FROM STRUCTURE ABOVE. DO NOT SUPPORT PIPE FROM THE STEMS OF THE PRECAST DOUBLE TEE MEMBERS.
10. PROVIDE 1-1/2" CW/CWR TAPS FOR FAN-COIL UNIT.
11. CORE DRILL PIPE OPENING IN CONCRETE FLOOR. ROUTE 8" CW/CWR LINES UP TO NEXT LEVEL OF THE PARKING GARAGE.
12. ROUTE 8" CW/CWR LINES TO MAIN BUILDING. SEE PLAN 1 SHEET M-103 FOR CONTINUATION.
13. ROUTE 8" CW/CWR LINES UNDER BRIDGE. SUPPORT PIPING FROM EXISTING CONDENSER WATER PIPING. SEE DETAIL 2 SHEET M-202.
14. REMOVE EXISTING WALL LOUVER AND ROUTE NEW CONDENSER WATER THROUGH OPENING. PROVIDE A SHEET METAL FLANGE AROUND NEW CONDENSER WATER LINE TO SEAL OPENING. RELOCATE WALL Llouver.



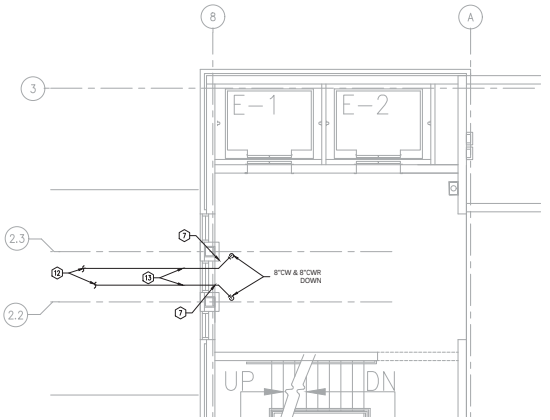
LEVEL P-3
NEW WORK PLAN

NORTH 4 MECHANICAL 1/4" = 1'-0"



LEVEL P-2
NEW WORK PLAN

NORTH 3 MECHANICAL 1/16" = 1'-0"



LEVEL P-4
NEW WORK PLAN

NORTH 5 MECHANICAL 1/4" = 1'-0"

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CHECKED: CPA
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
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STATE OF TEXAS
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92026
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16 JULY 2021

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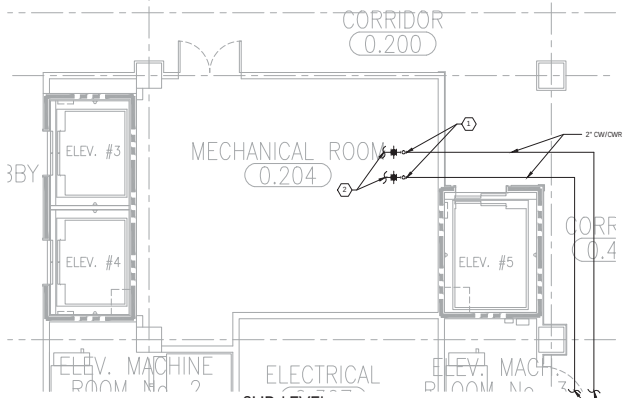
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL
NEW WORK PLANS

SHEET NO.:
M-101

Jul 16, 2021 - 8:23pm User ID: mwynne
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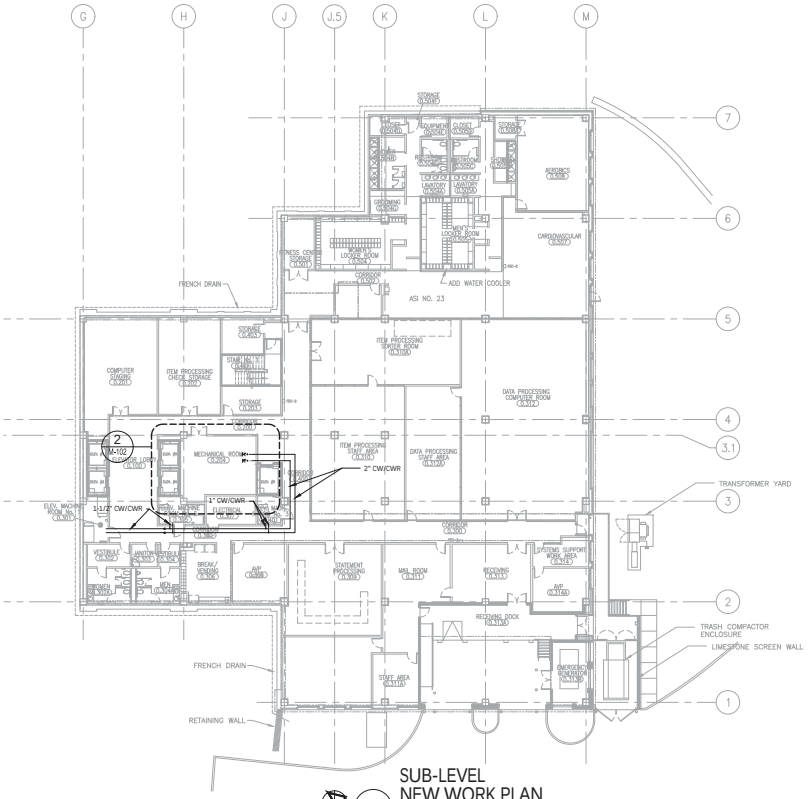


SUB-LEVEL
NEW WORK PLAN

NORTH 2 MECHANICAL 1/4" = 1'-0"

KEYED NOTES:

1. ROUTE 4" CW/CWR LINES UP TO 1ST FLOOR LEVEL. SEE PLAN 2, SHEET M-103 FOR CONTINUATION.
2. PROVIDE 4" CW/CWR LINES FOR AHU-S-1.
3. ROUTE 2" CW/CWR ABOVE CEILING TO ELEVATOR EQUIPMENT ROOMS.



SUB-LEVEL
NEW WORK PLAN

NORTH 1 MECHANICAL 1/16" = 1'-0"

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CHECKED: CPA
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
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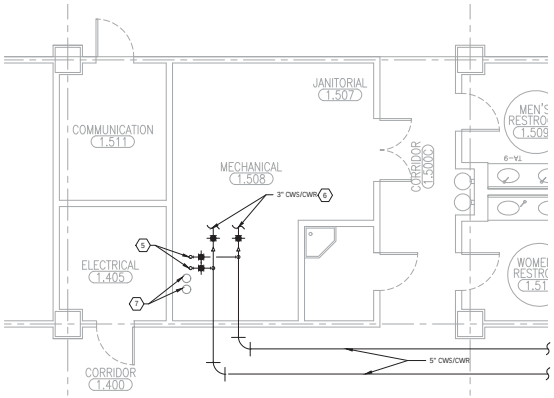
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL
NEW WORK PLANS

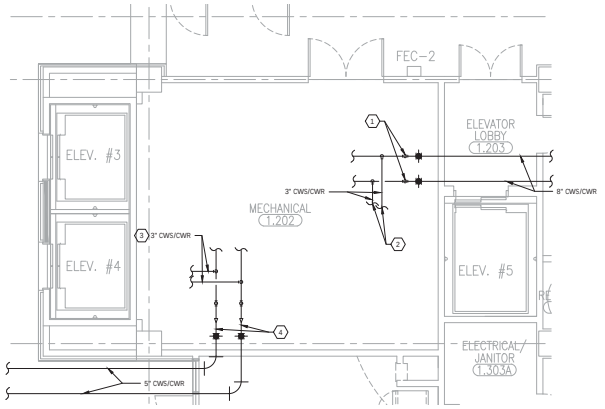
SHEET NO.:
M-102

Jul 16, 2021, 2:24pm User ID: mmorse
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PARTIAL FIRST FLOOR
NEW WORK PLAN

NORTH 3 MECHANICAL 1/4" = 1'-0"

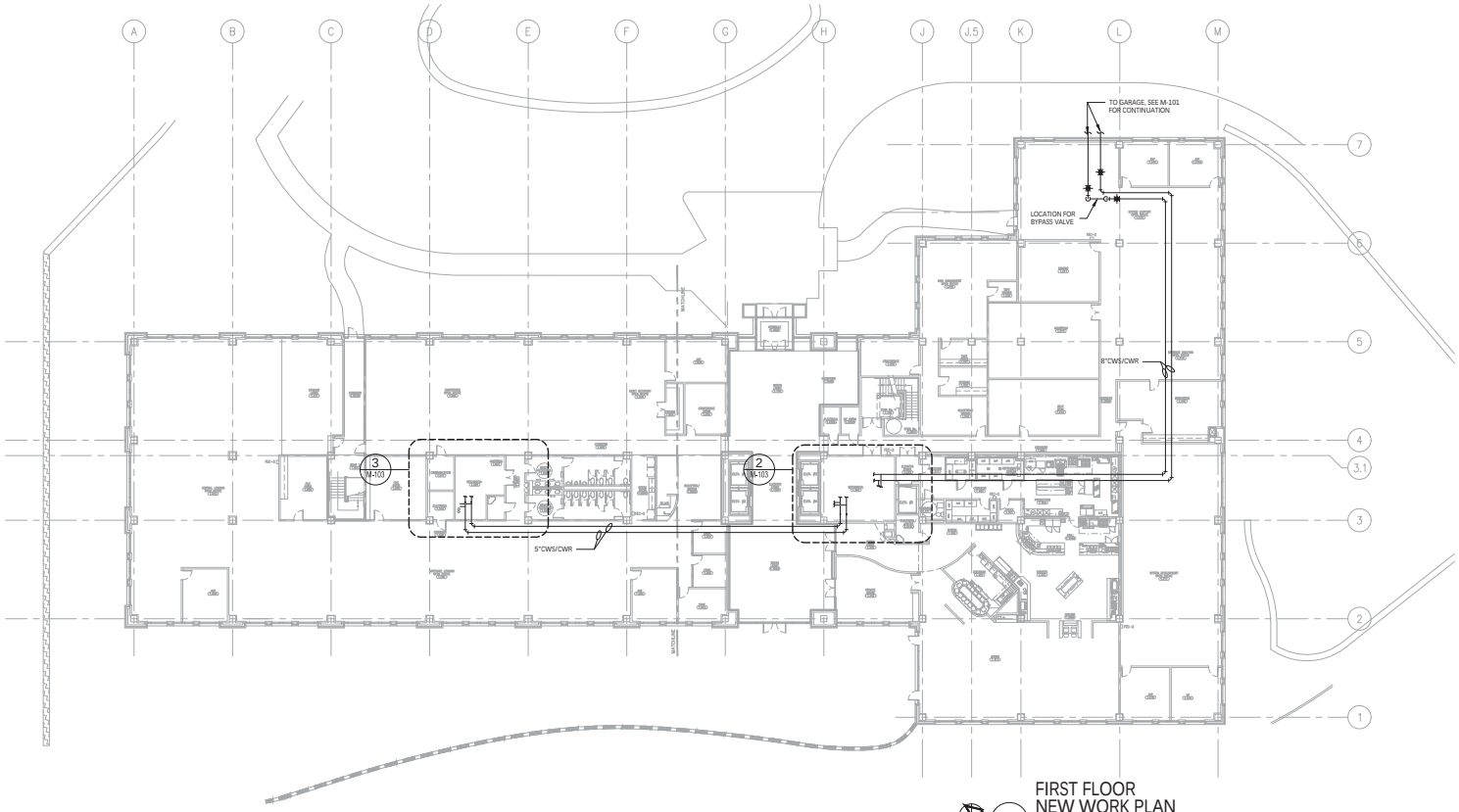


PARTIAL FIRST FLOOR
NEW WORK PLAN

NORTH 2 MECHANICAL 1/4" = 1'-0"

KEYED NOTES:

1. ROUTE 4" CW/CWR LINES DOWN TO SUB-LEVEL. SEE PLAN 2, SHEET M-102 FOR CONTINUATION.
2. PROVIDE 3" CW/CWR LINES FOR AHU-1-4.
3. PROVIDE 3" CW/CWR LINES FOR AHU-1-2.
4. ROUTE 5" CW/CWR LINES UP TO SECOND FLOOR. SEE PLAN 3, SHEET M-104 FOR CONTINUATION.
5. ROUTE 5" CW/CWR LINES UP TO SECOND FLOOR. SEE PLAN 2, SHEET M-104 FOR CONTINUATION.
6. PROVIDE 3" CW/CWR LINES FOR AHU-1-1.
7. EXISTING ROOF DRAIN PIPING.



FIRST FLOOR
NEW WORK PLAN

NORTH 1 MECHANICAL 1/16" = 1'-0"

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CHECKED: CPA
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
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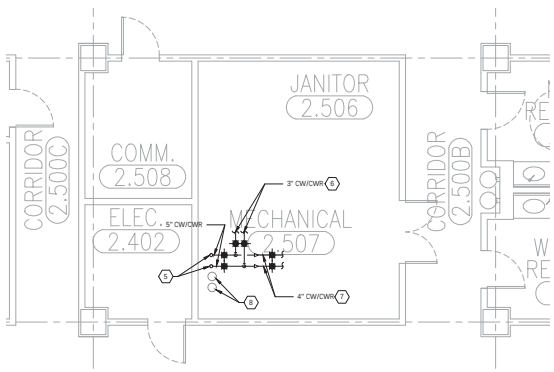
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL
NEW WORK PLANS

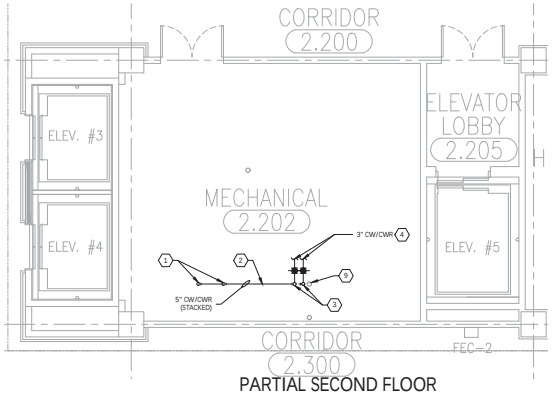
SHEET NO.:
M-103

Jul 16, 2021, 8:23am User ID: jnunez
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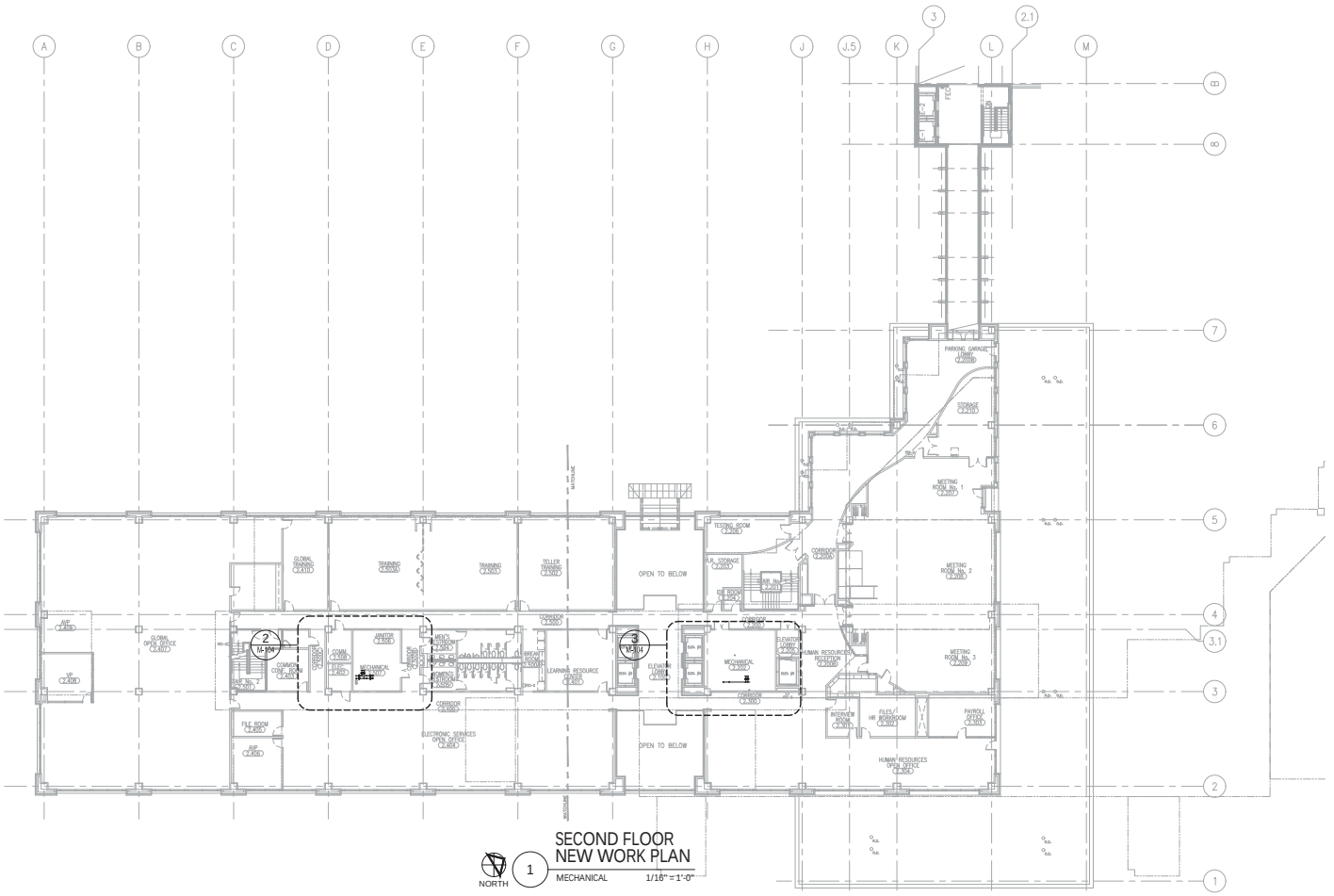
PARTIAL SECOND FLOOR
NEW WORK PLAN

NORTH 2 MECHANICAL 1/4" = 1'-0"



PARTIAL SECOND FLOOR
NEW WORK PLAN

NORTH 3 MECHANICAL 1/4" = 1'-0"



SECOND FLOOR
NEW WORK PLAN

NORTH 1 MECHANICAL 1/16" = 1'-0"

KEYED NOTES:

1. ROUTE 5" CW/CWR LINES UP FROM FIRST FLOOR. SEE PLAN 3, SHEET M-103 FOR CONTINUATION.
2. OFFSET 5" CW/CWR LINES WITH 45° FITTINGS BETWEEN FLOOR PENETRATIONS AND CEILING PENETRATIONS.
3. ROUTE 3" CW/CWR LINES UP TO THIRD FLOOR. SEE PLAN 3, SHEET M-105 FOR CONTINUATION.
4. PROVIDE 3" CW/CWR LINES FOR AHU-2-3.
5. ROUTE 5" CW/CWR LINES UP FROM FIRST FLOOR. SEE PLAN 2, SHEET M-103 FOR CONTINUATION. ROUTE 4" CW/CWR LINES UP TO THIRD FLOOR. SEE PLAN 2 SHEET M-105 FOR CONTINUATION.
6. PROVIDE 3" CW/CWR LINES FOR AHU-2-1.
7. PROVIDE 4" CW/CWR LINES FOR AHU-2-2.
8. EXISTING ROOF DRAIN PIPING.
9. EXISTING DRAIN LINE FROM FLOOR DRAIN ON THIRD FLOOR.

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DATE: 2021 JULY 16
PROJECT NO.: 2021.013

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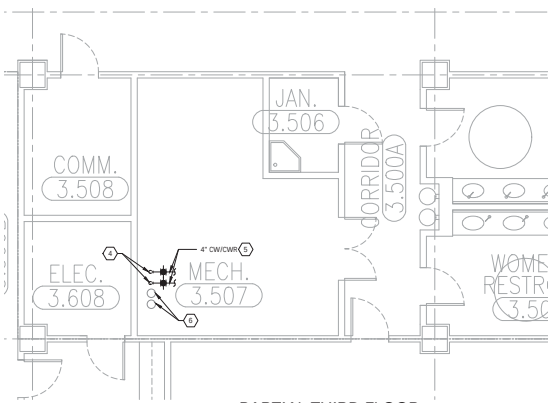
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LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

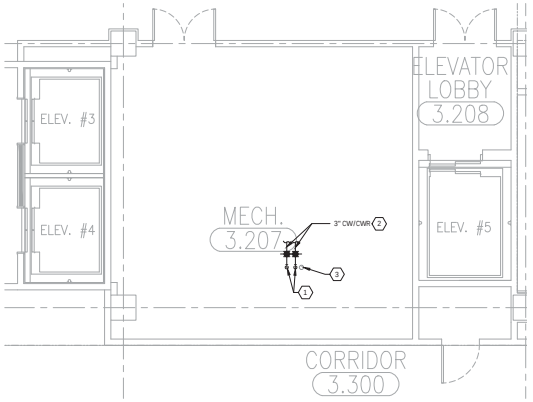
SHEET TITLE:
MECHANICAL
NEW WORK PLANS

SHEET NO.:
M-104



PARTIAL THIRD FLOOR
NEW WORK PLAN

NORTH 2 MECHANICAL 1/4" = 1'-0"

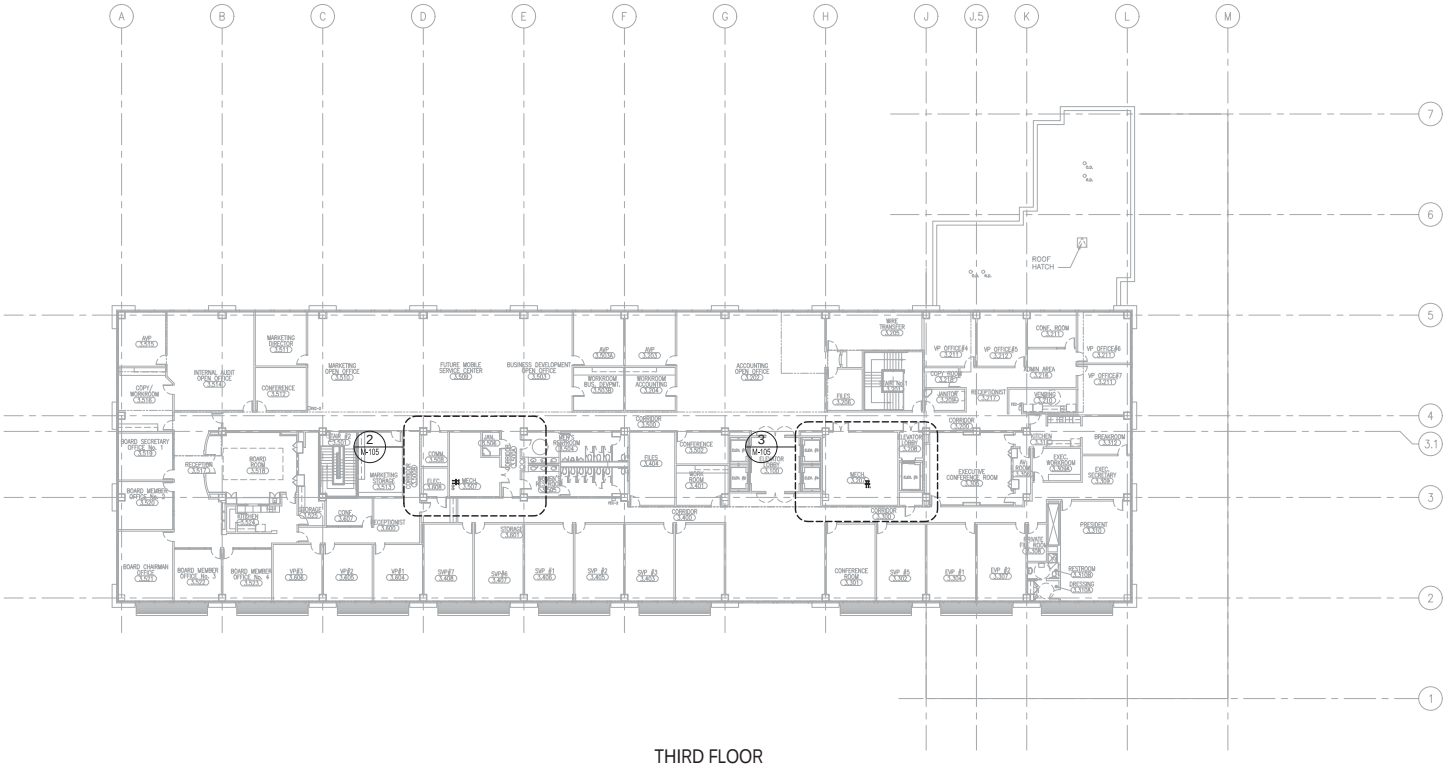


PARTIAL THIRD FLOOR
NEW WORK PLAN

NORTH 3 MECHANICAL 1/4" = 1'-0"

KEYED NOTES:

1. ROUTE 3" CW/CWR LINES UP FROM SECOND FLOOR. SEE PLAN 3, SHEET M-104 FOR CONTINUATION.
2. PROVIDE 3" CW/CWR LINES FOR AHU-3-2.
3. EXISTING FLOOR DRAIN.
4. ROUTE 4" CW/CWR LINES UP FROM SECOND FLOOR. SEE PLAN 2, SHEET M-104 FOR CONTINUATION.
5. PROVIDE 4" CW/CWR LINES FOR AHU-3-1.
6. EXISTING ROOF DRAIN PIPING.



THIRD FLOOR
NEW WORK PLAN

NORTH 1 MECHANICAL 1/16" = 1'-0"

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PROJECT NO.: 2021.013

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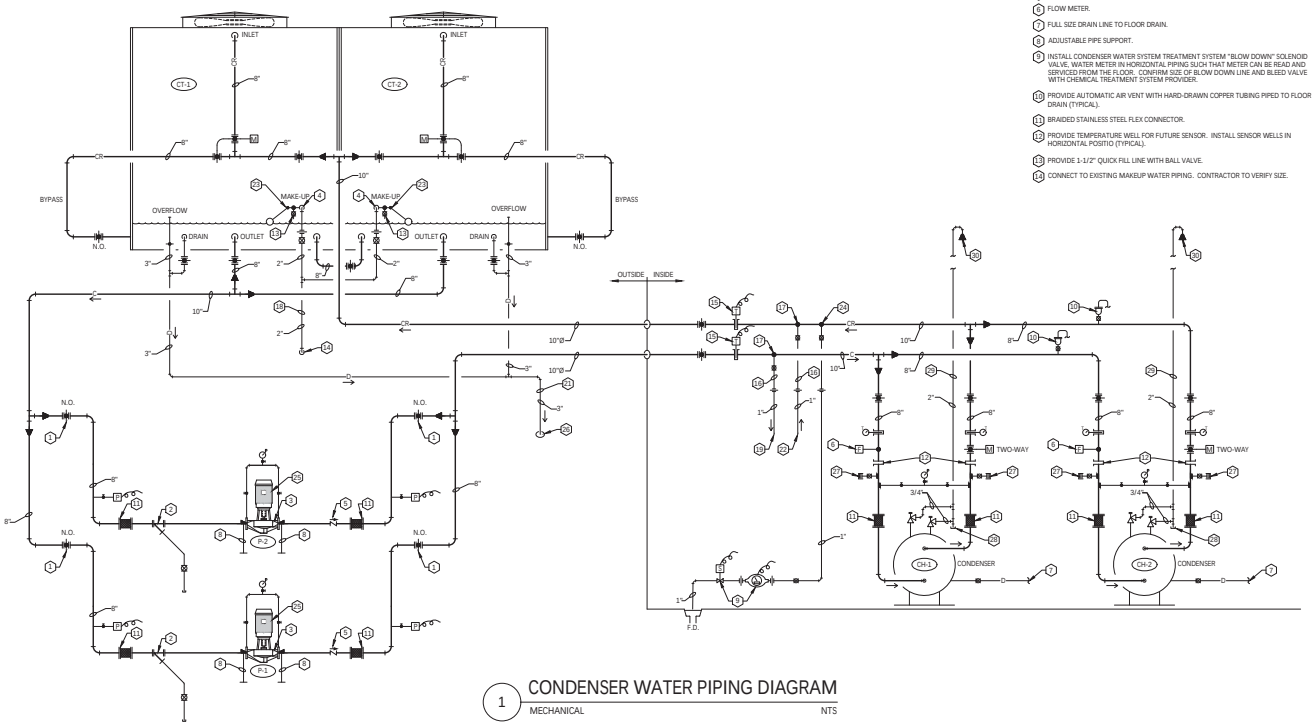
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LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL
NEW WORK PLANS

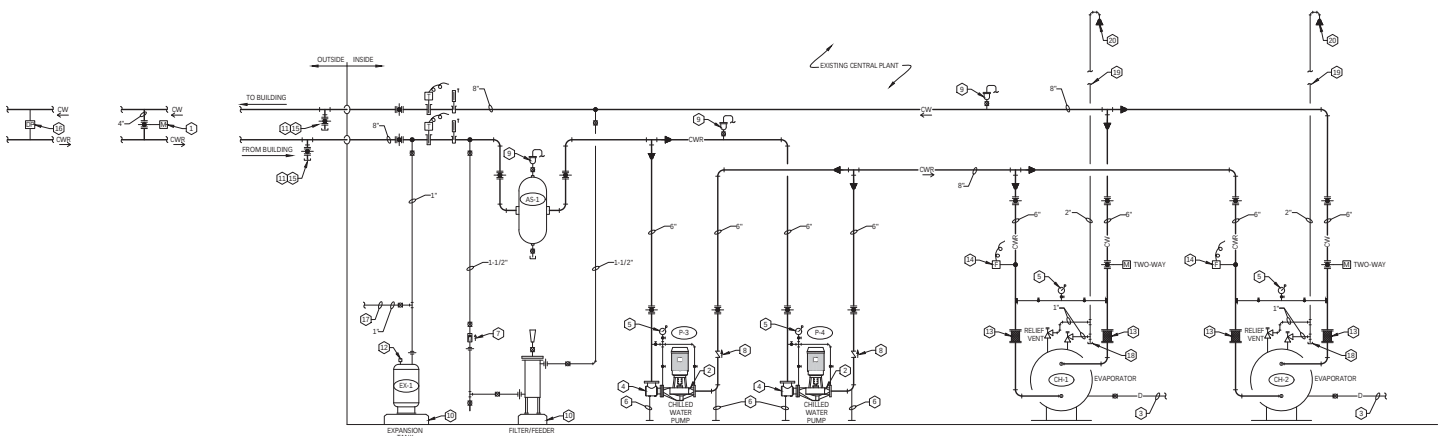
SHEET NO.:
M-105



1 CONDENSER WATER PIPING DIAGRAM
MECHANICAL NTS

CONDENSER WATER SYSTEM PIPING DIAGRAM NOTES:

1. PROVIDE BUTTERFLY TYPE ISOLATION SERVICE VALVES - WITH MEMORY STOP PLATE.
2. STRAINER.
3. PUMP CASING VENT VALVE.
4. COOLING TOWER FLOAT VALVE.
5. CHECK VALVE.
6. FLOW METER.
7. FULL SIZE DRAIN LINE TO FLOOR DRAIN.
8. ADJUSTABLE PIPE SUPPORT.
9. INSTALL CONDENSER WATER SYSTEM TREATMENT SYSTEM "BLOW DOWN" SOLENOID VALVE, WATER METER IN HORIZONTAL PIPING SUCH THAT METER CAN BE READ AND SERVICED FROM THE FLOOR. CONFIRM SIZE OF BLOW DOWN LINE AND BLEED VALVE WITH CHEMICAL TREATMENT SYSTEM PROVIDER.
10. PROVIDE AUTOMATIC AIR VENT WITH HARD-DRAWN COPPER TUBING PIPED TO FLOOR DRAIN (TYPICAL).
11. BRAIDED STAINLESS STEEL FLEX CONNECTOR.
12. PROVIDE TEMPERATURE WELL FOR FUTURE SENSOR. INSTALL SENSOR WELLS IN HORIZONTAL POSITIO (TYPICAL).
13. PROVIDE 1-1/2" QUICK FILL LINE WITH BALL VALVE.
14. CONNECT TO EXISTING MAKEUP WATER PIPING. CONTRACTOR TO VERIFY SIZE.
15. CONDENSER WATER DDC TEMPERATURE SENSOR.
16. SCHEDULE 80 CPVC PIPING.
17. PROVIDE WATER TREATMENT SYSTEM SAMPLE STREAM SUPPLY OR RETURN PIPING CONNECTION.
18. INSULATE ALL EXTERIOR MAKE-UP WATER PIPING, 1-1/2" THICK. URETHANE WITH ASJ AND 0.030" ALUMINUM JACKET SECURED WITH STAINLESS STEEL BANDS.
19. ROUTE TO CONDENSER WATER TREATMENT CONTROLLER FROM CONDENSER WATER PIPING.
20. MOTORIZED CONTROL VALVE.
21. ROUTE DRAIN LINE TO EXISTING DRAIN UNDER COOLING TOWERS. CONTRACTOR TO VERIFY SIZE.
22. ROUTE FROM CONDENSER WATER TREATMENT CONTROLLER BACK TO CONDENSER WATER PIPING.
23. 1" BALL VALVE IN MAKE-UP WATER LINE TO TOWER MAKE-UP FLOAT ASSEMBLY.
24. PROVIDE WATER TREATMENT SYSTEM BLEED CONNECTION AND PIPE TO BLEED "BLOW DOWN" VALVE ASSEMBLY.
25. MOUNT IN-LINE CONDENSER WATER PUMP UNDER COOLING TOWERS.
26. EXISTING DRAIN LINE BELOW COOLING TOWERS.
27. 3/4" EXTENDED STEM, 2 PC, BALL VALVE WITH HOSE THREAD AT OUTLET.
28. 6" DIRT LEG.
29. ROUTE RELIEF VENT LINE TO EXTERIOR OF BUILDING. DISCHARGE RELIEF VENT LINE 20' (MIN.) ABOVE GROUND LEVEL.
30. TERMINATE RELIEF VENT LINE WITH A 3"x2" REDUCER AND PROVIDE INSECT SCREEN OVER PIPE OPENING.



2 CHILLED WATER PIPING DIAGRAM
MECHANICAL NTS

CHILLED WATER PIPING SYSTEM DIAGRAM NOTES:

1. 4" CHILLED WATER BY-PASS VALVE.
2. PUMP CASING VENT.
3. FULL SIZE CHILLER DRAIN.
4. SUCTION DIFFUSER (6x6).
5. PROVIDE PRESSURE GAUGE. CONNECT ACROSS CHILLER GAUGE TAPS USING 1/2" THICK ARMAFLEX. PROVIDE BALL VALVES WITH EXTENDED NECK AND INSULATION COLLARS. VAPOR SEAL ALL INSULATION.
6. ADJUSTABLE PIPE SUPPORT.
7. IN-LINE SITE FLOW RATE INDICATOR.
8. CHECK VALVE.
9. PROVIDE AUTOMATIC AIR VENT AT ALL HIGH POINTS OF PIPING SYSTEM. PIPE DISCHARGE TO FLOOR DRAIN IN A NEAT MANNER WITH HARD-DRAWN COPPER (TYPICAL).
10. 3-1/2" THICK (MINIMUM) REINFORCED CONCRETE HOUSEKEEPING PAD WITH CHAMFERED EDGES.
11. PROVIDE 6" TAP WITH BUTTERFLY VALVE AND BLIND FLANGE.
12. AIR CHARGING VALVE.
13. BRAIDED STAINLESS STEEL FLEX CONNECTOR.
14. FLOW METER.
15. TEMPORARY CHILLER CONNECTIONS.
16. PROVIDE A DP SENSOR BETWEEN CW/CWR LINE IN MECHANICAL ROOM HOUSING AIR HANDLING UNIT FARTHEST FROM CENTRAL PLANT.
17. CONNECT TO CHILLED WATER MAKE-UP STATION.
18. 6" DIRT LEG.
19. ROUTE RELIEF VENT LINE TO EXTERIOR OF BUILDING. DISCHARGE RELIEF VENT LINE 20' (MIN.) ABOVE GROUND LEVEL.
20. TERMINATE RELIEF VENT LINE WITH A 3"x2" REDUCER AND PROVIDE INSECT SCREEN OVER PIPE OPENING.

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DATE: 2021 JULY 16
PROJECT NO.: 2021.013

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16 JULY 2021

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LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL PIPING DIAGRAMS

SHEET NO.:
M-201

Fri, Jul 16, 2021 - 2:28pm - User ID: jnguyen
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PUMP SCHEDULE

MARK	P-1	P-2	P-3	P-4
SERVICE	CONDENSER WATER	CONDENSER WATER	CHILLED WATER	CHILLED WATER
GPM	900	900	720	720
HEAD - FT.	40	40	90	90
SIZE	6x6x8	6x6x8	6x6x11.5	6x6x11.5
MOTOR (HP / VOLT / PH)	15 / 480 / 3	15 / 480 / 3	25 / 480 / 3	25 / 480 / 3
RPM	1770	1770	1780	1780
EFFICIENCY (MIN) %	79.9%	79.9%	82.7%	82.7%
SHUT OFF HEAD FT (MIN)	54	54	101	101
NPSH (MAX REQ.) - FT	-	-	-	-
MAX STABLE GPM	1250	1250	1100	1100
TYPE	IN-LINE	IN-LINE	IN-LINE	IN-LINE
NOTES	1, 2, 3	1, 2, 3	1, 2, 4	1, 2, 4
REFERENCE	ARMSTRONG	ARMSTRONG	ARMSTRONG	ARMSTRONG
MODEL	4380	4380	4300	4300

NOTES:
1 PROVIDE PUMP WITH VARIABLE FREQUENCY DRIVE.
2 PROVIDE BALDOR PREMIUM EFFICIENT OR EQUAL WITH AEGIS SHAFT GROUNDING RING FOR VFD USE.
3 PROVIDE PUMP CLOSE-COUPLED.
4 PROVIDE PUMP SPLIT-COUPLED.

MISCELLANEOUS EQUIPMENT SCHEDULE

MARK	EX-1	AS-1	
DESCRIPTION	CW EXPANSION TANK	AIR/DIRT SEPARATOR	
AGA OUTPUT (MBH)	---	---	
AGA INPUT (MBH)	---	---	
SAFETY/RELIEF VALVE	75 PSI	75 PSI	
WORKING PRESSURE	125 PSI	125 PSI	
DESIGN OPERATING PRESSURE	40 PSI	40 PSI	
MOTOR	---	---	
SIZE	---	8"	
STORAGE CAPACITY (GALLONS)	65	---	
CONTROL TYPE	---	---	
REFERENCE	TACO	TACO	
MODEL NO.	CA300	4908ADH-125	
NOTES	1, 2	3	

NOTES:
1 MAKE-UP WATER PRESSURE REDUCING VALVE SHALL BE SET TO MAINTAIN SYSTEM STATIC PRESSURE PLUS APPROXIMATELY 5 PSIG. INITIAL SETTING SHALL BE 40 PSIG (ADJUSTABLE).
2 STORAGE CAPACITY SHALL BE MINIMUM 'WATER STORAGE' (ACCEPTANCE VOLUME) AVAILABLE FOR SYSTEM EXPANSION. AIR CHARGE PRESSURE SHALL BE THE SAME AS THE SYSTEM INITIAL FILL PRESSURE.
3 PROVIDE UNIT WITH MAXIMUM PRESSURE DROP OF 1.5 PSIG AT 1440 GPM.

CHILLER & COOLING TOWER SCHEDULE

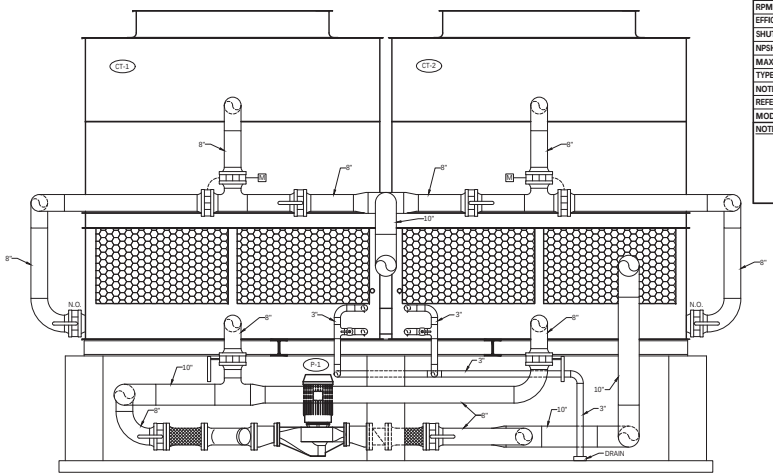
MARK		CH-1 & CH-2		CT-1 & CT-2
DESCRIPTION		EVAPORATOR	CONDENSER	COOLING TOWERS
CAPACITY - TONS		300	300	300
MIN. LOAD - TONS		98	98	--
WATER	GPM - DESIGN	720	900	900
	GPM - MIN.	240	358	--
	ENTERING - °F	55.0	85.0	95.0
	LEAVING - °F	45.0	95.0	85.0
	MAXIMUM P.D. - FT.	13.7	17.0	2.8
	SCALE FACTOR	0.0001	0.00025	--
	MAX. VELOCITY FPS	12	12	--
	PASSES	2	2	--
ELECTRICAL		460V/3PH		20HP/460V/3PH
MOTOR RPM		--		1800
APPROX. FLA		230A		24.1
APPROX. MCA		259A		--
CHILLER KW/TON (MIN.)		0.5581		--
CAPACITY REDUCT. (MIN.)		33%		--
COMPRESSOR		CENTRIFUGAL		--
OUTSIDE AIR - AMBIENT °F		105° DB		78° WB
COND. TEMP. MAX. °F		110		--
NOTES		1		2
REFERENCE		SMARDT		EVAPCO
MODEL		WB095.2HG07.F2HHHA.F2AVHA.TN0		USS 29-3K24
CONTROL TYPE		1		1

CHILLER & COOLING TOWER SCHEDULE NOTES:
1 ALL REQUIREMENTS SCHEDULED ARE "PER UNIT". TWO (2) CHILLERS (CH-1 & CH-2) AND TWO (2) COOLING TOWERS (CT-1 & CT-2) ARE REQUIRED.
2 PROVIDE EACH COOLING TOWER WITH TEFC FAN MOTORS WITH VSDs, HAND RAILS, LADDER, BOTTOM OUTLET, SIDE EQUALIZING OUTLET CONNECTION, MAKE-UP WATER FLOAT, OVERFLOW STANDPIPE, AND OTHER ACCESSORIES SPECIFIED AND DETAILED ON THE DRAWINGS.

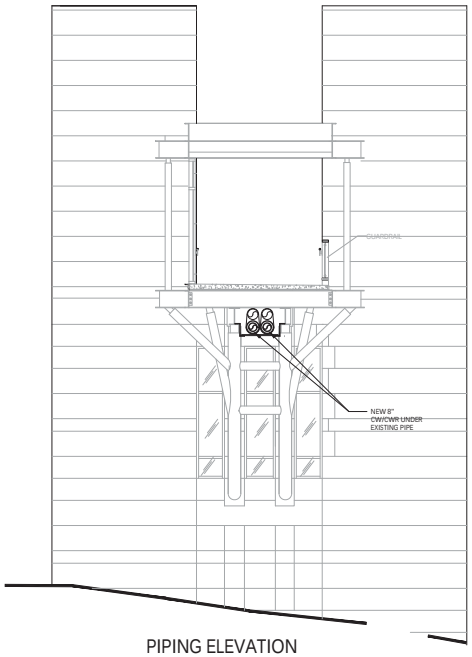
AIR HANDLING UNIT SCHEDULE

MARK		AHU-S-1	AHU-1-1	AHU-1-2	AHU-1-4	AHU-2-1	AHU-2-2	AHU-2-3	AHU-3-1	AHU-3-2
AREA SERVED		SUB-LEVEL	1ST FLR-WEST	1ST FLR-EAST	1ST FLR-EAST	2ND FLR-WEST	2ND FLR-WEST	2ND FLR-EAST	3RD FLR-WEST	3RD FLR-EAST
DESCRIPTION		HORIZ, DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU	VERT. DRAW-THRU
TOTAL AIR CFM		25,185	15,090	11,305	10,400	11,250	16,000	9,930	21,930	10,785
OUTSIDE AIR CFM		4000	1100	1100	1100	1100	1100	1100	1075	1075
APPROX. EXT. RESISTANCE, "W.G.		2	2	2	2	2	2	2	2	2
FAN MOTOR (MIN.)		(7)7.7.A/460V/3PH	(4)7.7A/460V/3PH	(4)7.7A/460V/3PH	(3)7.7A/460V/3PH	(4)7.7A/460V/3PH	(4)7.7A/460V/3PH	(3)7.7A/460V/3PH	(5)7.7A/460V/3PH	(3)7.7A/460/3PH
ELECTRICAL	FLA	53.9	30.8	30.8	23.1	30.8	30.8	23.1	38.5	23.1
	MCA	67.4	38.5	38.5	28.9	38.5	38.5	28.9	48.1	28.9
	MOCP	110	60	60	50	60	60	50	80	50
	SCCR	65	65	65	65	65	65	65	65	65
COOLING COIL	TYPE	CW	CW	CW	CW	CW	CW	CW	CW	CW
	AIR TO COIL CFM	25,185	15,090	11,305	10,400	11,250	16,000	9,930	21,930	10,785
	ENTERING AIR °FDB/°FWB	79.2/64.9	80.1/65.0	81.1/65.8	80.6/65.4	79.1/65.0	84.1/70.8	79.4/64.8	77.5/63.8	77.4/63.7
	LEAVING AIR °FDB/°FWB	54.2/54.1	54.8/54.1	54.0/53.5	54.5/53.8	53.9/53.4	56.3/56.1	53.6/53.0	54.6/54.3	53.8/53.2
	MAX. FACE VELOCITY FPM	500	500	500	500	500	500	500	500	500
	CW GPM (@44°F EWT)	132.6	79.1	67.1	57.9	62.6	121.9	55.6	100.9	53.7
	MAX. WATER P.D. FT.	5.0	4.1	7.3	5.2	6.4	9.2	4.8	3.8	4.5
	MIN. ROWS/MAX. FINS	6/10	6/10	6/10	6/10	6/10	6/10	6/10	6/10	6/10
	TEMP. RISE °F (44° EWT)	12	12	12	12	12	12	12	12	12
	OUTPUT TSH (MIN.) MBH	659.0	404.7	324.4	288.1	301.6	467.5	272.6	525.9	271.1
	OUTPUT GTH (MIN.) MBH	797.8	476.0	403.8	348.2	376.7	733.6	334.5	607.3	323.0
	CONTROL VALVE	3-WAY	2-WAY	2-WAY	2-WAY	2-WAY	2-WAY	2-WAY	3-WAY	3-WAY
FAN TYPE		PLENUM	PLENUM	PLENUM	PLENUM	PLENUM	PLENUM	PLENUM	PLENUM	PLENUM
NOTES		1	1	1	1	1	1	1	1	1
REFERENCE		CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER
MODEL		39MN SIZE 50W	39MN SIZE 30W	39MN SIZE 25W	39MN SIZE 21W	39MN SIZE 25W	39MN SIZE 30W	39MN SIZE 21W	39MN SIZE 40W	39MN SIZE 21W

NOTES
1) 65 KAIC/SCCR RATING ALL FAN ARRAY CONTROL PANELS.



1 COOLING TOWER ELEVATION
MECHANICAL NTS



2 PIPING ELEVATION UNDER PARKING GARAGE BRIDGE
MECHANICAL NTS

DRAWN: MA/JJN
CHECKED: CPA
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
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STATE OF TEXAS
CHESTER PAUL ALLEN
92026
REGISTERED PROFESSIONAL ENGINEER
16 JULY 2021

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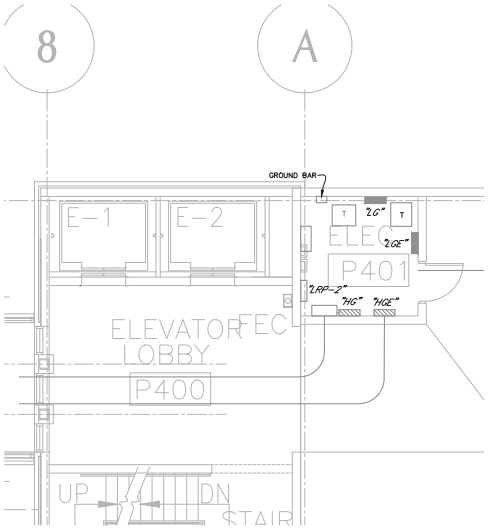
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
MECHANICAL SCHEDULES & DETAILS

SHEET NO.:
M-202

Plotted: 16 JUL 2021 4:47 PM By: MARK ALLEN
File Name: C:\USERS\MARK.ALLEN\DESKTOP\SSFCU\LA CANTERA CENTRAL PLANT CHILLER UPDATE_R19_MARK.ALLEN.RVT

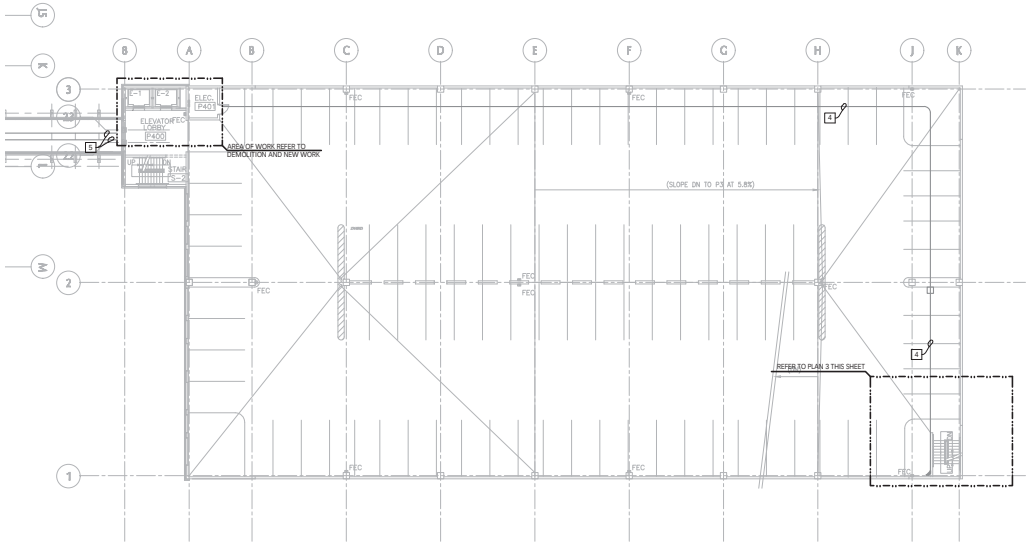


LEVEL P-4
EXISTING PLAN

NORTH 2 ELECTRICAL 1/4" = 1'-0"

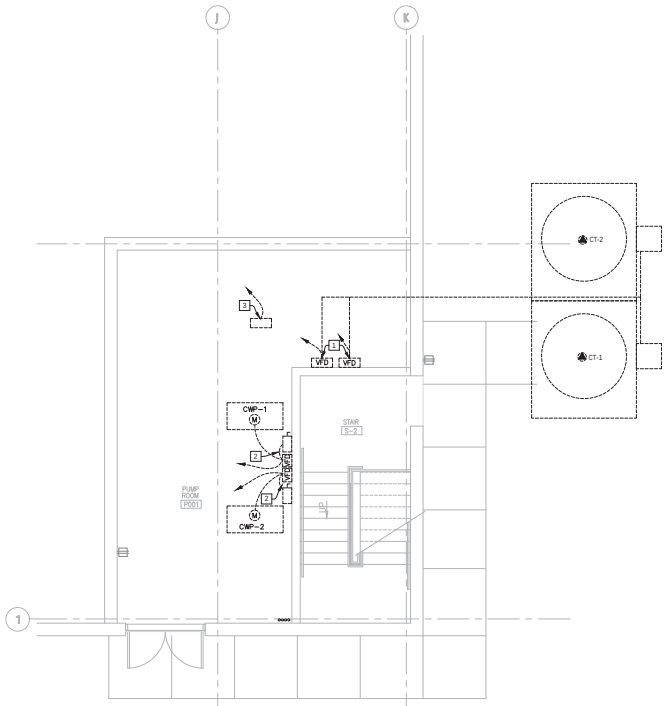
ELECTRICAL DEMOLITION NOTES, SHEET E-101:

1. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. REMOVE VFD AND ASSOCIATED ELECTRICAL COMPONENTS. EXISTING BRANCH CIRCUIT TO REMAIN TO SERVE NEW. REFER TO NEW WORK PLAN.
2. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REMOVED. REMOVE VFD AND ASSOCIATED ELECTRICAL COMPONENTS. REMOVE CONDUCTORS BACK TO PANEL, EXISTING CONDUIT TO REMAIN TO SERVE NEW. REFER TO NEW WORK PLAN.
3. MODIFY, RE-ROUTE AND RELOCATE EXISTING ELECTRICAL CONNECTION AND DISCONNECTING MEANS TO EXISTING FILTRATION SYSTEM BEING RELOCATED TO ACCOMMODATE NEW CHILLER. MODIFY BRANCH CIRCUIT AS REQUIRED.
4. APPROXIMATE ROUTE OF EXISTING BRANCH CIRCUITS.
5. APPROXIMATE ROUTE OF EXISTING FEEDERS.



LEVEL P-4
OVERALL FLOOR PLAN

NORTH 1 ELECTRICAL 1/16" = 1'-0"



LEVEL P-0
DEMOLITION PLAN

NORTH 3 ELECTRICAL 1/4" = 1'-0"

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CHECKED: DS
DATE: 2021 JULY 16
PROJECT NO.: 2021.013

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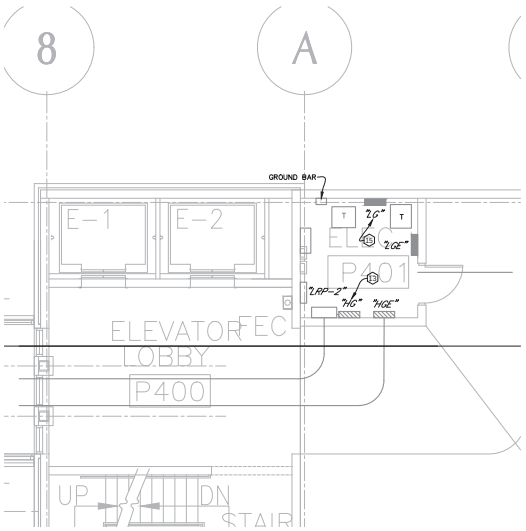
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
ELECTRICAL
DEMOLITION PLANS

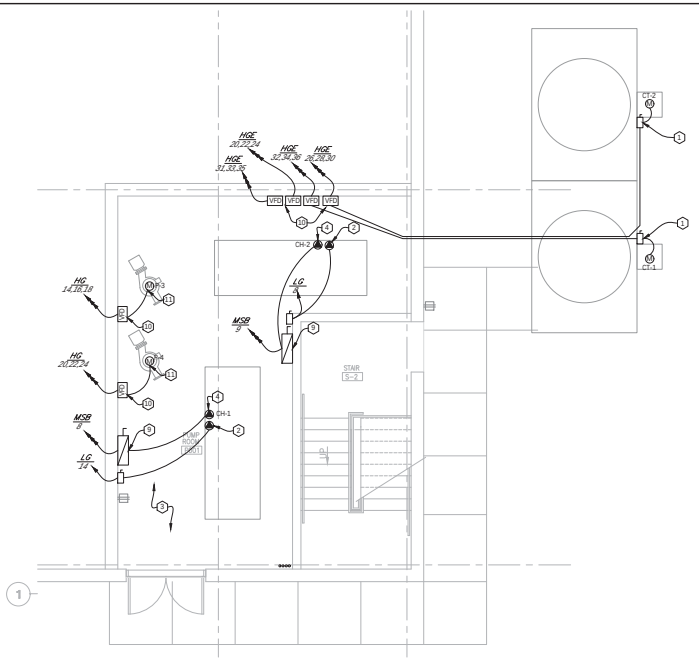
SHEET NO.:
E-101

Jul 16, 2021, 4:39pm User ID: jmendez
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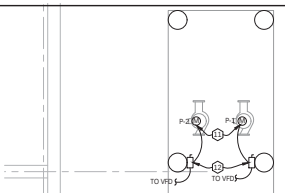
LEVEL P-4
NEW WORK PLAN

NORTH 2 ELECTRICAL 1/4" = 1'-0"



LEVEL P-0
NEW WORK PLAN

NORTH 3 ELECTRICAL 1/4" = 1'-0"



NEW WORK PLAN
UNDER COOLING TOWERS

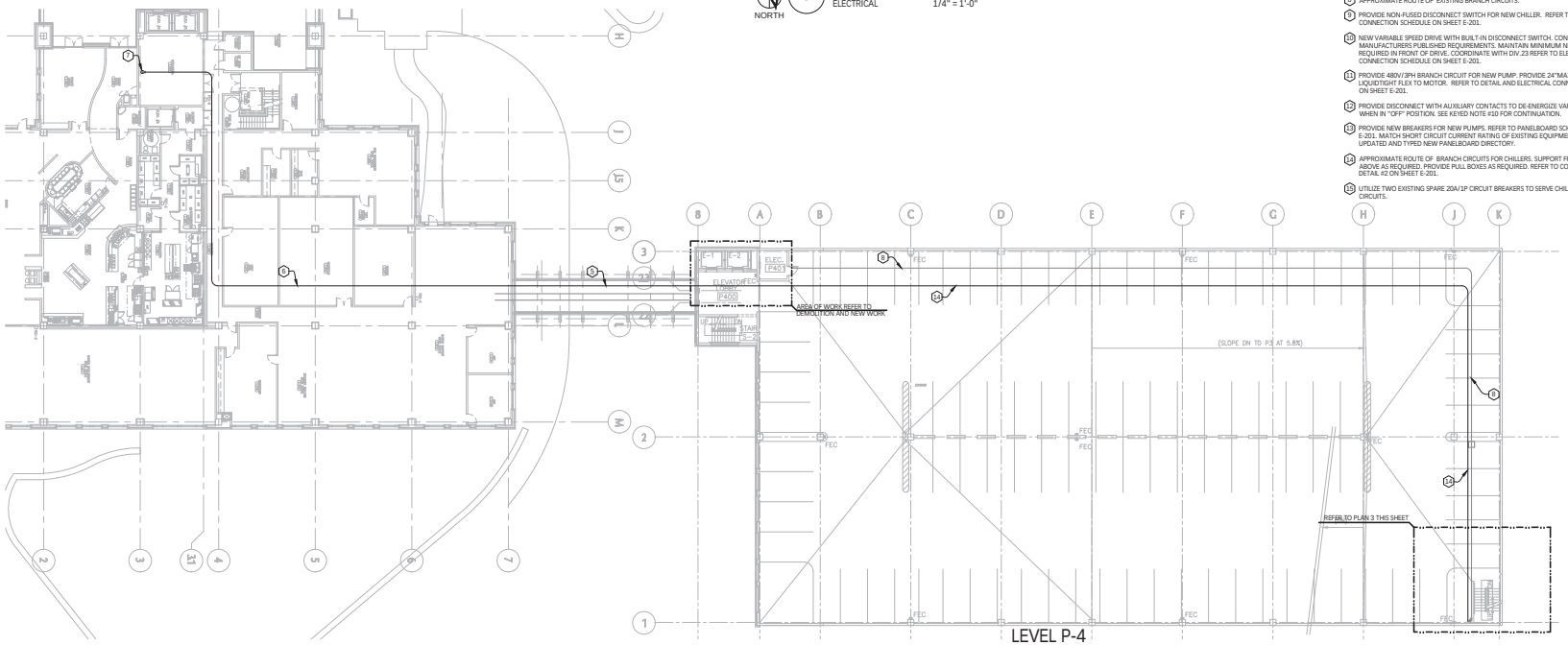
NORTH 4 ELECTRICAL 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO ELECTRICAL CONNECTION SCHEDULE SHEET E-201.
2. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS. WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED, INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT. IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
3. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED PARTITIONS. SEAL AROUND CONDUIT PENETRATIONS THROUGH NON-RATED PARTITIONS WITH JOINT COMPOUND OR GROUT.
4. COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.

ELECTRICAL NOTES, SHEET E-102:

1. PROVIDE DISCONNECT FOR COOLING TOWER FAN. MOUNT ON COOLING TOWER STRUCTURE TO BE ACCESSIBLE AND TO COMPLY WITH NFPA 70 FOR SIGHT AND DISTANCE. PROVIDE DISCONNECT WITH AUXILIARY CONTACTS TO DE-ENERGIZE VARIABLE SPEED DRIVE WHEN IN "OFF" POSITION.
2. PROVIDE 120V CONNECTION AS REQUIRED FOR CHILLER CONTROLS. CONTRACTOR SHALL VERIFY ACTUAL REQUIREMENTS WITH CHILLER MANUFACTURER. UTILIZE #10 MINIMUM CONDUCTORS. PROVIDE 30A/1P,NF, DISCONNECT SWITCH.
3. FINAL LOCATION OF ALL EQUIPMENT IN THIS ROOM SHALL MAINTAIN REQUIRED NEC CLEARANCES.
4. PROVIDE 480V/3PH BRANCH CIRCUIT FOR CHILLER. CONTRACTOR SHALL VERIFY ACTUAL REQUIREMENTS WITH CHILLER MANUFACTURER. REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
5. SUSPEND BRANCH CIRCUIT BELOW BOTTOM OF BRIDGE STRUCTURE . DO NOT ROUTE FEEDER BELOW MECHANICAL PIPING.
6. ROUTE BRANCH CIRCUITS ABOVE CEILING OF FIRST FLOOR. COORDINATE WITH EXISTING UTILITIES.
7. CORE DRILL AND ROUTE DOWN TO MAIN SWITCHBOARD. COORDINATE WITH EXISTING UTILITIES.
8. APPROXIMATE ROUTE OF EXISTING BRANCH CIRCUITS.
9. PROVIDE NON-FUSED DISCONNECT SWITCH FOR NEW CHILLER. REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
10. NEW VARIABLE SPEED DRIVE WITH BUILT-IN DISCONNECT SWITCH. CONNECT PER MANUFACTURERS PUBLISHED REQUIREMENTS. MAINTAIN MINIMUM NEC CLEARANCE REQUIRED IN FRONT OF DRIVE. COORDINATE WITH DIV.23 REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
11. PROVIDE 480V/3PH BRANCH CIRCUIT FOR NEW PUMP. PROVIDE 24"MAXIMUM SECTION OF LIQUIDTIGHT FLEX TO MOTOR. REFER TO DETAIL AND ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
12. PROVIDE DISCONNECT WITH AUXILIARY CONTACTS TO DE-ENERGIZE VARIABLE SPEED DRIVE WHEN IN "OFF" POSITION. SEE KEYED NOTE #10 FOR CONTINUATION.
13. PROVIDE NEW BREAKERS FOR NEW PUMPS. REFER TO PANELBOARD SCHEDULES ON SHEET E-201. MATCH SHORT CIRCUIT CURRENT RATING OF EXISTING EQUIPMENT. PROVIDE AN UPDATED AND TYPED NEW PANELBOARD DIRECTORY.
14. APPROXIMATE ROUTE OF BRANCH CIRCUITS FOR CHILLERS. SUPPORT FROM STRUCTURE ABOVE AS REQUIRED. PROVIDE PULL BOXES AS REQUIRED. REFER TO CONDUIT SUPPORT DETAIL #2 ON SHEET E-201.
15. UTILIZE TWO EXISTING SPARE 20A/1P CIRCUIT BREAKERS TO SERVE CHILLER CONTROL CIRCUITS.



LEVEL P-4
OVERALL FLOOR PLAN

NORTH 1 ELECTRICAL 1/16" = 1'-0"

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LA CANTERA CENTRAL PLANT CHILLER UPDATE

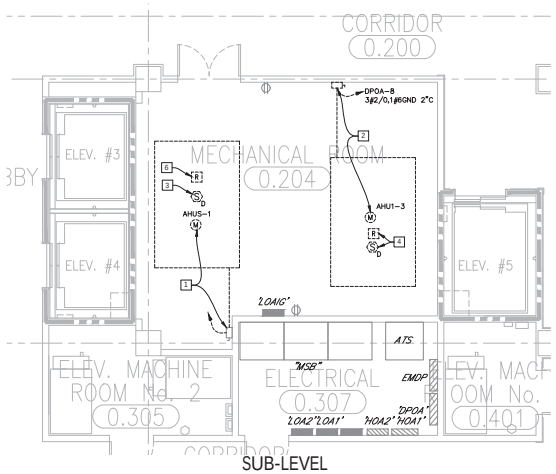
San Antonio, Texas

SHEET TITLE:
ELECTRICAL
NEW WORK PLANS

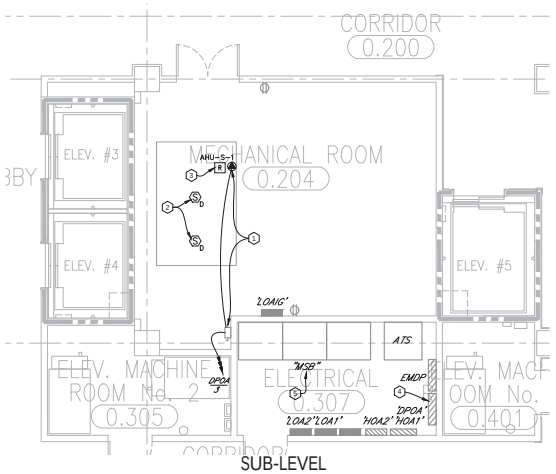
SHEET NO.:
E-102

ELECTRICAL DEMOLITION NOTES, SHEET E-103:

1. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. EXISTING DISCONNECT SWITCH AND CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
2. REMOVE EXISTING ELECTRICAL CONNECTION AND DISCONNECTING MEANS TO HVAC EQUIPMENT BEING DEMOLISHED. REMOVE BRANCH CIRCUIT BACK TO SOURCE. LABEL IT AS 'SPARE' IN EXISTING PANEL.
3. CAREFULLY REMOVE AND DISCONNECT EXISTING DUCT SMOKE DETECTOR. EXISTING DUCT SMOKE DETECTOR MAY BE REUSED. REFER TO NEW WORK. COORDINATE WITH EXISTING FIRE ALARM SYSTEM.
4. REMOVE FIRE ALARM DEVICES AND CABLING BACK TO SOURCE.
5. EXISTING FIRE ALARM CONTROL PANEL. COORDINATE MODIFICATIONS WITH EXISTING SYSTEM.
6. REMOVE EXISTING FIRE ALARM RELAY. EXISTING WIRING TO REMAIN TO SERVE NEW. REFER TO NEW WORK.



NORTH 2 SUB-LEVEL DEMOLITION PLAN
ELECTRICAL 1/4" = 1'-0"



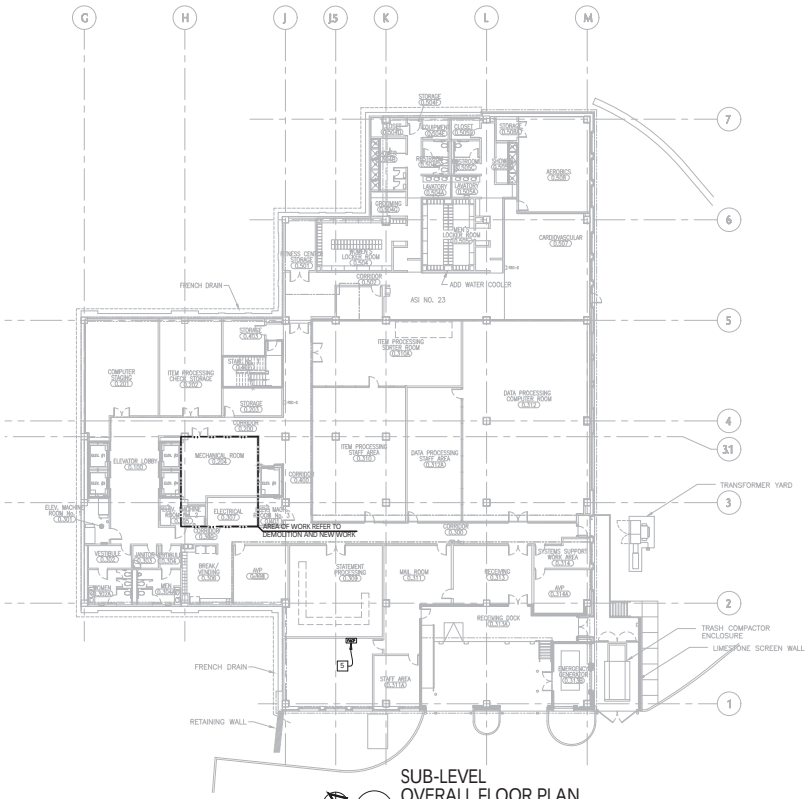
NORTH 3 SUB-LEVEL NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO ELECTRICAL CONNECTION SCHEDULE SHEET E-201
2. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS, WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED. INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT, IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
3. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED PARTITIONS. SEAL AROUND CONDUIT PENETRATIONS THROUGH NON-RATED PARTITIONS WITH JOINT COMPOUND OR GROUT.
4. COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.

ELECTRICAL NOTES, SHEET E-102:

1. PROVIDE OUTLET AND CONNECTION AS REQUIRED FOR MECHANICAL EQUIPMENT COORDINATE WITH MECHANICAL . REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
2. PROVIDE DUCT SMOKE DETECTORS ON SUPPLY AND RETURN OF AIR HANDLING UNIT. EXISTING DETECTORS MAY BE REUSED IF IN GOOD CONDITION. RECONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
3. PROVIDE NEW FIRE ALARM RELAY. CONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
4. REMOVE EXISTING BREAKER SERVING AHUS-1 AND PROVIDE NEW 110A/3P MINIMUM 65KAIC CIRCUIT BREAKER.
5. PROVIDE TWO 350A/3P, MINIMUM 65 KAIC CIRCUIT BREAKERS FOR CHILLERS CH-1 AND CH-2.



NORTH 1 SUB-LEVEL OVERALL FLOOR PLAN
ELECTRICAL 1/16" = 1'-0"

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LA CANTERA CENTRAL PLANT CHILLER UPDATE

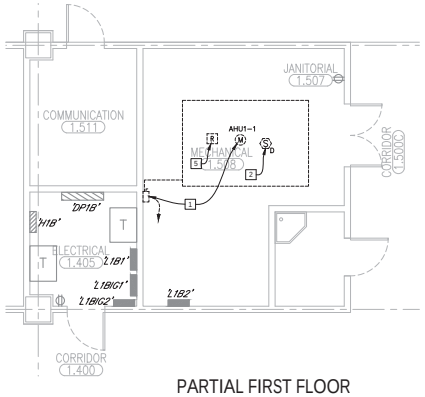
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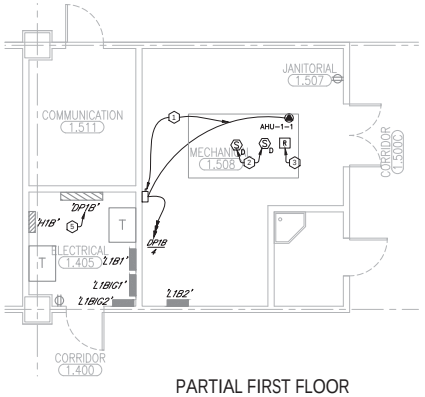
SUB-LEVEL ELECTRICAL PLANS

SHEET NO.:

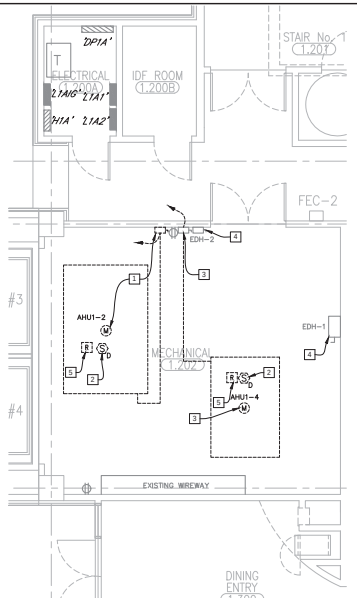
E-103



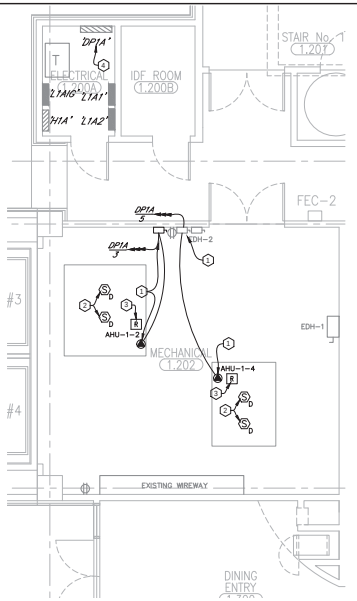
NORTH 2 PARTIAL FIRST FLOOR DEMOLITION PLAN
ELECTRICAL 1/4" = 1'-0"



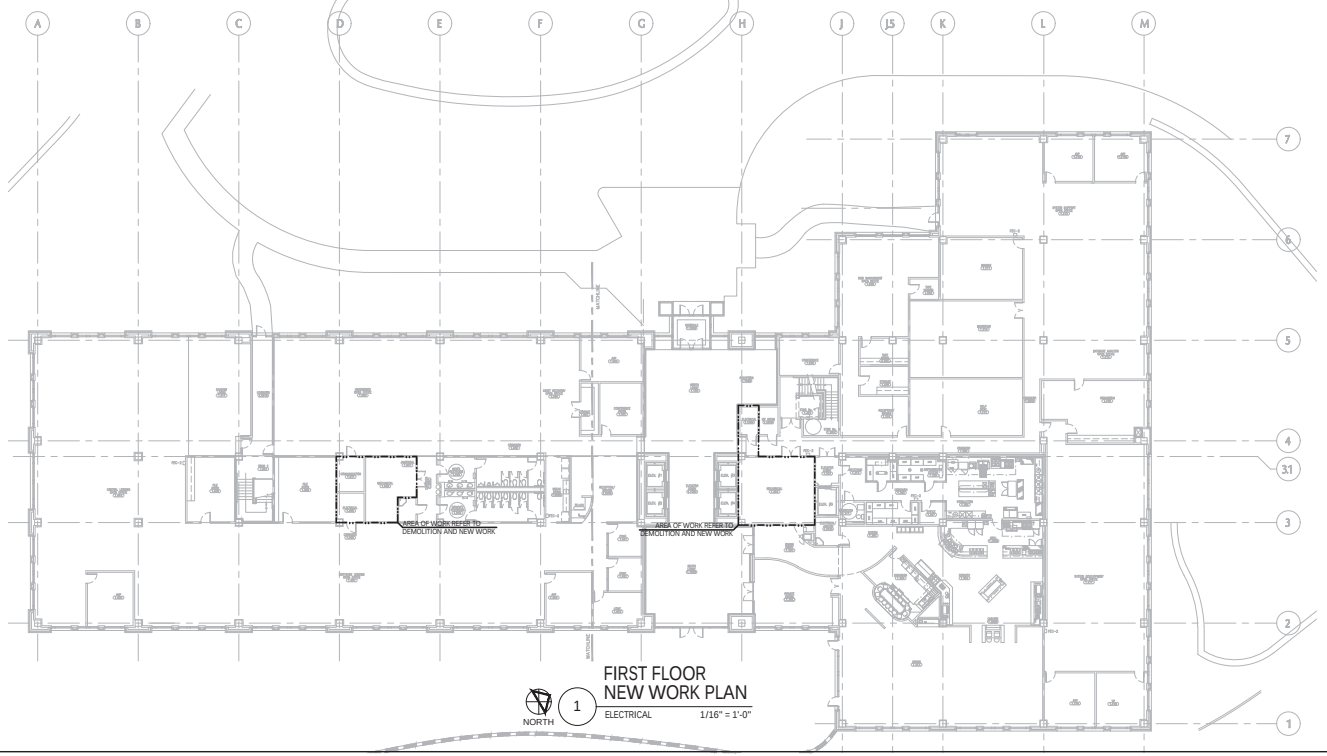
NORTH 3 PARTIAL FIRST FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 4 PARTIAL FIRST FLOOR DEMOLITION PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 5 PARTIAL FIRST FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 1 FIRST FLOOR NEW WORK PLAN
ELECTRICAL 1/16" = 1'-0"

ELECTRICAL DEMOLITION NOTES, SHEET E-104:

1. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. REMOVE DISCONNECT AND ASSOCIATED ELECTRICAL COMPONENTS. EXISTING CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
2. CAREFULLY REMOVE AND DISCONNECT EXISTING DUCT SMOKE DETECTOR. EXISTING DUCT SMOKE DETECTOR MAY BE REUSED. REFER TO NEW WORK. COORDINATE WITH EXISTING FIRE ALARM SYSTEM.
3. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. EXISTING DISCONNECT SWITCH AND CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
4. EXISTING TO REMAIN.
5. REMOVE EXISTING FIRE ALARM RELAY. EXISTING WIRING TO REMAIN TO SERVE NEW. REFER TO NEW WORK.

GENERAL NOTES:

1. REFER TO ELECTRICAL CONNECTION SCHEDULE SHEET E-201
2. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS. WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED. INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT, IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
3. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED PARTITIONS. SEAL AROUND CONDUIT PENETRATIONS THROUGH NON-RATED PARTITIONS WITH JOINT COMPOUND OR GROUT.
4. COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.

ELECTRICAL NOTES, SHEET E-104:

1. PROVIDE OUTLET AND CONNECTION AS REQUIRED FOR MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL. REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
2. PROVIDE DUCT SMOKE DETECTORS ON SUPPLY AND RETURN OF AIR HANDLING UNIT. EXISTING DETECTORS MAY BE REUSED IF IN GOOD CONDITION. RECONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
3. PROVIDE NEW FIRE ALARM RELAY. CONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
4. REMOVE EXISTING BREAKER SERVING AHU-1-2 AND PROVIDE NEW 60A/3P MINIMUM 65KAIC CIRCUIT BREAKER. REMOVE EXISTING BREAKER SERVING AHU-2-2 AND PROVIDE NEW 60A/3P MINIMUM 65KAIC CIRCUIT BREAKER. REMOVE EXISTING BREAKER SERVING AHU-1-4 AND PROVIDE NEW 50A/3P MINIMUM 65KAIC CIRCUIT BREAKER.
5. REMOVE EXISTING BREAKER SERVING AHU-1-1 AND PROVIDE NEW 60A/3P MINIMUM 42 KAIC CIRCUIT BREAKER. REMOVE EXISTING BREAKER SERVING AHU-2-1 AND PROVIDE NEW 60A/3P MINIMUM 42 KAIC CIRCUIT BREAKER.

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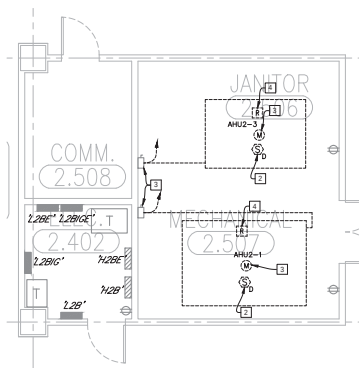
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
FIRST FLOOR
ELECTRICAL PLANS

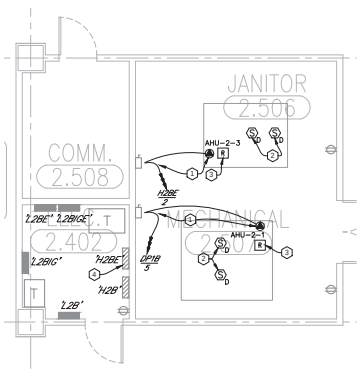
SHEET NO.:
E-104

Jul 16, 2021 - 4:29pm - Jose M. Fernandez
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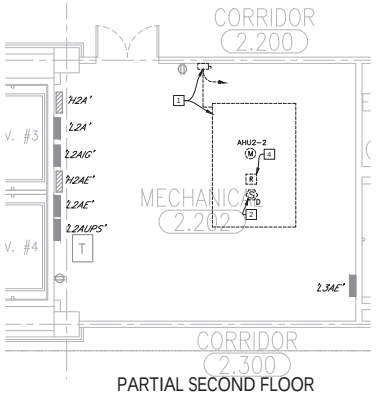
PARTIAL SECOND FLOOR
DEMOLITION PLAN

NORTH 2 ELECTRICAL 1/4" = 1'-0"



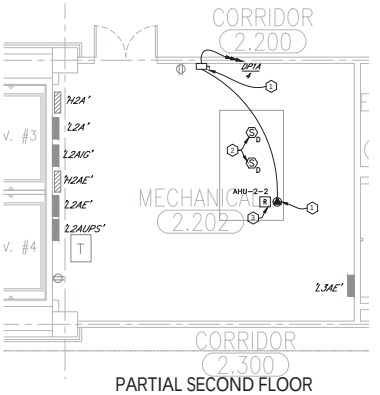
PARTIAL SECOND FLOOR
NEW WORK PLAN

NORTH 3 ELECTRICAL 1/4" = 1'-0"



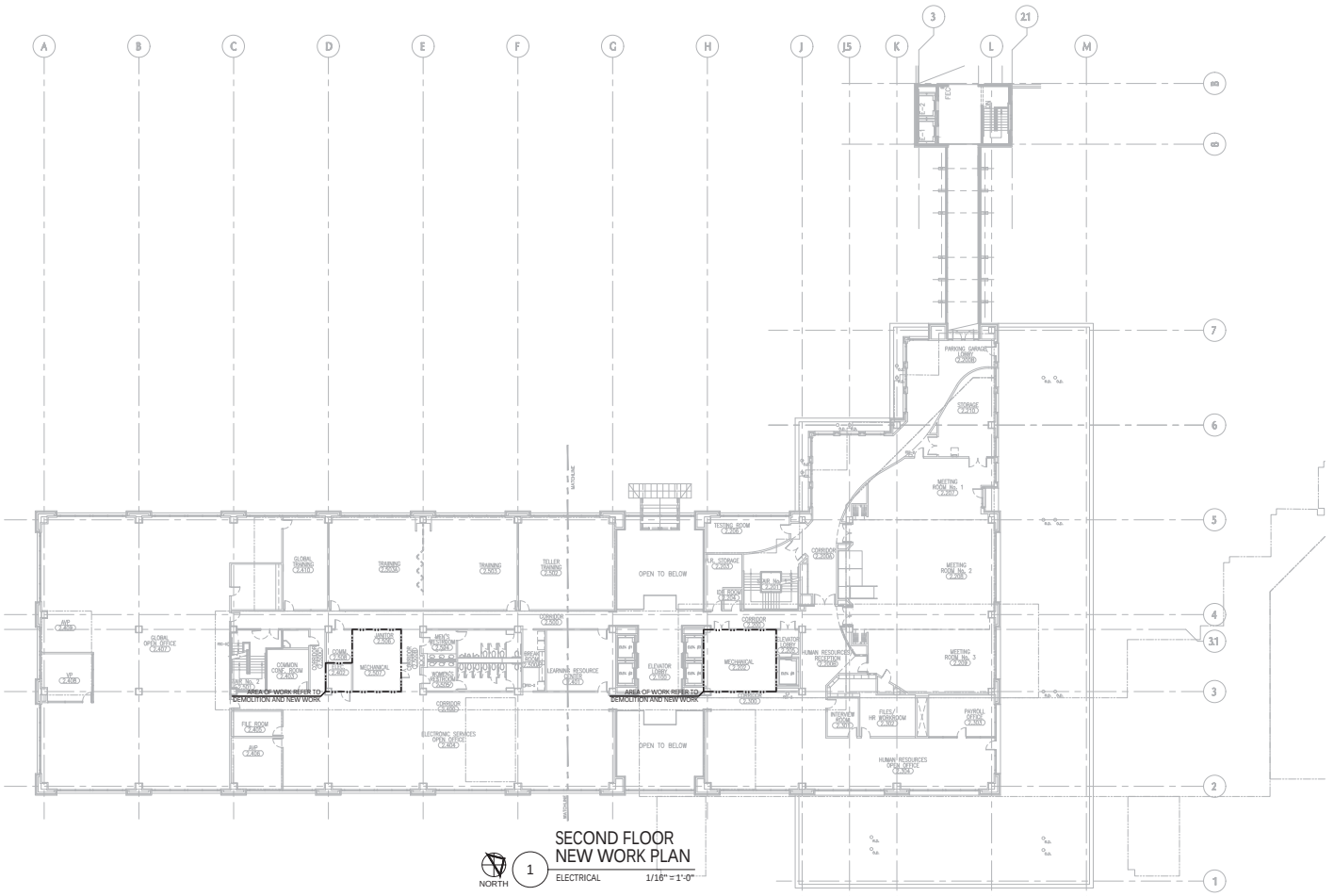
PARTIAL SECOND FLOOR
DEMOLITION PLAN

NORTH 4 ELECTRICAL 1/4" = 1'-0"



PARTIAL SECOND FLOOR
NEW WORK PLAN

NORTH 5 ELECTRICAL 1/4" = 1'-0"



SECOND FLOOR
NEW WORK PLAN

NORTH 1 ELECTRICAL 1/16" = 1'-0"

ELECTRICAL DEMOLITION NOTES, SHEET E-105:

1. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. REMOVE DISCONNECT AND ASSOCIATED ELECTRICAL COMPONENTS. EXISTING CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
2. CAREFULLY REMOVE AND DISCONNECT EXISTING DUCT SMOKE DETECTOR. EXISTING DUCT SMOKE DETECTOR MAY BE REUSED. REFER TO NEW WORK. COORDINATE WITH EXISTING FIRE ALARM SYSTEM.
3. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. EXISTING DISCONNECT SWITCH AND CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
4. REMOVE EXISTING FIRE ALARM RELAY. EXISTING WIRING TO REMAIN TO SERVE NEW. REFER TO NEW WORK.

GENERAL NOTES:

1. REFER TO ELECTRICAL CONNECTION SCHEDULE SHEET E-201
2. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS, WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED. INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT, IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
3. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED PARTITIONS. SEAL AROUND CONDUIT PENETRATIONS THROUGH NON-RATED PARTITIONS WITH JOINT COMPOUND OR GROUT.
4. COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.

ELECTRICAL NOTES, SHEET E-105:

1. PROVIDE OUTLET AND CONNECTION AS REQUIRED FOR MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL. REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
2. PROVIDE DUCT SMOKE DETECTORS ON SUPPLY AND RETURN OF AIR HANDLING UNIT. EXISTING DETECTORS MAY BE REUSED IF IN GOOD CONDITION. RECONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
3. PROVIDE NEW FIRE ALARM RELAY. CONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
4. REMOVE EXISTING BREAKER SERVING AHU-2-3 AND PROVIDE NEW 50A/3P MINIMUM 65KAIC CIRCUIT BREAKER.

DRAWN: JM
CHECKED: DS
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
REVISIONS:

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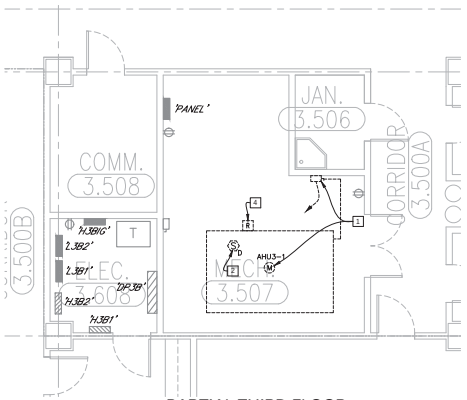
LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

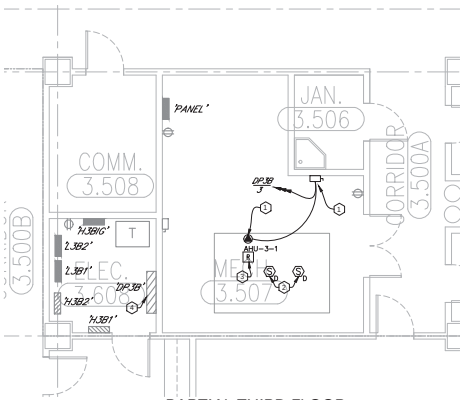
SHEET TITLE:
SECOND FLOOR
ELECTRICAL PLANS

SHEET NO.:
E-105

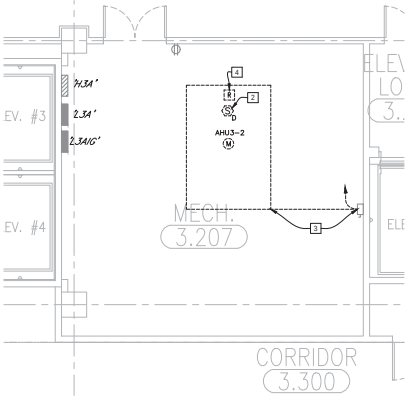
Jul 16, 2021 - 4:29pm - Jose Zamudio
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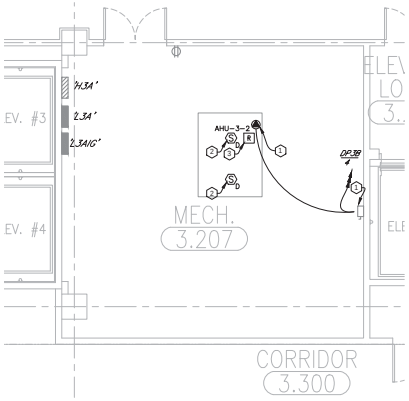
NORTH 2 PARTIAL THIRD FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



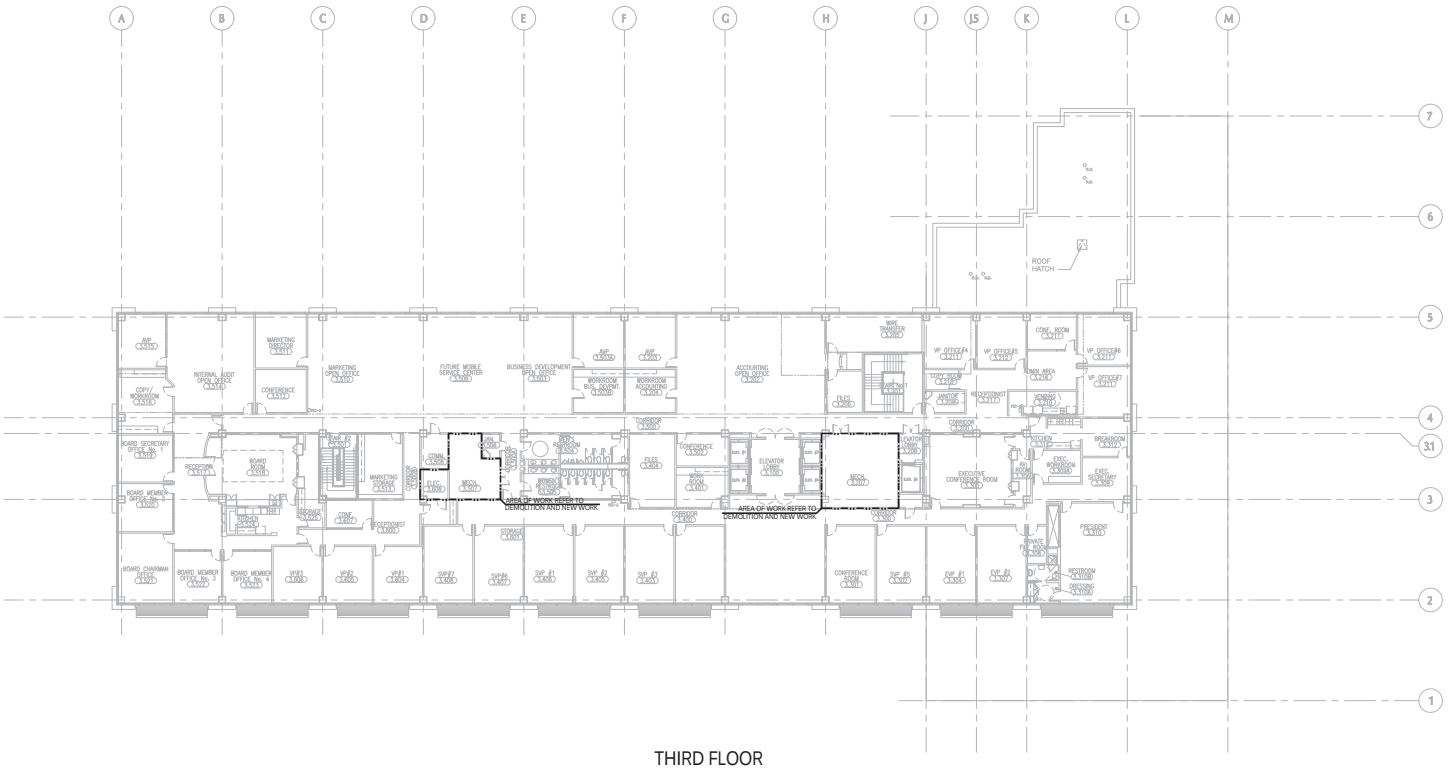
NORTH 3 PARTIAL THIRD FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 4 PARTIAL THIRD FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 5 PARTIAL THIRD FLOOR NEW WORK PLAN
ELECTRICAL 1/4" = 1'-0"



NORTH 1 THIRD FLOOR NEW WORK PLAN
ELECTRICAL 1/16" = 1'-0"

ELECTRICAL DEMOLITION NOTES, SHEET E-106:

1. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. REMOVE DISCONNECT AND ASSOCIATED ELECTRICAL COMPONENTS. EXISTING CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
2. CAREFULLY REMOVE AND DISCONNECT EXISTING DUCT SMOKE DETECTOR. EXISTING DUCT SMOKE DETECTOR MAY BE REUSED. REFER TO NEW WORK. COORDINATE WITH EXISTING FIRE ALARM SYSTEM.
3. REMOVE EXISTING ELECTRICAL CONNECTION TO HVAC EQUIPMENT BEING REPLACED. EXISTING DISCONNECT SWITCH AND CONDUIT TO REMAIN IF SUITABLE FOR NEW WORK. REMOVE CONDUCTORS BACK TO SOURCE. REFER TO NEW WORK PLAN.
4. REMOVE EXISTING FIRE ALARM RELAY. EXISTING WIRING TO REMAIN TO SERVE NEW. REFER TO NEW WORK.

GENERAL NOTES:

1. REFER TO ELECTRICAL CONNECTION SCHEDULE SHEET E-201
2. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS. WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED. INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT, IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
3. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL CONDUIT PENETRATIONS THROUGH FIRE OR SMOKE RATED PARTITIONS. SEAL AROUND CONDUIT PENETRATIONS THROUGH NON-RATED PARTITIONS WITH JOINT COMPOUND OR GROUT.
4. COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.

ELECTRICAL NOTES, SHEET E-106:

1. PROVIDE OUTLET AND CONNECTION AS REQUIRED FOR MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL. REFER TO ELECTRICAL CONNECTION SCHEDULE ON SHEET E-201.
2. PROVIDE DUCT SMOKE DETECTORS ON SUPPLY AND RETURN OF AIR HANDLING UNIT. EXISTING DETECTORS MAY BE REUSED IF IN GOOD CONDITION. RECONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
3. PROVIDE NEW FIRE ALARM RELAY. CONNECT TO EXISTING FIRE ALARM SYSTEM, AS REQUIRED.
4. REMOVE EXISTING BREAKER SERVING AHU-3-1. AND PROVIDE NEW 80A/3P MINIMUM 42KAIC CIRCUIT BREAKER. REMOVE EXISTING BREAKER SERVING AHU-3-2 AND PROVIDE NEW 50A/3P MINIMUM 42KAIC CIRCUIT BREAKER.

DRAWN: JM
CHECKED: DS
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
REVISIONS:

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LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
THIRD FLOOR ELECTRICAL PLANS

SHEET NO.:
E-106

GENERAL ELECTRICAL AND DEMOLITION NOTES: (APPLY TO ALL SHEETS)

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO CRITICALLY EXAMINE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, AND TO VERIFY EXACT LOCATIONS, SIZES AND QUANTITY IF ITEMS WHICH ARE TO BE REMOVED, RELOCATED, AND ADDED. SUBMITTAL OF CONTRACTOR'S BID SHALL SIGNIFY CONTRACTOR'S WILLINGNESS TO COMPLY WITH THE OWNER'S REQUIREMENTS; DESIGN AND SPECIFICATION; AND CONTRACTOR'S ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OR DAMAGE TO THE EXISTING FACILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING SUCH LOSS OR DAMAGE. THE CONTRACTOR SHALL SEND PROPER NOTICES AND RECEIVE WRITTEN PERMISSION FROM THE OWNER TO ENTER EXISTING AREAS. BEFORE BEGINNING WORK IN EXISTING AREAS THE CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS AND PERFORM OTHER SERVICES REQUIRED FOR THE CARE, PROTECTION, AND IN SERVICE MAINTENANCE OF ALL ELECTRICAL, COMMUNICATION, PLUMBING, HEATING, AIR CONDITIONING, AND VENTILATING SERVICES FOR NEW AND EXISTING FACILITIES. THE CONTRACTOR SHALL ERECT TEMPORARY BARRICADES WITH NECESSARY SAFETY DEVICES, TO PROTECT PERSONNEL FROM INJURY, REMOVING ALL SUCH TEMPORARY PROTECTION UPON COMPLETION OF THE WORK.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY OR NEW SERVICES TO EXISTING FACILITIES AS REQUIRED TO MAINTAIN THEIR PROPER OPERATION WHEN NORMAL SERVICES ARE DISRUPTED AS A RESULT OF THE WORK BEING ACCOMPLISHED UNDER THIS PROJECT.
4. WHERE EXISTING CONSTRUCTION IS REMOVED TO PROVIDE WORKING AND EXTENSION ACCESS TO EXISTING UTILITIES, THE CONTRACTOR SHALL REMOVE DOORS, PIPING, CONDUIT, OUTLET BOXES, WIRING LIGHT FIXTURES, AIR CONDITIONING DUCTWORK, AND EQUIPMENT, ETC. TO PROVIDE THIS ACCESS AND SHALL REINSTALL SAME UPON COMPLETION OF WORK.
5. WHERE PARTITIONS, WALLS, FLOORS, OR CEILINGS OF EXISTING CONSTRUCTION ARE INDICATED TO BE REMOVED, THE CONTRACTOR SHALL REMOVE AND REINSTALL IN LOCATIONS APPROVED BY THE ENGINEER OR OWNER'S REPRESENTATIVE, ALL DEVICES REQUIRED FOR THE OPERATION OF THE ELECTRICAL SYSTEMS INSTALLED IN THE EXISTING CONSTRUCTION. THIS IS TO INCLUDE BUT IS NOT LIMITED TO TEMPERATURE CONTROL SYSTEM DEVICES, ELECTRICAL SWITCHES, RELAYS, FIXTURES, PIPING, CONDUIT, SECURITY, ETC.
6. THE CONTRACTOR SHALL MODIFY, REMOVE, AND RELOCATE ALL MATERIALS AND ITEMS SO INDICATED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES. ALL REMOVALS AND/OR DISMANTLING SHALL BE CONDUCTED IN A MANNER AS TO PRODUCE MAXIMUM SALVAGE. MATERIALS AND ITEMS SCHEDULED FOR RELOCATION AND WHICH ARE DAMAGED DURING DISMANTLING OF REASSEMBLY OPERATIONS SHALL BE REPAIRED AND RESTORED TO THE APPROVAL OF THE OWNER, NATIONAL & LOCAL AGENCIES. THE CONTRACTOR MAY SUBSTITUTE NEW MATERIALS AND ITEMS OF LIKE DESIGN AND QUALITY IN LIEU OF MATERIALS AND ITEMS TO BE RELOCATED, IF APPROVED BY THE OWNER.
7. ALL ITEMS WHICH ARE TO BE RELOCATED SHALL BE CAREFULLY REMOVED IN REVERSE TO ORIGINAL ASSEMBLY OR PLACEMENT AND PROTECTED UNTIL RELOCATED. THE CONTRACTOR SHALL CLEAN, REPAIR AND PROVIDE ALL NEW MATERIALS, FITTINGS, AND APPURTENANCES REQUIRED TO COMPLETE THE RELOCATION AND TO RESTORE THE ITEMS TO GOOD OPERATIVE ORDER. ALL RELOCATIONS SHALL BE PERFORMED BY WORKMEN SKILLED IN THE WORK AND IN ACCORDANCE WITH STANDARD PRACTICE OF THE TRADES INVOLVED.
8. FEEDERS AND WIRING TO ITEMS TO BE REMOVED, SALVAGED, OR RELOCATED SHALL BE REMOVED TO POINTS AS INSTRUCTED ON THE DRAWINGS, SPECIFIED, OR ACCEPTABLE TO THE OWNER. FEEDERS AND WIRING NOT SCHEDULED FOR REUSE SHALL BE REMOVED TO THE POINTS AT WHICH REUSE IS TO BE CONTINUED OR SERVICE IS TO REMAIN. SUCH SERVICES SHALL BE SEALED, CAPPED, OR OTHERWISE TIED OFF OR CONNECTED INTO THE EXISTING FACILITIES IN SUCH A MANNER AS TO RESULT IN MINIMUM INTERRUPTION OF SERVICES TO ADJACENT OCCUPIED AREAS. SERVICES TO EXISTING AREAS OR FACILITIES WHICH MUST REMAIN IN OPERATION DURING THE CONSTRUCTION PERIOD SHALL NOT BE INTERRUPTED WITHOUT PRIOR SPECIFIC WRITTEN APPROVAL OF THE OWNER.
9. SALVAGE ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND AS PART OF THIS CONTRACT, THE CONTRACTOR SHALL DELIVER THE ITEMS THE OWNER WISHES TO KEEP TO A DESTINATION AS DIRECTED BY THE OWNER. ALL OTHER ITEMS NOT REQUESTED BY THE OWNER SHALL BE DISPOSED OF WITH PRIOR VERIFICATION OF THE OWNER.
10. WHERE EXTENSION OF AN EXISTING CIRCUIT IS REQUIRED, CONDUIT AND WIRE SHALL BE EXTENDED FROM THE ITEM'S EXISTING LOCATION TO ITS NEW LOCATION. CONDUIT SHALL BE ROUTED CONCEALED SO AS NOT TO INTERFERE WITH THE USE, OR MAR THE ESTHETICS OF THE AREA.
11. ITEMS OF EQUIPMENT, RECEPTACLES, LIGHT FIXTURES, MOTORS, ETC., SHOWN TO BE REMOVED SHALL HAVE ITS ASSOCIATED CIRCUITRY REMOVED BACK TO THE PROTECTIVE DEVICE IN THE PANEL, SWITCHBOARD, ETC., EXCEPT AS OTHERWISE MENTIONED BY NOTE 13.
    A. ASSOCIATED CIRCUITRY SHALL BE DEFINED TO INCLUDE ALL CONDUIT, CONDUCTORS, BOXES, WIRING DEVICES, COVERPLATES LAMPS, FIXTURES, WIREWAYS, SWITCHES, STARTERS, ETC., WHICH ARE ASSOCIATED WITH THE ITEM SHOWN TO BE REMOVED.
    B. THE PROTECTIVE DEVICE SHALL REMAIN AS AN INTEGRAL PART OF THE EXISTING PANEL, SWITCHBOARD, ETC., AND SHALL BE LABELED AS A SPARE OR BE USED FOR NEW CIRCUITRY AS SHOWN OR REQUIRED.
    C. WHERE CONDUIT, ASSOCIATED WITH AN ITEM INDICATED TO BE REMOVED, IS IN AN INACCESSIBLE AREA, SUCH AS ENCASED IN CONCRETE, THIS INACCESSIBLE CONDUIT ONLY SHALL BE ABANDONED IN PLACE. ALL CONDUCTORS SHALL BE REMOVED, THE CONDUIT SHALL BE SEALED, CAPPED OR OTHERWISE TERMINATED IN A SAFE MANNER ACCEPTABLE TO THE OWNER, OR AS OTHERWISE STATED IN ITEM 12D BELOW.
    D. WHERE SUCH INACCESSIBLE CONDUIT ENDS OR MUST BE TERMINATED IN FINISHED SPACE, THE CONDUIT OR J-BOX SHALL BE REMOVED TO BELOW THE SURFACE OF FINISHED SURFACE OF WALL, CEILING OR FLOOR, THE VOID SHALL BE FILLED WITH NON-SHRINKING GROUT THEN RESURFACED AND REFINISHED TO MATCH SURROUNDING SURFACES. CONDUIT BELOW GRADE SHALL BE TERMINATED 12" BELOW FINISH GRADE AND ABANDONED IN PLACE.
12. WHERE ONLY A PORTION OF A CIRCUIT'S LOAD IS INDICATED TO BE REMOVED, ONLY THAT PORTION ASSOCIATED WITH THE REMOVED DEVICE SHALL BE REMOVED TO A POINT WHERE THE REMAINING LOAD IS ACTIVE AND IN A GOOD OPERATING CONDITION.
13. FACILITIES NOT INDICATED OR NOT INDICATED TO BE REMOVED SHALL REMAIN IN SERVICE EXCEPT:
    A. FACILITIES IN WALLS AND PARTITIONS BEING REMOVED SHALL BE REMOVED.
    B. FACILITIES WHICH INTERFERE WITH THE INSTALLATION OF NEW PARTITIONS SHALL BE RELOCATED AS REQUIRED TO ACCOMMODATE THE NEW PARTITIONING.
    C. OUTLETS AND CIRCUITRY SERVING FACILITIES OR EQUIPMENT TO BE REMOVED SHALL BE REMOVED OR ABANDONED.
    D. WHERE WIRING SERVING FACILITIES TO REMAIN PASSES THRU REMOVED OUTLETS, REUSE OUTLET IN PLACE AS A JUNCTION BOX OR RELOCATE WIRING AS REQUIRED. ROUTE ALL CONDUIT AND CONDUCTORS CONCEALED IN BUILDING CONSTRUCTION, WHERE POSSIBLE.
    E. REMOVE ASSOCIATED ELECTRICAL FACILITIES INCLUDING CONDUIT AND CONDUCTORS SERVING EQUIPMENT BEING REMOVED.
14. PROVIDE NEW PANELBOARD DIRECTORIES FOR ALL THE EXISTING PANELBOARDS, WHETHER SHOWN ON THE DRAWINGS OR NOT, WHICH SHALL REFLECT ALL THE NEW NUMBERS ASSIGNED TO ROOMS BY THIS PROJECT.
15. WHERE CONDUIT AND CONDUCTORS ARE INDICATED TO BE REMOVED, CONDUIT SHALL BE REMOVED TO POINT OF CONCEALMENT AND WIRING REMOVED ENTIRELY. PROVIDE BLANK COVERPLATES WHERE REQUIRED.

GENERAL NOTES (APPLY TO ALL SHEETS):

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO EXAMINE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, AND TO VERIFY EXACT LOCATIONS, SIZES AND QUANTITIES OF ITEMS WHICH ARE TO BE REMOVED, RELOCATED, OR ADDED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE OWNER'S REQUIREMENTS; THE DESIGN AND SPECIFICATIONS; AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. THE CONTRACTOR SHALL PROVIDE TEMPORARY OR NEW SERVICES TO EXISTING FACILITIES AS REQUIRED TO MAINTAIN THEIR PROPER OPERATION WHEN NORMAL SERVICES ARE DISRUPTED AS A RESULT OF THE WORK BEING ACCOMPLISHED UNDER THIS PROJECT.
3. WHERE EXISTING CONSTRUCTION IS REMOVED TO PROVIDE WORKING AND EXTENSION ACCESS TO EXISTING UTILITIES, THE CONTRACTOR SHALL REMOVE DOORS, PIPING, CONDUIT, OUTLET BOXES, WIRING LIGHT FIXTURES, AIR CONDITIONING DUCTWORK, AND EQUIPMENT, ETC. TO PROVIDE ACCESS AND SHALL REINSTALL SAME UPON COMPLETION OF WORK.
4. THE CONTRACTOR SHALL MODIFY, REMOVE, AND RELOCATE ALL MATERIALS AND ITEMS SO INDICATED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES. ALL REMOVALS TO BE RELOCATED SHALL BE CONDUCTED IN A MANNER AS TO NOT DAMAGE. MATERIALS AND ITEMS SCHEDULED FOR RELOCATION AND WHICH ARE DAMAGED DURING DISMANTLING OR REASSEMBLY OPERATIONS SHALL BE REPAIRED AND RESTORED TO THE ACCEPTANCE OF THE OWNER. THE CONTRACTOR MAY SUBSTITUTE NEW MATERIALS AND ITEMS OF LIKE DESIGN AND QUALITY IN LIEU OF MATERIALS AND ITEMS TO BE RELOCATED, IF ACCEPTABLE TO THE OWNER.
5. ALL ITEMS WHICH ARE TO BE RELOCATED SHALL BE CAREFULLY REMOVED IN REVERSE TO ORIGINAL ASSEMBLY OR PLACEMENT AND PROTECTED UNTIL RELOCATED. THE CONTRACTOR SHALL CLEAN, REPAIR AND PROVIDE ALL NEW MATERIALS, FITTINGS, AND APPURTENANCES REQUIRED TO COMPLETE THE RELOCATION AND TO RESTORE THE ITEMS TO GOOD OPERATIVE ORDER.
6. FEEDERS AND WIRING TO ITEMS TO BE REMOVED, SALVAGED, OR RELOCATED SHALL BE REMOVED TO POINTS INDICATED ON THE DRAWINGS, SPECIFIED, OR ACCEPTABLE TO THE OWNER. FEEDERS AND WIRING NOT SCHEDULED FOR REUSE SHALL BE REMOVED TO THE POINTS AT WHICH REUSE IS TO BE CONTINUED OR SERVICE IS TO REMAIN. SUCH SERVICES SHALL BE SEALED, CAPPED, OR OTHERWISE TIED OFF OR CONNECTED INTO THE EXISTING FACILITIES IN SUCH A MANNER AS TO RESULT IN MINIMUM INTERRUPTION OF SERVICES TO ADJACENT OCCUPIED AREAS. SERVICES TO EXISTING AREAS OR FACILITIES WHICH MUST REMAIN IN OPERATION DURING THE CONSTRUCTION PERIOD SHALL NOT BE INTERRUPTED WITHOUT PRIOR SPECIFIC WRITTEN APPROVAL OF THE OWNER.
7. SOME ITEMS AND MATERIALS BEING REMOVED MAY REMAIN THE PROPERTY OF THE OWNER AND AS PART OF THIS CONTRACT, THE CONTRACTOR SHALL DELIVER ITEMS THE OWNER WISHES TO KEEP TO A DESTINATION ON THE PROPERTY AS DIRECTED BY THE OWNER. ALL OTHER ITEMS NOT REQUESTED BY THE OWNER SHALL BE DISPOSED OF WITH PRIOR VERIFICATION OF THE OWNER.
8. WHERE EXTENSION OF AN EXISTING CIRCUIT IS REQUIRED, CONDUIT SHALL BE ROUTED CONCEALED SO AS NOT TO INTERFERE WITH THE USE, OR MAR THE ESTHETICS OF THE AREA.
9. PROVIDE NEW PANELBOARD DIRECTORIES FOR ALL EXISTING PANELBOARDS, WHETHER INDICATED ON THE DRAWINGS OR NOT, NEW DIRECTORIES SHALL REFLECT ALL THE NEW CIRCUITRY AND ROOM NAMES AND NUMBERS PER THIS PROJECT.
10. WHERE CONDUIT AND CONDUCTORS ARE INDICATED TO BE REMOVED, CONDUIT SHALL BE REMOVED TO POINT OF CONCEALMENT AND WIRING REMOVED ENTIRELY. PROVIDE BLANK COVERPLATES WHERE REQUIRED.
11. SEE MECHANICAL PLANS FOR LOCATION OF ALL MECHANICAL EQUIPMENT. COORDINATE ELECTRICAL CONNECTIONS WITH ACTUAL EQUIPMENT LOCATIONS.
12. ALL CONDUIT PENETRATIONS OF AIR HANDLING UNIT ENCLOSURES SHALL BE FILLED WITH A LISTED SEALANT TO PREVENT MOISTURE ACCUMULATION, IN ACCORDANCE WITH NEC 2017, ARTICLE 300.7.
13. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR ALL NEW AND EXISTING ELECTRICAL PANELS, WHERE CIRCUITS ARE ADDED, REMOVED OR MODIFIED. INDICATE THE EQUIPMENT NAME, TYPE AND LOCATION FOR EACH CIRCUIT, IN ACCORDANCE WITH NEC 2017, ARTICLE 408.4. SECURELY AFFIX CIRCUIT DIRECTORIES TO THE INSIDE SURFACE OF THE PANEL DOOR, AS SPECIFIED.
14. ALL CIRCUIT FEEDS REMOVED FROM EQUIPMENT BACK TO THE SOURCE PANEL SHALL LABEL THE CIRCUIT BREAKER AS SPARE AND UPDATE THE CIRCUIT DIRECTORY INDEX.
15. ALL FACILITIES ARE NOT SHOWN FOR CLARITY. FACILITIES NOT SHOWN SHALL REMAIN IN SERVICE.
16. ALL CIRCUIT BREAKERS SHALL BE PROVIDED AT AN AIC RATING THAT MEETS OR EXCEEDS THE EXISTING AND/OR NEW EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL FIELD VERIFY EQUIPMENT AS REQUIRED.
17. CONTRACTOR SHALL PROVIDE PROPERLY SIZED CIRCUIT BREAKERS FOR DESIGNATED PANELS WITH AVAILABLE SPACES FOR NEW FEEDS AS INDICATED.
18. CONTRACTOR SHALL RELOCATE AND/OR REROUTE ELECTRICAL CONDUITS, J-BOXES, ETC. AS REQUIRED IN ORDER TO INSTALL NEW EQUIPMENT.
19. EACH BRANCH CIRCUIT, INCLUDING MULTIPLE PHASE BRANCH CIRCUITS IN A COMMON RACEWAY, SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR OF THE SAME SIZE AS THE CORRESPONDING BRANCH CIRCUIT PHASE CONDUCTOR.
20. ALL ABOVE-CEILING LOW VOLTAGE CABLING SHALL EITHER BE PLENUM-RATED OR INSTALLED IN LISTED CONDUIT, IN ACCORDANCE WITH 2017 NEC ARTICLE 300.22 (C) (1). CABLING THAT IS NOT INSTALLING IN CONDUIT SHALL BE SUPPORTED BY J-HOOKS SPACED NOT MORE THAN 5 FT ON CENTER. IN NO CASE SHALL CABLING BE INSTALLED IN CONTACT WITH A CEILING SYSTEM.
21. MAINTAIN MINIMUM 24" SEPARATION BETWEEN ALL LOW VOLTAGE CABLE PATHWAYS AND ELECTRICAL FEEDERS/BRANCH CIRCUITS, WHEREVER THEY ARE PARALLEL. FEEDERS/BRANCH CIRCUITS MAY CROSS PERPENDICULAR TO CABLE PATHWAY WITH MINIMUM 4" SEPARATION.
22. ALL PENETRATIONS OF EXISTING OR NEW FIRE-RATED BARRIERS OR PARTITIONS SHALL BE FIRE-CAULKED TO MAINTAIN FIRE SPREAD RATING OF RESPECTIVE WALL.

ELECTRICAL SYMBOLS LEGEND

MARK	ITEM
$\oplus_A$	RECEPTACLE, DUPLEX (A=ABOVE COUNTER)
$\oplus_T$	RECEPTACLE, TAMPER RESISTANT DUPLEX
$\oplus_{IG}$	RECEPTACLE, DUPLEX W/ ISOLATED GROUND (A=ABOVE COUNTER)
$\oplus_C$	RECEPTACLE, DUPLEX CORRIDOR SEE SPECIFICATIONS SERVE WITH #10CONDUCTORS MIN.
$\oplus_A$	RECEPTACLE, G.F.I. DUPLEX (A=ABOVE COUNTER)
W.P.	RECEPTACLE, WEATHERPROOF
$\oplus_A$	RECEPTACLE, QUADRUPLEX (A=ABOVE COUNTER)
$\oplus_{IG}$	RECEPTACLE, QUADRUPLEX W/ ISOLATED GROUND (A=ABOVE COUNTER)
	SIMPLEX RECEPTACLE
	RECEPTACLE DUPLEX MOUNTED IN OUTLET BOX IN BASE OF PROJECTOR CEILING TRAY
	SPECIAL PURPOSE OUTLET
G	GROUND BAR AS NOTED ON DRAWING AND SPECIFICATIONS
TS	TIMECLOCK
FB	PANELBOARD, 120/208 VOLT (LETTERS IDENTIFY PANEL)
HB	PANELBOARD, 277/480 VOLT (LETTERS IDENTIFY PANEL)
T-LA	DRY TYPE TRANSFORMER. REFER TO TRANSFORMER SCHEDULE.
	DISCONNECT SWITCH
J	JUNCTION BOX
M_2	MOTOR CONNECTION. REFER TO ELECTRICAL CONNECTION SCHEDULE
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH
VFD	VARIABLE FREQUENCY DRIVE
SPD	SURGE PROTECTIVE DEVICE. REFER TO SPECIFICATIONS.
FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM MANUAL PULL STATION
L	FIRE ALARM, STROBE LIGHT ONLY
	FIRE ALARM SPEAKER AND STROBE LIGHT
F	FIRE ALARM HORN, WEATHERPROOF. HEIGHT AS DIRECTED
S	SMOKE DETECTOR, CEILING MOUNTED
S_D	DUCT SMOKE DETECTOR. INSTALL AT AHU'S & SMOKE/FIRE DAMPERS.
H	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR

ELECTRICAL CONNECTION SCHEDULE

MARK	EQUIPMENT SERVED	LOAD	VOLTS/PHASE	FEEDER	NOTES	CONTROL TYPE	CONTROL LOCATION
CT-1	COOLING TOWER	75HP	480/3	N	3		SEE MECHANICAL
CT-2	COOLING TOWER	20 HP	480/3	B	3		SEE MECHANICAL
CH-1	WATER COOLED CHILLER	259 MCA	480/3	D	1		SEE MECHANICAL
CH-2	WATER COOLED CHILLER	259 MCA	480/3	D	1		SEE MECHANICAL
P-1	COND. WATER PUMP	25 HP	480/3	G	3		SEE MECHANICAL
P-2	COND. WATER PUMP	25 HP	480/3	G	3		SEE MECHANICAL
P-3	CHILLED WATER PUMP	75 HP	480/3	B	4		SEE MECHANICAL
P-4	CHILLED WATER PUMP	75 HP	480/3	B	4		SEE MECHANICAL
AHU-1-1	AIR HANDLING UNIT	67.4 MCA	480/3	E	5		SEE MECHANICAL
AHU-1-1	AIR HANDLING UNIT	38.5 MCA	480/3	C	2		SEE MECHANICAL
AHU-1-7	AIR HANDLING UNIT	38.5 MCA	480/3	C	2		SEE MECHANICAL
AHU-1-4	AIR HANDLING UNIT	26.9 MCA	480/3	A	2		SEE MECHANICAL
AHU-2-1	AIR HANDLING UNIT	38.5 MCA	480/3	C	2		SEE MECHANICAL
AHU-2-7	AIR HANDLING UNIT	38.5 MCA	480/3	C	2		SEE MECHANICAL
AHU-2-3	AIR HANDLING UNIT	28.9 MCA	480/3	A	2		SEE MECHANICAL
AHU-2-1	AIR HANDLING UNIT	48.1 MCA	480/3	F	5		SEE MECHANICAL
AHU-3-2	AIR HANDLING UNIT	28.9 MCA	480/3	A	2		SEE MECHANICAL

GENERAL NOTES:

- LOAD INDICATED IS NOMINAL. PROVIDE CONDUIT, CONDUCTORS, CIRCUIT BREAKERS, SWITCHES, FUSES, STARTERS, ETC. AS REQUIRED BY ACTUAL EQUIPMENT FURNISHED.

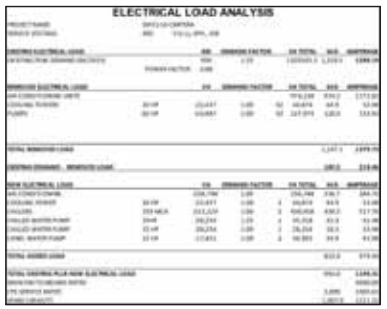
ELECTRICAL CONNECTION NOTES:

1. CONNECT TO CIRCUIT INDICATED THRU 400A/3P NON-FUSED DISCONNECT SWITCH, IN SIGHT OF AND NOT MORE THAN 40 FT FROM EQUIPMENT SERVED. DISCONNECT ENCLOSURE SHALL BE SUITABLE FOR THE ENVIRONMENT.
2. CONNECT TO CIRCUIT INDICATED THRU 60A/3P NON-FUSED NEC DISCONNECT, IN SIGHT OF AND NOT MORE THAN 40 FT FROM EQUIPMENT SERVED. DISCONNECT ENCLOSURE SHALL BE SUITABLE FOR THE ENVIRONMENT.
3. CONNECT TO CIRCUIT INDICATED THRU 60A/3P, NEMA 3R, NON-FUSED DISCONNECT SWITCH ADJACENT TO EQUIPMENT AND THRU VARIABLE SPEED DRIVE IN MECHANICAL ROOM. DISCONNECT ON EQUIPMENT SHALL HAVE AUXILIARY CONTACTS TO DE-ENERGIZE VARIABLE SPEED DRIVE WHEN IN "OFF" POSITION.
4. CONNECT TO CIRCUIT INDICATED THRU VARIABLE SPEED DRIVE WITH DISCONNECT, IN SIGHT OF AND NOT MORE THAN 40 FT. FROM EQUIPMENT SERVED. VARIABLE SPEED DRIVE FURNISHED UNDER DIVISION 23, INSTALLED AND CONNECTED UNDER DIVISION 26.
5. CONNECT TO CIRCUIT INDICATED THRU 100A/3P NON-FUSED NEC DISCONNECT, IN SIGHT OF AND NOT MORE THAN 40 FT. FROM EQUIPMENT SERVED. DISCONNECT ENCLOSURE SHALL BE SUITABLE FOR THE ENVIRONMENT.

FEEDER SCHEDULE:

A 3-#6, 1-#10 GROUND IN 3/4" CONDUIT.
B 3-#4, 1-#6 GROUND IN EK STING 1-1/2" CONDUIT
C 3-#4, 1-#10 GROUND IN EXISTING 1-1/2" CONDUIT.
D 3-#300KCMIL, 1-#3 GROUND IN 3" CONDUIT.
E 3 #2, 1 #6 GROUND IN EK STING CONDUIT.
F 3-#1, 1-#6 GROUND IN EK STING CONDUIT.
G 3-#4, 1-#6 GROUND IN 3/4" CONDUIT.

ELECTRICAL LOAD ANALYSIS



PANELBOARD: HGE

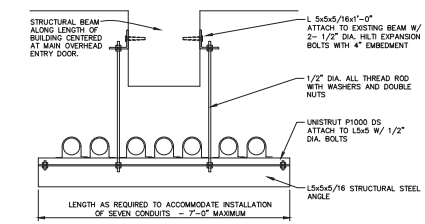
LOCATION: ELECTRICAL ROOM



PANELBOARD: HG

LOCATION: ELECTRICAL ROOM





1 PUMP MOTOR CONNNECTION DETAIL
ELECTRICAL — NO SCALE

2 CONDUIT SUPPORT
ELECTRICAL — NO SCALE

DRAWN: JM
CHECKED: DS
DATE: 2021 JULY 16
PROJECT NO.: 2021.013
REVISIONS:

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SILBER & ASSOCIATES
8610 Broadway, Suite 415
San Antonio, Texas 78217
State of Texas Firm Registration No. F-13468

SECURITY SERVICE FEDERAL CREDIT UNION

LA CANTERA CENTRAL PLANT CHILLER UPDATE

San Antonio, Texas

SHEET TITLE:
GENERAL NOTES, LEGEND, SCHEDULES - ELECTRICAL

SHEET NO.:
E-201

Jul 16, 2021, 4:27pm Ian D. Jacobs
C:\Users\ian.jacobs\OneDrive - SILBER & ASSOCIATES\Documents\Revit Local Files\2021.013 LA CANTERA CENTRAL PLANT CHILLER UPDATE_ian.jacobs@silberassociates.com.rvt

TEXAS CHILLER SYSTEMS

Operations Team

Special Projects

Our special projects team is comprised of pipefitters, controls technicians, sheet metal workers, electricians, HVAC service technicians, and professional project managers.

The Project Managers have on their team assistant PMs, schedulers, & billing coordinator to ensure every project is managed fiscally, while ensuring the schedule stays on track. The PMs are responsible for creating all submittals, weekly construction schedule with a 3-week look ahead, schedule of values, certification of payroll, and billing requirements.

Our projects team is led by Ben Emmert, VP of Projects, Jordan Rittimann, Director of Projects, Weston Nickel, 1 of 3 Project Managers, Chris Quijano, Superintendent, James Brooks, Assistant Project Manager, & Mary Delgado, Projects Billing Coordinator. This team will ensure the project flows smoothly with limited interruptions to your mission.

Resumes are attached for your review.

Jordan Rittimann
210.260.0127
jordan.rittimann@texaschillersystems.com

Professional Bio

Jordan Rittimann

Director Of Operations

EDUCATION & TRAINING:

Plumbing Local 142
14 years industry experience

PROFESSIONAL LICENSES:

Texas Plumbing License
OSHA 30

PROFESSIONAL HISTORY:

Garrett Mechanical Plumbing Foreman 2013-2015
Graham Plumbing Foreman 2015-2017
Gowan Garrett Mech. Superintendent / PM 2017 – 2023
Texas Chiller Systems PM / Director of Ops. 2023 - Current

BACKGROUND:

I have been a member of LU 142 since 2009 where my I started my primary focus as a union plumber. During my 4th year of apprenticeship, I was promoted to plumbing foreman for Garrett Mechanical. I remained in this role until 2017 when I became Project Superintendent overseeing both HVAC and Plbg. projects at Garrett Mech. In 2021 I started the project management portion of my career. During the 2nd quarter of 2023 I made a move and joined the team at Texas Chiller Systems as project manager, I have since then accepted the role as Director of Operations.

Throughout my career I have been fortunate to get exposure and be a part of several large-scale high-profile projects, special projects, service, and tenant finish outs. These include hospitals, central plants, k-12 facilities, state & government facilities, and university work.

In addition to holding a Journeyman Plumbing License, I am also well trained and knowledgeable in the field of plumbing applications, codes, regulations, mechanical systems as well as an understanding of controls and electrical systems. Throughout my career I have gained necessary qualities in handling many aspects of construction, including maintaining project schedules, job procurement, document control, coordination, safety practices, budgetary requirements, problem solving and team building.

Jordan Rittimann
210.260.0127
jordan.rittimann@texaschillersystems.com

PAST PROJECTS:

The following is a brief list of projects I have completed or been a part of as Foreman, Superintendent, or as PM.

- UHS Clinical Services Building, San Antonio, TX
- Christus Santa Rosa Children's Hospital, San Antonio, TX
- Northside Independent School District Sports Complex, San Antonio TX
- Edgewood Independent School District Kennedy Band Hall, San Antonio, TX
- Pleasanton Independent School District Elementary School, Pleasanton, TX
- Northside Independent School District Elementary School, San Antonio, TX (x3)
- UTRGV-Rio Grande Valley New Science Building, Edinburg, TX
- TAMU Kingsville New Music Education Building, Kingsville, Tx
- Uvalde Memorial Hospital Uvalde, Tx
- DISA Water Filtration Upgrade San Antonio, Tx
- UT Health In-Patient Facility Parking Garage San Antonio, Tx
- HOOPS Bakerly Production Facility San Antonio, Tx
- Westover Hills Baptist San Antonio, Tx

WN

WESTON NICKEL

PROJECT MANAGER | TEXAS CHILLER SYSTEMS
WESTON.NICKEL@TEXASCHILLERSYSTEMS.COM

OBJECTIVE

Assist in bidding
Set up and schedule
Man and supervise
Manage man hours and cost
Customer relations

SKILLS

Organization
Quality control
People person
Assertive
Instructional
Communication
Leadership

EXPERIENCE

PROJECT MANAGER • TEXAS CHILLER SYSTEMS • 1/19/2021 – PRESENT
During my career at Texas Chiller Systems I have completed many extensive HVAC projects. These projects have ranged from small 1-day jobs, to several month-long projects. I've done many GSA projects, Army base projects and school projects.

SUPERINTENDENT • TEXAS CHILLER SYSTEMS • 2/4/18 – 1/19/21
During my career at Texas Chiller Systems I ran several projects in San Antonio, surrounding area, and in other city's across the south. I had crews of up to 30 guys. We completed many projects that ranged from underground chill water piping to complete finish outs.

FORMAN • TEXAS CHILLER SYSTEMS • 3/16/15 – 2/4/18
Starting at Texas Chiller Systems and working up the latter I worked on many installs as a fitter/welder also dealing daily with multiple trades and subcontractors.

EDUCATION

HIGH SCHOOL DIPLOMA • 5/30/08 • MEDINA VALLEY HIGH SCHOOL, CASTROVILLE TX
During my 4-years at Medina Valley High School I was very involved in sports, ag science and FFA. I was an FFA officer and competed in several FFA stock shows and judging competitions.

EMAIL | TWITTER HANDLE | TELEPHONE | LINKEDIN URL

WN

WESTON NICKEL

1BPROJECT MANAGER | TEXAS CHILLER SYSTEMS
WESTON.NICKEL@TEXASCHILLERSYSTEMS.COM

NOTABLE RECENT PROJECTS

GSA PROJECTS

Mahon Federal Building, Fort Worth Texas – September 2018
Cabell Federal Building, Dallas Texas – October 2017
Texarkana Federal Courthouse, Texarkana Texas – July 2017
Jacob Trieber Federal Building, Helena Arkansas – October 2016
Jack Brooks Federal Building, Beaumont Texas – April 2016
SSFCU La Cantera, San Antonio Texas – 2/28/23
SAISD Ball, Stuart, Travis, Crocket, Maverick – 8/1/22
Connally Memorial Hospital, Floresville Texas – 4/19/23
SAISD Hot Wells – 4/15/24
SAISD Margil – 4/15/24
Hangar 63 Randolph AFB Design Build – 10/1/24
Lackland Dorm Renovation Design Build – 3/1/25

CQ

CHRIS QUIJANO

SUPERINTENDENT | TEXAS CHILLER SYSTEMS
CHRISTOPHER.QUIJANO@TEXASCHILLERSYSTEMS.COM

OBJECTIVE

Manage a schedule
Meet deadlines
Man and supervise.
Manage man hours
Customer relations
Customer sales

SKILLS

I have high standards and withhold a standard of quality control. I'm very much a people person, I hold several welding, safety and operator's certificates.

EXPERIENCE

SUPERINTENDENT • TEXAS CHILLER SYSTEMS • 10/9/18 – PRESENT
During my career here with Texas Chiller Systems I have completed many extensive piping projects. These projects have ranged from small 1-day jobs, to several month-long projects. In this role I've also completed many GSA, numerous school, government and private projects.

FORMAN • HILBIG SERVICES • 6/1/16 – 10/9/18
During my career as s foreman for Hilbig Services I was appointed to oversee many projects at bottling, packaging and processing plants all over the state. I had crews of up to 15 men. We completed many piping and plumbing projects.

EDUCATION

UA APPRENTICESHIP • 6/8/1999- 6/2/04 • UNITED ASSOCIATION OF PLUMBERS AND PIPE FITTERS APPRENTICESHIP PROGRAM
During the 5-year apprenticeship program I studied many different fields of the plumbing and piping trade. I took plumbing, isometric drawing, welding, pipe fitting, hydronic systems, steam and even basic plumbing. Competed in the annual apprenticeship competition in 2004, in which a single apprentice is sent to a state competition to represent your home union hall as to see where your skill level is compared to other apprentices around the region.

EMAIL
TWITTER HANDLE
TELEPHONE
LINKEDIN URL

CHRIS QUIJANO

I

HIGH SCHOOL DIPLOMA • 5/15/1996 • POTEET HIGH SCHOOL
POTEET, TX

NOTABLE RECENT PROJECTS

GSA PROJECTS

Mahon Federal Building, Fort Worth Texas – September 2018
Cabell Federal Building, Dallas Texas – October 2017
Texarkana Federal Courthouse, Texarkana Texas – July 2017
Jacob Trieber Federal Building, Helena Arkansas – October 2016
Jack Brooks Federal Building, Beaumont Texas – April 2016

Project Overview

This technical proposal outlines Texas Chiller Systems' comprehensive approach to upgrading the HVAC system for the Coliseum, located at 950 S. Austin, Seguin, Texas. The facility, built in 1977, spans 26,892 square feet and serves as a multi-purpose venue. The proposal focuses on replacing the 2001 Trane RTAC140 chiller (140 tons, R-134A) and the six 1977 air handling units (Units 1–6) with modern, energy-efficient equipment, while integrating Honeywell Controls for enhanced performance. The 2020 Trane CGAM 040F chiller, 2017 Carrier AHU-7, and 2018 Trane AHU-8 are retained and optimized. The proposal includes a detailed design approach, system layout, equipment specifications, energy efficiency strategies, and a comprehensive cost breakdown with itemized pricing for equipment, labor, and materials. Leveraging our expertise in HVAC services, Honeywell Controls integration, and turnkey solutions, we aim to enhance system reliability, occupant comfort, and operational efficiency.

TEXAS CHILLER SYSTEMS

Comprehensive Design Approach

System Layout

The Coliseum's existing HVAC system includes a mix of equipment, with the 2001 Trane RTAC140 chiller and 1977 AHUs (Units 1–6) being outdated and inefficient. This proposal replaces these components, optimizes the 2020 Trane CGAM 040F chiller, 2017 Carrier AHU-7, and 2018 Trane AHU-8, and integrates advanced controls. The system layout includes:

- **Chiller Plant:** Located on an expanded ground level mechanical pad, the chiller plant includes a new high-efficiency chiller replacing the 2001 Trane RTAC140, paired with the existing 2020 Trane CGAM 040F (40 tons). New pumps support the chilled water system.

- **Air Handling Units (AHUs):** Six new AHUs replace the 1977 Carrier and Cambridge units (Units 1–6: Carrier 39EB18, 28CW1620FA1064, 39ED32, 39ED32, Cambridge SFS20-60, SFS20-60). The new AHUs are integrated with new Honeywell controls. New AHUs are placed in existing mechanical rooms, distributing air via upgraded ductwork.

- **Ductwork and Piping:** Existing ductwork is retrofitted with high-efficiency insulation, and new insulated piping is installed for chilled water circulation, minimizing energy losses.

- **Honeywell Controls:** A Honeywell WebSTAT Building Management System (BMS) provides centralized control, integrating with new and existing equipment (AHU-7, AHU-8, and Trane CGAM chiller) for real-time monitoring of temperature, humidity, and air quality across 15 thermal zones.

- **Zoning:** The facility is divided into 15 thermal zones (e.g., arena, concourses, offices), each equipped with new Variable Air Volume (VAV) boxes and Honeywell thermostats for precise climate control.

The layout ensures compatibility with existing infrastructure, compliance with ASHRAE 90.1 standards, and easy maintenance access, addressing the Coliseum's high-traffic and variable occupancy patterns.

TEXAS CHILLER SYSTEMS

Comprehensive Design Approach Cont.

Equipment Specifications

The proposed system replaces the 2001 Trane RTAC140 chiller and 1977 AHUs with high-efficiency units, retains viable equipment, and upgrades associated components for optimal performance:

Air Cooled Chillers:

- Model: Trane Ascend Air-Cooled Chiller Model ACS (1 unit, replacing Trane RTAC140)
- Capacity: 140 nominal tons
- Efficiency: 15.75 EER at IPLV.IP
- Features: Quiet Operation, low-GWP refrigerant (R-454B), Honeywell Controls compatibility.
- Retained: Trane CGAM 040F (40 tons, 2020, R-410A) remains operational with maintenance and controls integration.

Air Handling Units:

- Model: Custom Air Handlers (4 units)
- Capacity: 2 6,000 CFM & 2 12,000 CFM
- Features: High-efficiency EC motors, MERV 13 filters, Fan Array.

Pumps:

- Model: Bell & Gossett Series e-1510 (2 units)
- Capacity: 500 GPM each
- Features: VFDs for energy-efficient operation.

Honeywell Controls:

- Model: Honeywell WebSTAT BMS
- Features: Cloud-based monitoring, predictive maintenance analytics, integration with occupancy sensors and existing units (AHU-7, AHU-8, Trane CGAM).

Condensing Units:

- Retained: Carrier 40RR01253 (2017, paired with AHU-7) and Trane TWE090D300AA (2018, paired with AHU-8), serviced for compatibility with new BMS.

All equipment complies with local building codes, EPA refrigerant regulations, and ASHRAE standards.

TEXAS CHILLER SYSTEMS

Comprehensive Design Approach Cont.

Energy Efficiency Strategies

To address the inefficiencies of the 2001 chiller and 1977 AHUs, our design incorporates:

- **Variable Frequency Drives (VFDs):** Installed on the new chiller, cooling tower fans, and pumps to modulate power based on load, reducing energy use by up to 20%.
- **Economizer Mode:** New AHUs utilize free cooling during favorable outdoor conditions, minimizing chiller runtime.
- **Honeywell Controls Optimization:** The BMS adjusts setpoints based on occupancy, event schedules, and weather forecasts, achieving up to 15% energy savings.
- **High-Efficiency Equipment:** The Carrier 19DV chiller and Trane AHUs exceed ASHRAE 90.1 efficiency requirements, replacing low-efficiency 1977 units.
- **Insulation and Sealing:** Retrofitted ductwork and new piping include high-performance insulation to reduce thermal losses, with air-tight seals to prevent leakage.
- **Demand-Controlled Ventilation (DCV):** CO2 sensors integrated with VAV boxes adjust ventilation rates based on occupancy, improving indoor air quality while reducing energy use.
- **Energy Modeling:** Using TRACE 700 software, we've modeled the system to achieve an Energy Use Intensity (EUI) of 45 kBtu/ft²/year, 20% below the baseline for similar facilities

TEXAS CHILLER SYSTEMS

Commitment to Quality

Texas Chiller Systems is committed to delivering a high-performance HVAC system that meets the Coliseum's operational and sustainability goals. By replacing the 2001 chiller and 1977 AHUs, integrating Honeywell Controls, and leveraging energy-efficient equipment, we ensure long-term reliability and cost savings. We adhere to all local codes and ASHRAE standards, backed by our experienced team of licensed professionals.

Address

14829 Bulverde Rd. San Antonio, TX 78247, USA

Website

www.texaschillersystems.com

LinkedIn

Texas Chiller Systems, LLC

We look forward to partnering with you to deliver a modernized HVAC solution for the Coliseum. Please contact us to discuss next steps or request additional details.

Unit Overview

Chiller Model	Ascend (TM) Air-Cooled Chiller Model ACS
Unit Nominal Tonnage	140 Nominal Tons
Refrigeration Capacity	123.2 tons
Cooling Efficiency	9.192 EER (Btu/W-h)
IPLV.IP	15.75 EER (Btu/W-h)
NPLV.IP	14.97 EER (Btu/W-h)
Voltage	460V/60Hz/3Phase
Refrigerant	Refrigerant Charge R-454B
Elevation	0.00 ft
Agency Listing	UL Listed to U.S./Canadian Safety Std
Model Number	ACSA1402



Evaporator Information

Evaporator Application	Standard Cooling (Above 40 Deg F)
Fouling Factor	0.000100 hr-sq ft-deg F/ Btu
Flow Sense Set Point	Flow Switch Set Point 60
Design Flow	294.6 gpm
Evaporator Head Loss	7.37 ft H2O
Strainer Head Loss	3.59 ft
VPF Min Flow	201.2 gpm

Fluid Properties	
Fluid Type	Water
Fluid Freeze Point	32.00 F
Entering Temperature	54.00 F
Leaving Temperature	44.00 F

Condenser Information

Unit Application	Standard Ambient
Condenser Fin Options	Long Life Alloy Aluminum Coil
Number of Fans	8

Temperatures	
Ambient Air Temp.	105.0 F
Saturated Cond - ckt 1	129.31 F
Saturated Cond - ckt 2	129.31 F

Electrical Information

Unit Voltage	460V/60Hz/3Phase
Total Power	160.9 kW
Compressor Starter	Across-The-Line-Starter
Incoming Line Connection	Single Point Unit Power Connection
Incoming Line Connection Type	Terminal Block
Short Circuit Current Rating	Default Short Circuit Rating
FLA - Condenser Fan (each)	3.70 A
MCA	
Single Point Power	297 A
MOP	
Single Point Power	350 A

RLA	
Compressor 1A	54.00 A
Compressor 1B	69.00 A
Compressor 2A	54.00 A
Compressor 2B	69.00 A
LRA	
Compressor 1A X-L LRA	294.00 A
Compressor 1B X-L LRA	389.00 A
Compressor 2A X-L LRA	294.00 A
Compressor 2B X-L LRA	389.00 A

Physical Information

Dimensions		**Weights**		**Charge**	**Circuit 1**	**Circuit 2**
Length	232 in	**Operating**	7897 lb	**Refrigerant**	50.0 lb	50.0 lb
Width	88 in	**Shipping**	7754 lb	**Oil**	3.20 gal	3.20 gal
Height	98 in					

Acoustical Performance

Unit Sound Level	Standard Noise

Sound Power Levels (Lw, in dB, ref1 pW)

Percent Load	**Octave Band Center Frequency (Hz)**								**Overall A-Wtd**
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**	

Standard full and part-load rating conditions per AHRI 550/590

Sound Pressure Levels (Lw, in dB, ref1 pW) 10m from center of broad sides of chiller									
Percent Load	Octave Band Center Frequency (Hz)								Overall A-Wtd
	63	125	250	500	1000	2000	4000	8000	

Standard full and part-load rating conditions per AHRI 550/590

Standard Rating Performance and Information for LEED Rating

Refrigerant Charge - ckt 1	50.0 lb
Refrigerant Charge - ckt 2	50.0 lb
Rated Refrigerating Capacity	130.7 tons
Rated Cooling Efficiency	10.59 EER (Btu/W-h)
Rated IPLV	15.75 EER (Btu/W-h)
Refrigerating Capacity	123.2 tons
Cooling Efficiency	9.192 EER (Btu/W-h)
Compressor Power	147.2 kW
Fan Motor Power	13.35 kW

This product meets the minimum efficiency requirements of ASHRAE Standard 90.1 and CANS/CSA C743 for all versions (which are based on AHRI standard rating conditions with water) and, therefore, also meets the LEED "Minimum Energy Performance" prerequisite in the Energy and Atmohphere section.

The LEED Green Building Rating System™, developed by the U.S. Green Building Council, provides indepenent, third-party verification that a building project meets green building and performance measures

Certified in accordance with the AHRI Air-Cooled Water-Chilling Packages Certification Program, which is based on AHRI Standard 550/590 (I-P) and AHRI Standard 551/591 (SI). Certified units may be found in the AHRI Directory at www.ahridirectory.org.



Trane Select Assist Version Number: 294
Data Generation Date: 5/1/2025

THERMAL CORPORATION
A division of Nailor International Inc.

Unit Scope

Project: Seguin Expo Hall

Representative:

Date: Apr 05 2024

Unit Construction: TS-2

Unit Tag: AHU-B

Unit Details

Supply CFM:	12000 cfm @ 2.86 TSP		
Unit Altitude:	0 ft above sea level.		
Aprox. Unit Dimensions (LxWxH):	78" x 117" x 54"	**Approx. Unit Weight:**	2085 lbs

Indoor Unit Constructed of 2" Thick Double Wall Panels With 2" - Injected Foam Insulation.
Casing Finsih to be Pre-Painted Grey
Outer Casing Material Shall Be Galvanized - 24 GA, TS Pre-Painted
Inner Casing Material Shall Be Galvanized - 24 GA, TS Pre-Painted
Unit Frame Shall be Extruded Aluminum with True Thermal Break.
Unit Floor Constructed of Galvanized - 24 GA, TS Pre-Painted and Galvanized - 24 GA, TS Pre-Painted Sub Floor Liner, and is Insulated with 2" Thick Sprayed Foam Insulation.
Unit Base Constructed of 4" Formed "C" Channel

In direction of airflow, the unit will consist of the following components and options listed:

001 WCOOL

5/8 6 Row coil with wall 0.020 Copper tubes and 10 FPI 0.0075 Aluminum fins.
Section Includes Access Door.
TS Coil Pull Panel Max 12' Unit

002 WHEAT

5/8 2 Row coil with wall 0.020 Copper tubes and 10 FPI 0.0075 Aluminum fins.
Section Includes Access Door.
TS Coil Pull Panel Max 12' Unit

003 FANARRAY

Quantity of 6, K3G310AX5422 Fans Designed to Produce 12000cfm @ 2.86 TSP. 1.54 HP / 2734 RPM / 230 / 1 / 60.00 Motors. N-1 Redundancy: No. Backdraft Damper: Not Required. .
Section Includes Access Door.
Motor Wired to EXT VFD (VFD by Thermal)
Door Kill Switch (Fan)

004 Outlet Section

No Damper Size
No Damper Location
This Opening Is Also Provided With a Unpainted Opening
Section Includes Access Door with View Window.

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-B
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

THERMAL CORPORATION
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Unit Details

Cabinet Construction	TS-2	**Quantity**	1
Supply Air Flow	12000 scfm	**Return Air Flow**	N/A
Unit Location	Indoor	**Access Side**	Right
Main Post	Alum Frame (Post)	**Intermediate Post**	Panel Seams
Panel Internal Material	Galvanized - 24 GA, TS Pre-Painted	**Panel External Material**	Galvanized - 24 GA, TS Pre-Painted
Floor Material	Galvanized - 24 GA, TS Pre-Painted	**Subfloor Material**	Galvanized - 24 GA, TS Pre-Painted
Insulation	2" - Injected Foam	**Exterior Finish**	Pre-Painted Polyester
Roof Type	None	**Interior Finish**	Pre-Painted Polyester
Unit Base	4" Formed "C" Channel	**Reinforced Floor**	None

Dimensions

Section	Length	Width	Height	Weight	CofG X	CofG Y	CL-FR	CL-RR	CL-RL	CL-FL
Total	78	117	54	2085	36 3/32	58 1/2	560	483	483	560
A	78	117	54	2085	36 3/32	58 1/2	560	483	483	560

Face Velocity and Static Pressure

Components	Face Velocity (FPM)	Supply (in. W.G.)	Exhaust (in. W.G.)
Chilled Water Coil	508	0.72	
Hot Water Coil	508	0.14	
FANARRAY	332	0.00	
Outlet Section	1587	0.23	
External Static		2.00	
Total		2.86	

001 Chilled Water Coil

Construction					
Manufacturer	Modine	**Tube OD**	5/8 in	**Circuiting**	One & One Third
Model	5WP1006B	**Tube Material**	0.020 Copper	**Fin Height**	33.00 in
Quantity	1	**Fin Material**	0.0075 Aluminum	**Fin Length**	103.00 in
Casing Type	Flanged	**Rows**	6	**Connection Size**	2.50 in
Casing Material	304L S/S	**Fins Per Inch**	10	**Weight (Dry)**	428 lbm

Performance (All Coils)			
Air Flow	12000 SCFM	**Total Capacity**	480.0 MBH
Air Velocity	508 FPM	**Sensible Capacity**	332.3 MBH
Entering Air DB	80.0 °F	**Leaving Air DB**	54.7 °F
Entering Air WB	67.0 °F	**Leaving Air WB**	53.7 °F
Fluid Type	Water 100%$_{VOL}$	**Air PD**	0.72 in WG
Entering Fluid	45.0 °F	**Leaving Fluid**	55.0 °F
Fluid Flow Rate	96 GPM	**Fluid PD**	7.27 ft WG

Options			
Coating	None	**UV Lights**	No
Nitrogen Charge	Yes	**Handing**	Right

001 Accessories

TS Coil Pull Panel Max 12' Unit

001 Access Door

Dimensions 10 x 45 3/4 ins **Type** Hinged Door - Adjustable **Window** No

001 Drain Pan

Material 16G Stainless Steel 304

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-B
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

002 Hot Water Coil

Construction					
Manufacturer	Modine	**Tube OD**	5/8 in	**Circuiting**	Single
Model	5MS1002A	**Tube Material**	0.020 Copper	**Fin Height**	33.00 in
Quantity	1	**Fin Material**	0.0075 Aluminum	**Fin Length**	103.00 in
Casing Type	Flanged	**Rows**	2	**Connection Size**	2.50 in
Casing Material	Galvanized	**Fins Per Inch**	10	**Weight (Dry)**	185 lbm

Performance (All Coils)			
Air Flow	12000 SCFM	**Total Capacity**	796.5 MBH
Air Velocity	508 FPM	**Sensible Capacity**	796.5 MBH
Entering Air DB	40.0 °F	**Leaving Air DB**	101.2 °F
Fluid Type	Water 100%$_{VOL}$	**Air PD**	0.14 in WG
Entering Fluid	180.0 °F	**Leaving Fluid**	160.0 °F
Fluid Flowrate	82 GPM	**Fluid PD**	4.79 ft WG

Options			
Coating	None	**UV Lights**	No
Nitrogen Charge	Yes	**Handing**	Right

002 Accessories

TS Coil Pull Panel Max 12' Unit

002 Access Door

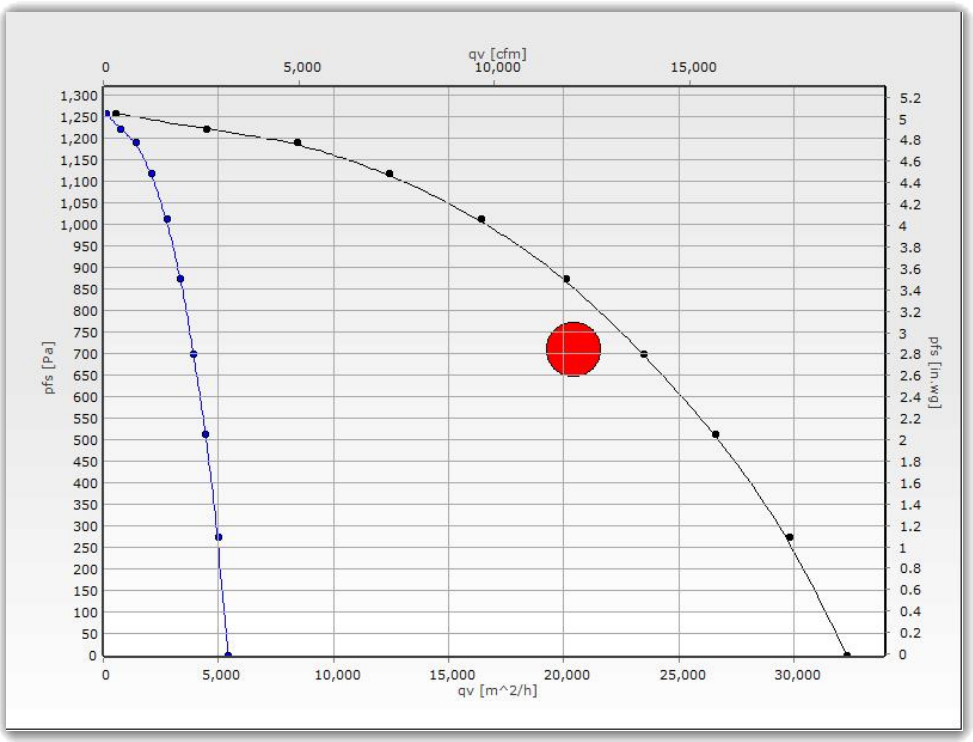
Dimensions 10 x 45 3/4 ins **Type** Hinged Door - Adjustable **Window** No

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-B
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

003 Fan & Motor

Fan Data			
Fan Manufacturer	EBM	**Fan Quantity**	6
Fan Size	310	**Total Airflow**	12000 CFM
Fan Class	N/A	**Total Static Pressure**	2.86 in W.G.
Arrangement	4	**Operating RPM**	2734
Wheel Type	AX5422	**Max RPM**	2850
Wheel Width	100%	**Power (BHP)**	1.54
N-1 Redundancy	No	**Fan Efficiency**	62.30%
Isolation	N/A	**FEI**	0.00
Backdraft Dampers	None		
Motor Data			
Motor Manufacturer	EBM	**Volts / Phase / Hz**	230/ 1 /60
Motor Model Number	E2.20	**Motor Efficiency**	1.00 %
Motor Type	WithFan	**Motor Power**	1.70 HP
Motor Frame Size	E2.20	**Motor RPM**	2734
Motor Quantity	6	**FLA**	5.60
Motor Operating HZ	60.00		
VFD Data			
Model	With Fan	**Arrangement**	
Enclosure	Nema 1	**Disconnect/Bypass**	Circuit Breaker Disconnect



Fan Sound Power Levels

Frequency	63Hz	125Hz	250HZ	500HZ	1kHz	4kHz	8kHz
Outlet (dB)	75	70	77	77	80	80	76
Inlet (dB)	71	68	76	74	71	72	70

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-B
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

003 Accessories

Motor Wired to EXT VFD (VFD by Thermal)
Door Kill Switch (Fan)
Air Tracker Controller

003 Access Door

Dimensions 12 x 45 3/4 ins **Type** Hinged Door - Adjustable **Window** No

004 Outlet

CFM	12000 CFM (100%$_{vol}$)	**Dimensions**	33 x 33 x 0 in
Face Velocity	1587 FPM	**Blade Type**	
Additional Product	Opening	**Blade Material**	
Mounting	None	**Blade Position**	
Actuators	By Others		

004 Accessories

Access porthole included

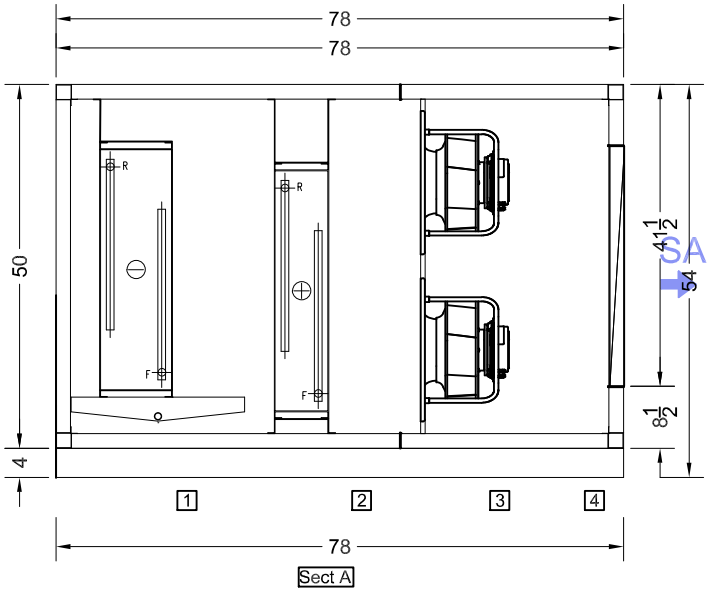
004 Access Door

Dimensions 20 x 45 3/4 ins **Type** Hinged Door - Adjustable **Window** Yes

Section A: Weight = 2085lbs

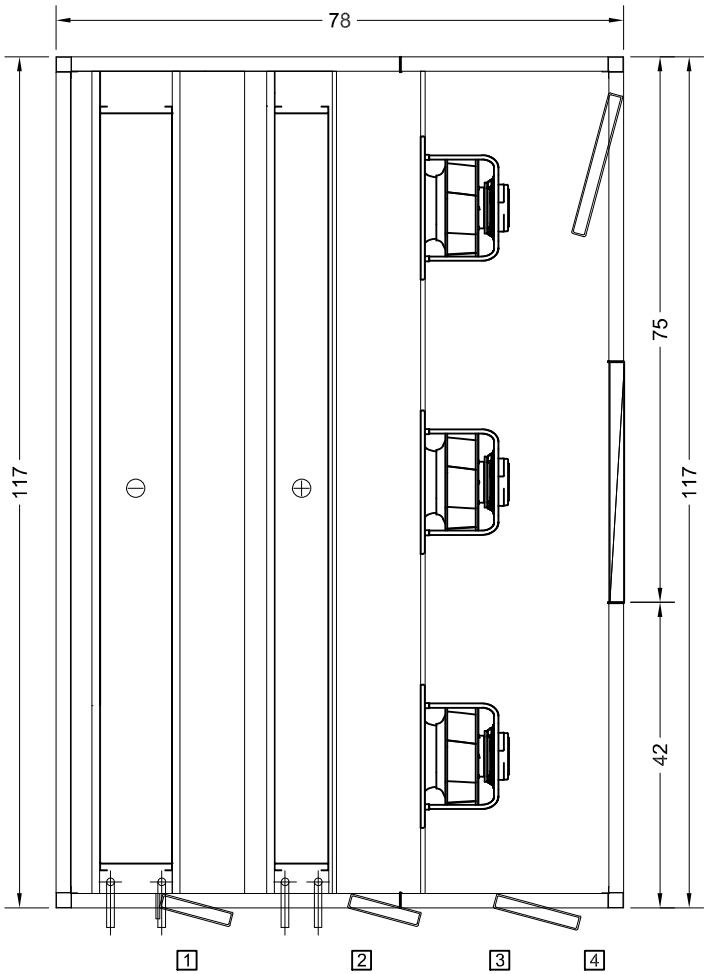
Components

1	Chilled Water Coil	24.00
2	Hot Water Coil	24.00
3	FANARRAY	22.00
4	Outlet Section	4.00



ELEVATION

THERMAL CORPORATION A DIVISION OF NAILOR INTERNATIONAL INC.	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. DRAWINGS ARE PRELIMINARY.	CUSTOMER		UNIT #	AHU-B	AIRFLOW	12000/	DRAWN BY	
		PROJECT	Seguin Expo Hall	QTY	1	DATE		DESIGN BY THERMAL	REV 0



Section A: Weight = 2085lbs

Components

1	Chilled Water Coil	24.00
2	Hot Water Coil	24.00
3	FANARRAY	22.00
4	Outlet Section	4.00

PLAN DECK

THERMAL CORPORATION A DIVISION OF NAILOR INTERNATIONAL INC.	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. DRAWINGS ARE PRELIMINARY.	CUSTOMER		UNIT #	AHU-B	AIRFLOW	12000/	DRAWN BY	
		PROJECT	Seguin Expo Hall	QTY	1	DATE		DESIGN BY THERMAL	REV 0

WEIGHT SHEET

Unit Name: AHU-B

PROJECT DETAILS							
Project:	Seguin Expo Hall	**Date:**	Apr 05 2024	**Unit No.**	-2-0	**Project Reference:**	

Section	A
Framework and Base	**399**
Panels and Tophats	**681**
Chilled Water Coil	**478**
Hot Water Coil	**235**
FANARRAY	**293**
Outlet Section	
Total	**2085**
Unit Total	**2085**

Dimensions

Section #	Length	Width	Height	Weight	CofG X	CofG Y	CL-FR	CL-RR	CL-RL	CL-FL
Total	78	117	54	2085	36 3/32	58 1/2	560	483	483	560
A	78	117	54	2085	36 3/32	58 1/2	560	483	483	560

THERMAL CORPORATION
A division of Nailor International Inc.

Unit Scope

Project: Seguin Expo Hall

Representative:

Date: Apr 05 2024

Unit Construction: F-2

Unit Tag: AHU-S

Unit Details

Supply CFM:	6500 cfm @ 5.35 TSP		
Unit Altitude:	0 ft above sea level.		
Aprox. Unit Dimensions (LxWxH):	90" x 68" x 44"	**Approx. Unit Weight:**	1777 lbs

Indoor Unit Constructed of 2" Thick Double Wall Panels With 2" - Injected Foam Insulation.
Casing Finish to be Unpainted
Outer Casing Material Shall Be Galvanized - 16 GA
Inner Casing Material Shall Be Galvanized - 20 GA
Unit Frame Shall be Formed Sheet Metal Which Is Screwed Together and Constructed With Modified Thermal Break.
Unit Floor Constructed of Galvanized - 16 GA and Galvanized - 20 GA Sub Floor Liner, and is Insulated with 4" Thick Sprayed Foam Insulation.
Unit Base Constructed of 2" X 6" Steel Tube

In direction of airflow, the unit will consist of the following components and options listed:

001 PFILT

Side Withdrawl - 2 "- 25-30% (MERV 8) - Pleated Filter. Side Withdrawl - 4 "- 60-65% (MERV 11) - Pleated Filter.
A Magnehelic Gauge Will Be Installed to Provide Visual Indication of Filter Condition.
Filter Magnehelic Gauge

002 WCOOL

5/8 6 Row coil with wall 0.020 Copper tubes and 10 FPI 0.0075 Aluminum fins.
Section Includes Access Door.

003 WHEAT

5/8 2 Row coil with wall 0.020 Copper tubes and 10 FPI 0.0075 Aluminum fins.
Section Includes Access Door.
TS Coil Pull Panel Max 12' Unit

004 FANARRAY

Quantity of 3, K3G310AY7314 Fans Designed to Produce 6500cfm @ 5.35 TSP. 3.35 HP / 3731 RPM / 230 / 3 / 60.00 Motors. N-1 Redundancy: No. Backdraft Damper: Not Required. .
Section Includes Access Door.
Motor Wired to EXT VFD (VFD by Thermal)
Door Kill Switch (Fan)
120V Convenience Outlet (Indoor)

005 Outlet Section

No Damper Size
No Damper Location
This Opening Is Also Provided With a Unpainted Opening

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-S
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

THERMAL CORPORATION
A Division of Nailor International Inc.

Unit Details

Cabinet Construction	F-2	**Quantity**	1
Supply Air Flow	6500 scfm	**Return Air Flow**	N/A
Unit Location	Indoor	**Access Side**	Right
Main Post	Galv Frame (Post)	**Intermediate Post**	2" Intermediate Galv Post
Panel Internal Material	Galvanized - 20 GA	**Panel External Material**	Galvanized - 16 GA
Floor Material	Galvanized - 16 GA	**Subfloor Material**	Galvanized - 20 GA
Insulation	2" - Injected Foam	**Exterior Finish**	Unpainted
Roof Type	None	**Interior Finish**	Unpainted
Unit Base	2" X 6" Steel Tube	**Reinforced Floor**	None

Dimensions

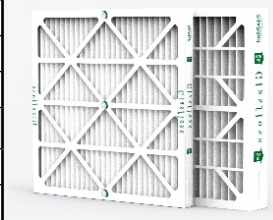
Section	Length	Width	Height	Weight	CofG X	CofG Y	CL-FR	CL-RR	CL-RL	CL-FL
Total	90	68	44	1777	43 9/32	34	461	427	427	461
A	90	68	44	1777	43 9/32	34	461	427	427	461

Face Velocity and Static Pressure

Components	Face Velocity (FPM)	Supply (in. W.G.)	Exhaust (in. W.G.)
Pre Filter and Fine	650	2.00	
Chilled Water Coil	584	0.90	
Hot Water Coil	642	0.20	
FANARRAY	418	0.00	
Outlet Section	2889	0.75	
External Static		1.50	
Total		5.35	

001 Panel Filters

Pre Filter			
Manufacturer	Glasfloss	**Quantity**	**Nominal Size (W x H x D)**
Media	Synthetic Fiber	2	24 x 24 x 2
Type/Efficiency	25-30% (MERV 8)	1	12 x 24 x 2
Face Velocity	650 FPM		
Withdrawal	Side		
Filter Track Material	Extruded Aluminum	**Extra Set(s)**	None



Final Filter			
Manufacturer	Glasfloss	**Quantity**	**Nominal Size (W x H x D)**
Media	Synthetic Fiber	2	24 x 24 x 4
Type/Efficiency	60-65% (MERV 11)	1	12 x 24 x 4
Face Velocity	650 FPM		
Withdrawal	Side		
Filter Track Material	Extruded Aluminum	**Extra Set(s)**	None

Filter Gauge			
Manufacturer	Dwyer	**Model**	2002
Output	0-5V	**Range**	1"-5" w.c.

001 Accessories

Filter Magnehelic Gauge

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-S
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

002 Chilled Water Coil

Construction					
Manufacturer	Modine	**Tube OD**	5/8 in	**Circuiting**	Two Third
Model	5WG1006B	**Tube Material**	0.020 Copper	**Fin Height**	30.00 in
Quantity	1	**Fin Material**	0.0075 Aluminum	**Fin Length**	53.38 in
Casing Type	Flanged	**Rows**	6	**Connection Size**	2.00 in
Casing Material	304L S/S	**Fins Per Inch**	10	**Weight (Dry)**	218 lbm

Performance (All Coils)			
Air Flow	6500 SCFM	**Total Capacity**	252.3 MBH
Air Velocity	584 FPM	**Sensible Capacity**	176.2 MBH
Entering Air DB	80.0 °F	**Leaving Air DB**	55.2 °F
Entering Air WB	67.0 °F	**Leaving Air WB**	54.1 °F
Fluid Type	Water 100%$_{VOL}$	**Air PD**	0.90 in WG
Entering Fluid	45.0 °F	**Leaving Fluid**	55.0 °F
Fluid Flow Rate	50 GPM	**Fluid PD**	9.78 ft WG

Options			
Coating	None	**UV Lights**	No
Nitrogen Charge	Yes	**Handing**	Right

002 Access Door

Dimensions 12 x 36 1/2 ins **Type** Hinged Door - Adjustable **Window** No

002 Drain Pan

Material 16G Stainless Steel 304

003 Hot Water Coil

Construction					
Manufacturer	Modine	**Tube OD**	5/8 in	**Circuiting**	Half
Model	5MH1002A	**Tube Material**	0.020 Copper	**Fin Height**	27.00 in
Quantity	1	**Fin Material**	0.0075 Aluminum	**Fin Length**	54.00 in
Casing Type	Flanged	**Rows**	2	**Connection Size**	2.00 in
Casing Material	Galvanized	**Fins Per Inch**	10	**Weight (Dry)**	94 lbm

Performance (All Coils)			
Air Flow	6500 SCFM	**Total Capacity**	394.1 MBH
Air Velocity	642 FPM	**Sensible Capacity**	394.1 MBH
Entering Air DB	40.0 °F	**Leaving Air DB**	95.9 °F
Fluid Type	Water 100%$_{VOL}$	**Air PD**	0.20 in WG
Entering Fluid	180.0 °F	**Leaving Fluid**	160.0 °F
Fluid Flowrate	40 GPM	**Fluid PD**	5.89 ft WG

Options			
Coating	None	**UV Lights**	No
Nitrogen Charge	Yes	**Handing**	Right

003 Accessories

TS Coil Pull Panel Max 12' Unit

003 Access Door

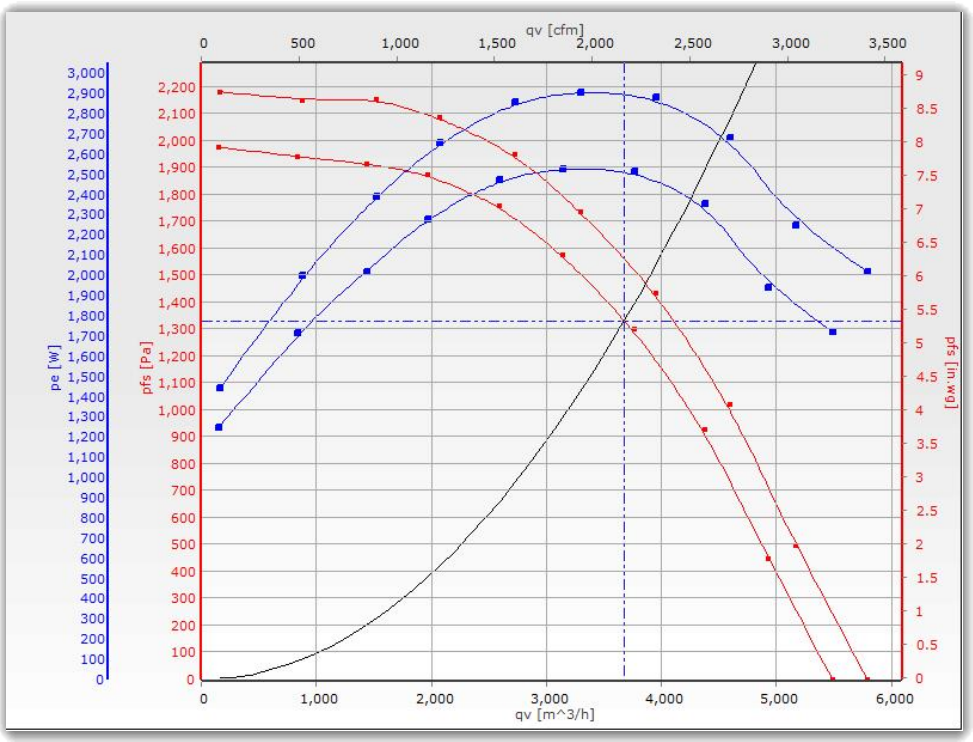
Dimensions 12 x 36 1/2 ins **Type** Hinged Door - Adjustable **Window** No

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-S
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

004 Fan & Motor

Fan Data			
Fan Manufacturer	EBM	**Fan Quantity**	3
Fan Size	310	**Total Airflow**	6500 CFM
Fan Class	N/A	**Total Static Pressure**	5.35 in W.G.
Arrangement	4	**Operating RPM**	3730
Wheel Type	AY7314	**Max RPM**	3900
Wheel Width	100%	**Power (BHP)**	3.35
N-1 Redundancy	No	**Fan Efficiency**	58.07%
Isolation	N/A	**FEI**	0.00
Backdraft Dampers	None		
Motor Data			
Motor Manufacturer	EBM	**Volts / Phase / Hz**	230/ 3 /60
Motor Model Number	E4.00	**Motor Efficiency**	1.00 %
Motor Type	WithFan	**Motor Power**	3.69 HP
Motor Frame Size	E4.00	**Motor RPM**	3731
Motor Quantity	3	**FLA**	8.50
Motor Operating HZ	60.00		
VFD Data			
Model	With Fan	**Arrangement**	
Enclosure	Nema 1	**Disconnect/Bypass**	Circuit Breaker Disconnect



Fan Sound Power Levels

Frequency	63Hz	125Hz	250HZ	500HZ	1kHz	4kHz	8kHz
Outlet (dB)	81	76	77	86	88	87	84
Inlet (dB)	76	73	76	83	80	78	77

TECHNICAL SPECIFICATION SHEET

Project Details			
Project Name	Seguin Expo Hall	**Unit Name**	AHU-S
Project Reference		**Software Version**	V 03.14.2024
Date	Apr 05 2024	**Project Revision**	0

004 Accessories

Motor Wired to EXT VFD (VFD by Thermal)
Door Kill Switch (Fan)
120V Convenience Outlet (Indoor)
Air Tracker Controller

004 Access Door

Dimensions 12 x 36 1/2 ins **Type** Hinged Door - Adjustable **Window** No

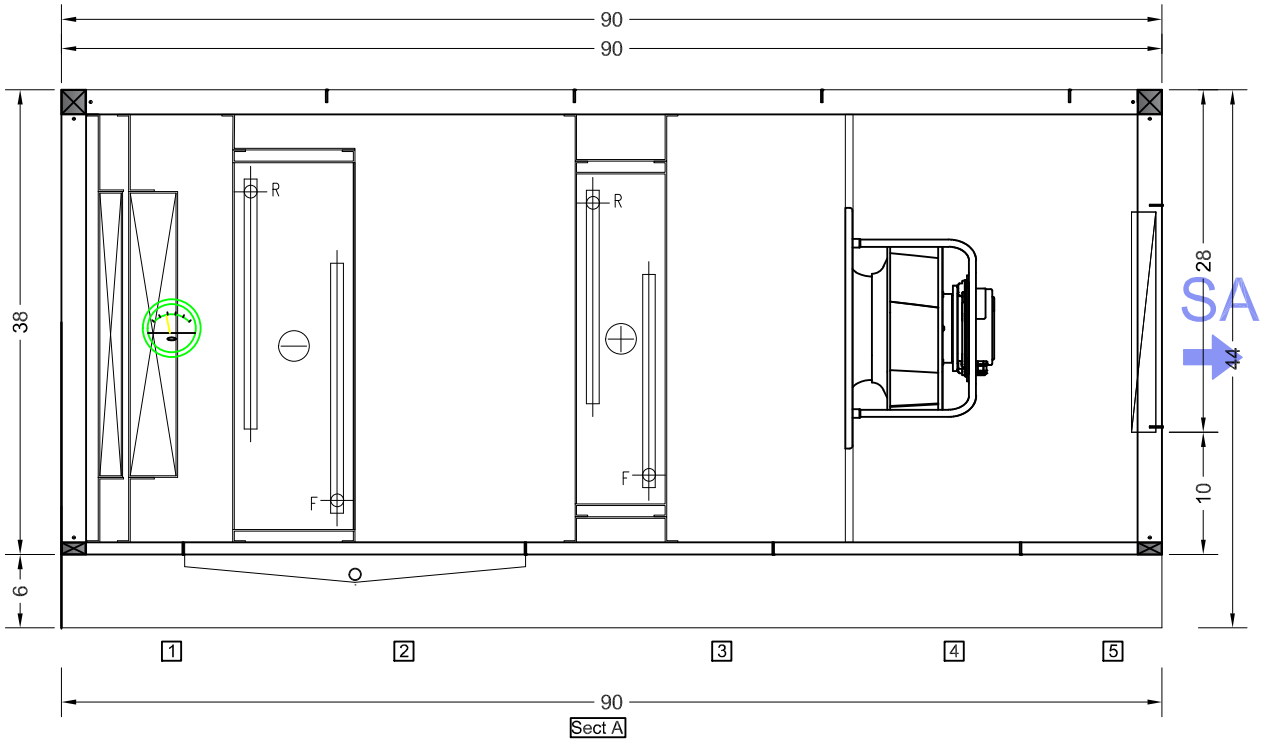
005 Outlet

CFM	6500 CFM (100%$_{vol}$)	**Dimensions**	18 x 18 x 0 in
Face Velocity	2889 FPM	**Blade Type**	
Additional Product	Opening	**Blade Material**	
Mounting	None	**Blade Position**	
Actuators	By Others		

Section A: Weight = 1777lbs

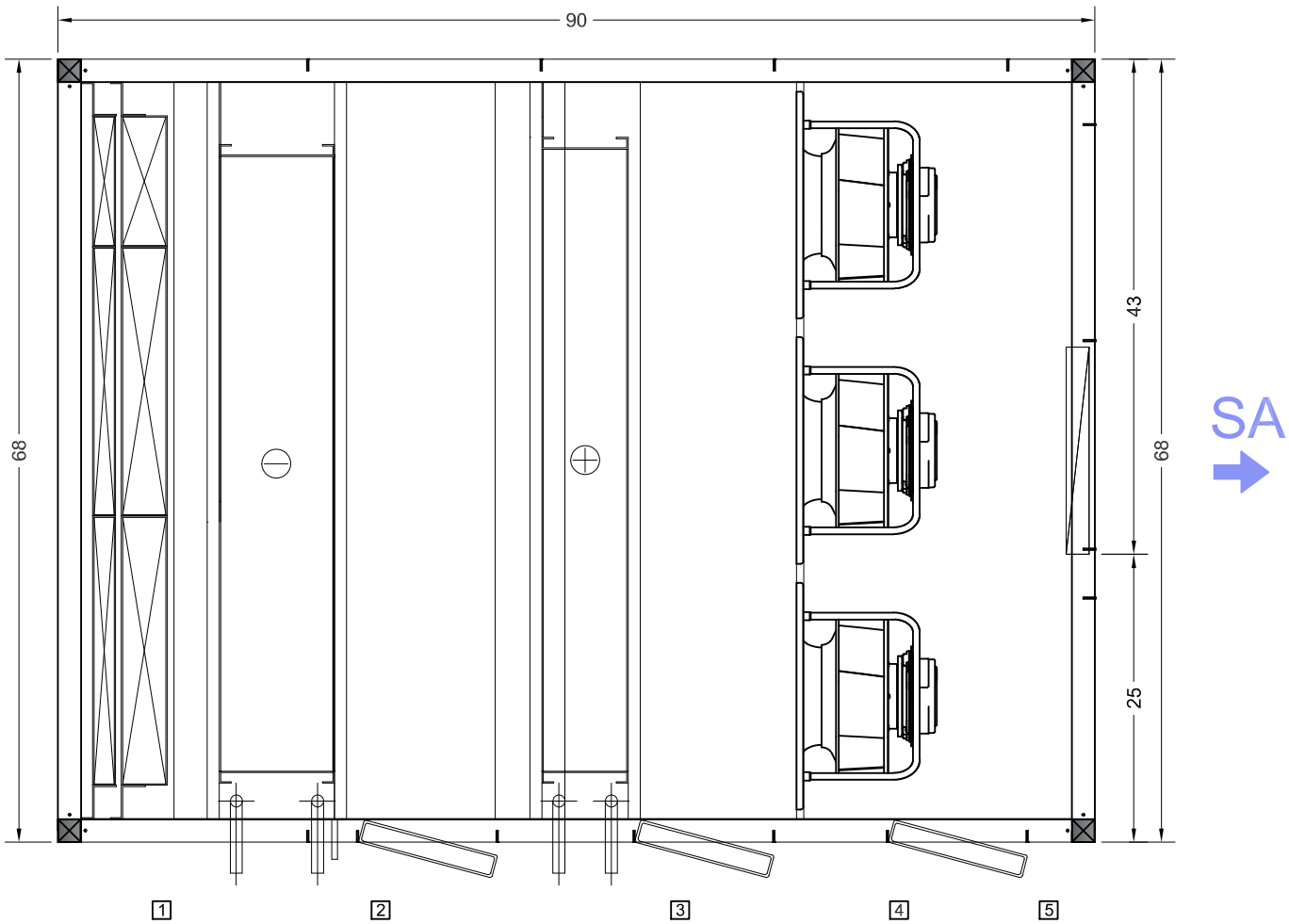
Components

1	Pre Filter and Fine	8.00
2	Chilled Water Coil	28.00
3	Hot Water Coil	24.00
4	FANARRAY	22.00
5	Outlet Section	4.00



ELEVATION

THERMAL CORPORATION A DIVISION OF NAILOR INTERNATIONAL INC.	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. DRAWINGS ARE PRELIMINARY.	CUSTOMER		UNIT #	AHU-S	AIRFLOW	6500/	DRAWN BY	
		PROJECT	Seguin Expo Hall	QTY	1	DATE		DESIGN BY THERMAL	REV 0



Section A: Weight = 1777lbs

Components

1	Pre Filter and Fine	8.00
2	Chilled Water Coil	28.00
3	Hot Water Coil	24.00
4	FANARRAY	22.00
5	Outlet Section	4.00

PLAN DECK

THERMAL CORPORATION A DIVISION OF NAILOR INTERNATIONAL INC.	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. DRAWINGS ARE PRELIMINARY.	CUSTOMER		UNIT #	AHU-S	AIRFLOW	6500/	DRAWN BY	
		PROJECT	Seguin Expo Hall	QTY	1	DATE		DESIGN BY THERMAL	REV 0

WEIGHT SHEET

Unit Name: AHU-S

PROJECT DETAILS							
Project:	Seguin Expo Hall	**Date:**	Apr 05 2024	**Unit No.**	-1-0	**Project Reference:**	

Section	A
Framework and Base	**429**
Panels and Tophats	**847**
Pre Filter and Fine	**11**
Chilled Water Coil	**218**
Hot Water Coil	**144**
FANARRAY	**127**
Outlet Section	
Total	**1777**
Unit Total	**1777**

Dimensions

Section #	Length	Width	Height	Weight	CofG X	CofG Y	CL-FR	CL-RR	CL-RL	CL-FL
Total	90	68	44	1777	43 9/32	34	461	427	427	461
A	90	68	44	1777	43 9/32	34	461	427	427	461

WHEN BUILDINGS PERFORM SO DO PUBLIC SERVICES

Help your public buildings improve essential capabilities – such as operational resilience and efficiency, safety and security, and supporting your sustainability goals.

Honeywell Forge for Buildings is your comprehensive system for optimizing building operations and simplifying facility management, using software, hardware and services designed to deliver outcomes that matter for buildings and organizations of any size.

Public Buildings
Capabilities Statement



Honeywell

BETTER BUILDING OUTCOMES START WITH BETTER OPERATIONS

Honeywell solutions help keep people and places safe, improve the building experience and help support sustainability goals in more than 10 million buildings worldwide.

Government agencies at every level count on us to help enhance building performance and meet their constituents' high expectations.

Like any organization, a government's buildings can vary greatly in size, shape and function. They can include a single firehouse or municipal building in a small town, courthouses and libraries in a thriving city, all the buildings on a sprawling public college campus, an international airport, or research laboratories of critical government agencies that help support the well-being of the general public of that country or even worldwide.

Despite operational differences, government buildings share a common purpose. They are places where dedicated public servants deliver essential services and where citizens often need to conduct business in a setting that is safe, secure and comfortable.



AGING PUBLIC BUILDINGS NEED SERIOUS UPGRADES

Elected officials, public employees and facility management teams find themselves in a predicament. The average U.S. school, city-owned or county-owned building was built in the 1960s.[1] Many require upgrades to improve energy efficiency, reduce environmental impact, increase safety and security, as well as enhance the occupant experience.

For example, U.S. school buildings earned a D+ grade in the American Society of Civil Engineers (ASCE) 2021 report card.[2] The report found that 53% of U.S. school districts need to update or replace multiple building systems and an investment of $38 billion is required to provide students with a healthier, safer and more modern learning environment.

The issue of aging infrastructure isn't specific to schools, though. Public officials are often forced to defer all but the most critical building repairs and upgrades because of scarce resources and more urgent priorities. As a result, many public buildings continue to deteriorate, constituent services suffer and facility teams are expected to keep decades-old systems operational.

HONEYWELL FORGE FOR BUILDINGS CAN HELP YOU

- Demonstrate compliance
- Create an exceptional occupant experience
- Improve operational efficiency
- Build resilience
- Increase safety and security
- Help meet sustainability goals

New and continuing federal programs can help state and local governments address infrastructure needs, fund energy retrofits and make public building upgrades. These include financial support for energy improvements and safety upgrades in school buildings,[3] block grants to enhance public building performance[4] and elements of the 2022 Inflation Reduction Act (IRA)[5] aimed directly at local government needs.

Public officials may also find an extremely effective funding mechanism with less energy efficient buildings. State and local government buildings waste $6 billion in energy each year.[6] Public officials can pay for the building upgrades with guaranteed energy savings performance contracts,[7] which fund building improvements with future energy savings without additional taxpayer contributions to implement the improvements.

Using new technologies may also mean building operations teams can focus on higher value priorities versus constantly responding to reactive break-fix calls or hot and cold comfort issues.



ABOUT THIS HONEYWELL CAPABILITIES STATEMENT

This capabilities statement identifies challenges elected officials, administrators and building managers may face with regards to aging and underperforming buildings. It also identifies ready-now technologies that can help public employees deliver on their commitments and meet the high expectations of their constituents.

Honeywell offers decades of experience helping state, county and municipal governments address their toughest building challenges. Our dedicated teams of building technology experts draw on unique domain knowledge, a network of highly qualified partners, and an extensive portfolio of software, hardware and services designed to support the specific needs of public buildings operators.

Honeywell has decades of multi-asset and multi-domain building controls expertise to help make the equipment in a building perform better. Through our integrated approach to smart building technologies, government building operators can deliver on key outcomes, not just manage point solutions. This approach is rooted in data. The ability to connect, collect and control data from assets in your building portfolio can enable better decision making for both building maintenance and health, safety and environment (HSE) teams to make public facilities safer, healthier, more comfortable and even more energy efficient.

Our outcomes-focused approach is designed to help governments and operators of public buildings to solve the problems that are most critical to them. This document outlines some of our key solutions that can help address specific outcomes; however, our team of experts will work with you to understand your challenges, the outcomes you want to deliver, and from there work with you to develop a package of solutions that can help achieve these goals. Many of these solutions can help to achieve multiple outcomes.

To learn more about how Honeywell can help you improve building performance and accomplish your most critical operational goals, visit us online or contact your Honeywell representative.

SOLUTIONS TO HELP CREATE AN EXCEPTIONAL OCCUPANT EXPERIENCE

Many older buildings may have outdated, inefficient HVAC systems and other potential hazards that make for less-than-ideal working environments. Workers – along with citizens – are increasingly demanding healthier buildings with improved indoor air quality (IAQ). This is putting pressure on governments that have not yet modernized legacy structures and systems. Fortunately, advances in smart building technology now make it easier and more cost effective for them to upgrade and improve the overall occupant experience of their buildings.

INDOOR AIR QUALITY

Air quality is essential to the occupant experience and creating a healthier building. It can impact a building's structural integrity, energy efficiency and even occupant well-being. A modern healthy building improves the well-being[8] and productivity of the people who use it while also considering energy efficiency and sustainability goals.

The backbone of indoor air quality – ventilation, relative humidity, filtration, and pressurization – is also the starting point for a healthier building. Every building has these functions, but they may not be optimized for building health.

Honeywell offers a suite of Healthy Buildings solutions, along with a dedicated team of experts, that can help improve indoor air quality and create a better occupant experience in a building.

Improvements start with measurement: The importance of IAQ sensing

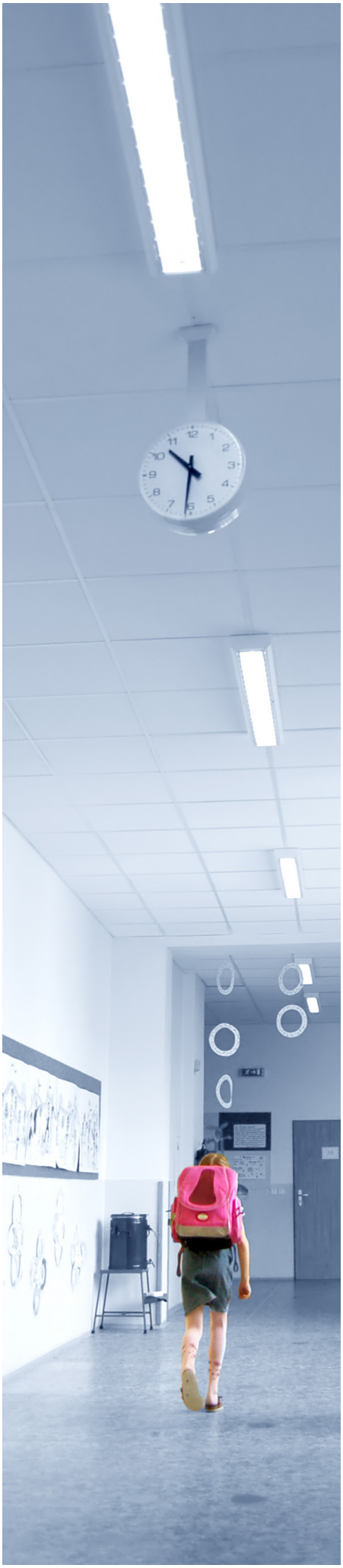
You can't change what you don't measure. That mantra is true for many things in life – including building IAQ.

The Honeywell TR50 Sensor provides continuous IAQ monitoring and simple visual confirmation of air quality. A display keeps occupants and facility managers apprised of five key parameters – carbon dioxide (CO2), particulate matter (PM2.5), volatile organic compounds (VOCs), temperature and humidity. The TR50 can connect to any controller, regardless of brand, or feed data to the Honeywell Remote Building Manager as part of an IAQ dashboard. The sensor displays a room's air quality score along with a color-coded LED indicator and can enable demand-controlled ventilation with additional parameters, on top of temperature control.

The brains of your building: Why building management systems matter

A building management system (BMS) is often considered the "brains" of a building. It is a centralized system that monitors and controls a building's mechanical and electrical equipment, including HVAC, lighting and even security systems. It can optimize energy consumption by adjusting the temperature, ventilation and lighting based on occupancy, schedules and external conditions such as weather. A deliberate and purposeful building controls strategy can also help to improve the health of a building by managing temperature, humidity, ventilation and even pressurization.

The Honeywell ComfortPoint Open and ComfortPoint Niagara are robust BMS solutions that provide greater cybersecurity protection with an easy-to-install and maintain system.



Keep your upgrades performing: Why continuous monitoring and measurement matter

Continuous monitoring is a critical next step once IAQ improvements are made to understand ongoing building performance. Cloud-based dashboards that connect to the BMS and sensors on equipment can aggregate information to give a system-wide view of building performance – and can even provide insights across an entire building portfolio. Honeywell's Remote Building Manager makes it easy to monitor and manage building status, including the factors affecting IAQ.

In addition to helping create a building controls strategy and enabling continuous monitoring, Honeywell can also help improve the IAQ of your building through filtration, Electronic Air Cleaners, Portable Air Purifiers, along with other resources.

SOLUTIONS TO IMPROVE OPERATIONAL EFFICIENCY

In the previous section, we talked about the importance of a BMS solution to help manage your buildings. These systems, along with overall integration platforms, can help to improve the operational efficiency of public buildings – whether a government is concerned about a single asset or an entire portfolio. Smart building technologies that help improve operational efficiency can potentially have a big impact on how your team manages its public buildings. Some benefits may include better asset control and utilization, improve the productivity of your building maintenance teams, automate workflows and provide visibility into how your entire building portfolio is performing against key performance indicators (KPIs).

Whether you need an on-premise integration platform because you manage sensitive and secure areas or you want the flexibility of a cloud-based platform, Honeywell has solutions that can change the way public buildings operate.

Integrate multiple systems with a powerful on-premise solution

The Honeywell Enterprise Buildings Integrator (EBI) allows government building teams to monitor and manage one site or entire building portfolio using a single platform. The highly scalable software makes it easy to bring new buildings online, even if they use different operating systems and equipment. Using a system agnostic ontology, EBI can also enable connectivity between new technology, legacy systems or other suppliers. It can provide actionable information across multiple building systems including the BMS, security and access control, as well as energy management to create a seamless building management solution to help operators make faster, better decisions about building operations.

EBI is designed for native integration with Honeywell Building Manager, Energy Manager, Security Manager, LifeSafety Manager and Digital Video Manager.

Before issues escalate: Manage maintenance and asset performance

Government building management teams can identify issues before failures occur to improve building performance, promote asset longevity, reduce downtime and identify maintenance improvements based on needs, not a schedule, with Honeywell Forge Performance+ for Buildings | Predictive Maintenance. The cloud-based software uses real-time predictive analytics, equipment models and easy-to-use dashboards to display building performance, identify improvement opportunities and help service teams track corrective actions to conclusion. With Predictive Maintenance, building operators can view asset availability, identify performance risks and easily manage open service cases. They can also track, compare and reduce energy and water consumption and costs.

CREATE A BASELINE PERFORMANCE

A thorough assessment of your building's performance can establish a baseline for improvement. This means conducting a comprehensive review of building systems to identify opportunities for improvement, areas of strength and the most optimal ways to use your budget to make necessary changes. Honeywell can help conduct the assessment or engage a third-party organization. **Register here** for a free assessment and guidance on how to improve your building's performance.

Remove operational silos across governmental departments

As more governments look to digitalize their operations, they have to look at removing data silos across their departments. This is the first step to creating a smart community.

Honeywell City Suite Software, an artificial intelligence enabled IoT platform, integrates data from critical city infrastructure systems such as traffic, streetlights, environment, emergency services, public safety and security, and utilities into a single, unified view. The open architecture of the ready now solution helps communities and governments connect systems and capabilities to bridge departmental silos and allow budgets to stretch further and create safer, more resilient communities. Honeywell City Suite can also be scaled by communities to gauge energy consumption across city-owned facilities and utilities.

Improve airport airside operations

The expectations and requirements for airports have changed tremendously over the last 30 years. Airport operators – which are often managed by public entities from city or state governments – often face an increasing number of challenges, with depleted means. One thing remains clear: safety and compliance can never be compromised. To serve this purpose, existing technologies can help operators to achieve uptime, optimize infrastructure, and increase airside throughput performance.

Honeywell is uniquely positioned to empower the airport ecosystem to thrive from curb to take off. We make airports safer, more agile and resilient by integrating multiple point solutions, using analytics to optimize asset utilization and continuously adapting to meet the changing needs of airports.

Honeywell NAVITAS makes end-to-end airport management possible by connecting air and ground traffic control, airport operations and maintenance with predictive analysis, automation and a secure interface optimized for airport users. The platform features multiple modules to help streamline traffic control, prioritize maintenance, optimize performance with real-time visualizations, and enhance ground traffic safety.

Additional solutions like Honeywell Turnaround Manager (TMAN) help deliver control and monitoring of visual docking guidance systems and gate equipment to support faster and safer turnaround of operations and improve ground operational effectiveness. The Honeywell Visual Docking Guidance System and Gate Control System helps optimize airport gate capacity and efficiency.

Honeywell can also help airports improve uptime and visibility and deliver safer, more efficient ground traffic movements in a variety of conditions with Airfield Ground Lighting (AGL) solutions that are managed through the NAVITAS suite. The Honeywell AGL solution portfolio features ground-installed luminaries and related ancillaries that help aircraft land and find their way to the stand.





SOLUTIONS TO BUILD RESILIENCE

Downtime is not an option for government buildings. From schools to courthouses to public utilities to corrections facilities, creating and maintaining building resilience is critical when it comes to a government or public building. They are essential to the day-to-day operations of a municipality so keeping them operating is key. Resilience can mean creating a better cybersecurity defense, making sure your buildings don't go offline with better maintenance support, and also creating redundancy from a power management perspective in the case of severe weather or unexpected events.

Proactively protect your building's operational technology (OT)

Discussions about cybersecurity usually focus mainly on IT systems – protecting data, proprietary systems and personal information. Security for operational technology (OT) systems – those that control, monitor and actuate processes, equipment and operational environments – continues to gain attention and government entities need to take a proactive approach to protecting their building's OT environment.

Honeywell can help government organizations strengthen their OT cybersecurity strategy. From cyber assessments to plans and advanced software capabilities to remote monitoring to enable a fast response in the case of a breach, Honeywell experts can help government organizations mitigate potential damage to finances, operations and reputation. We offer cost-effective solutions that are scalable in both size and an organization's cybersecurity maturity level to help optimize the integrity, availability, and safety of your systems.

Additionally, Honeywell Building Technologies holds ISA/IEC 62443-4-1 Process Certification for its software development lifecycle. ISA/IEC 62443-4-1 certification underscores HBT's commitment to following best practices and standards in developing secure, cyber-resilient products.

Improve building maintenance

Help your building maintenance teams do more with support from Honeywell Building Performance Services. We go beyond the conventional approach to service and support by creating a proactive, flexible end-to-end solution that can be tailored to meet each building's key performance indicators for energy consumption, uptime and other requirements.

The scope of our services ranges from providing essential maintenance and training to full-service remote monitoring and lifecycle management. Our most comprehensive service plans feature artificial intelligence-based maintenance, leveraging Honeywell Forge Performance+ for Buildings | Predictive Maintenance to improve asset uptime, industry leading cyber protection, remote support, guaranteed uptime and energy saving provisions.

By digitalizing the service process, Honeywell can help reduce response times and service truck rolls, provide real-time status updates, improve first-time fix rates, and make the overall service experience more efficient and resilient. When we do dispatch technicians, they are fully briefed on the problem and have the right parts in hand before the truck heads to your site.

Create energy resilience for tomorrow while optimizing results today

Rising energy costs, complicated utility billing, and expanding sustainability requirements are already challenging governments. Moreover, experts in numerous fields – scientists, market analysts, investors, insurers, legislators – predict bigger changes ahead. Energy shortages, heat waves, and extreme weather lead the news, and climate effects that were modeled for 25–50 years in the future are also emerging now.[9] In short: the frequency and cost of volatile weather and unstable grids are creating an urgent need for governments to be better prepared.

Honeywell Forge Sustainability+ for Buildings | Power and Demand Management can help governments reduce utility costs, take steps towards supporting decarbonization goals, and bring clarity to energy management plans while helping to maintain operational continuity and resilience. Its Power Manager application can be used as a part of Honeywell Forge Sustainability+ for Buildings or through the Honeywell Smart City Suite to help governments build energy resilience with on-site generation and storage with the option to incorporate renewable sources; modify power usage as needed, including dynamic load management, automated demand response, and distributed energy resources; and dynamically reduce non-critical building loads and optimize on-site microgrid operations to support critical building functions when the utility is experiencing high usage, frequency changes, and/or power disruptions.

SOLUTIONS TO INCREASE SAFETY & SECURITY

The task of securing state, county and municipal buildings is complex. Government buildings exist to serve the public and they may be visited by hundreds or even thousands of citizens every day. Security breaches can and do happen at public buildings of all types and functions. Government agencies need to be prepared for anything.

Honeywell security offerings are flexible and adaptable enough to meet the security needs of government buildings from public schools and libraries to courthouses, correctional facilities and office buildings. Honeywell's expertise in access control, intrusion prevention, video systems and visitor management provides a comprehensive end-to-end security solution.





Manage security across a building portfolio to improve situational awareness and access control

Honeywell offers robust, global integrated solutions for organizations to help protect staff and property, optimize productivity, and comply with strict industry regulations all while reducing operational costs.

Honeywell Pro-Watch 6.0, the latest iteration of the Honeywell Pro-Watch Integrated Security Suite, provides automated incident workflows and system health dashboards to further reduce operational costs and enable stronger compliance needed for government organizations, without adding work to security teams. It also provides information-driven focused responses to help improve uptime. It features Salvo views without a bounding box and allows security operators to access incident reports with evidence attachments; operators can also manage both access and video control through a unified mobile app. It also features enhanced alarm management allowing operators to search, filter and rollup events by severity and time. It also integrates across Honeywell access control platforms and features native integration to Honeywell Vindicator panels, offering military-grade intrusion detection capabilities.

Additionally, Honeywell EBI which was discussed earlier in this document can also support your integrated security needs across a government building portfolio. Both EBI and Pro-Watch are open platforms that can integrate with third-party technologies like Oloid, iLOQ, Idemia, and more.

Honeywell Forge for Performance+ Buildings | Visitor Management takes managing who is in the building from a clipboard to a smartphone by enabling seamless building access for employees and letting visitors complete the prescreening process using their own phones. The solution streamlines the sign-in and badging process and allows security teams to monitor the current location of everyone in the building. An intuitive dashboard also enables leaders to monitor and manage building occupancy to ensure compliance with specific protocols.

Use video capabilities that can work in NDAA-compliant systems

Video systems are an essential element of any government building's security strategy.

Designed with cybersecurity in mind, Honeywell Video Products, including cameras, video management systems and analytics, work with video systems that comply with U.S. legislation, NDAA Section 889 Part B. The 35 Series rounds out Honeywell's full range of cameras that provide a greater emphasis on cybersecurity and compliance. The higher-resolution IR cameras cover larger areas, both day and night, with smart human and vehicle motion detection to reduce false alarms.

Honeywell offers advanced video analytics capabilities to detect, analyze, track and classify the behaviors of people and vehicles as they move through a scene to help operators and security teams identify suspicious activities. Using VehicleTrace license plate detection and reporting application can add another layer of security by scanning and searching license plate numbers. Users can program the system to raise an alert when a known offender visits the site.

Pro-Watch VMS R750, is a feature-rich, user-friendly video management platform which controls video subsystems to collect, manage and present video in a clear and concise manner. It also intelligently determines the capabilities of each subsystem across various sites, allowing video management of digital video devices through a unified configuration and viewer. Digital Video Manager is another option for a smart, scalable video system that can deliver critical information to help reduce risk and save valuable time.

Enable quicker lockdowns with automated gunshot detection

Active shooter incidents are a worst nightmare scenario. Honeywell Automatic Gunshot Detection and Lockdown provides security teams and first responders detailed alerts about what is happening and where, inside or outside the building. Sensors from EAGL Technologies that can be integrated into Pro-Watch or EBI, analyze the energy level and waveform of a firearm discharge to confirm that it is a gunshot, identify the type of weapon and pinpoint the GPS location, all within seconds to help enable quicker lockdowns and faster, more accurate responses.

Support the security of critical infrastructure

Honeywell Forge Safety+ for Buildings | Physical Security Information Management is designed to meet the specific needs of complex institutions and critical infrastructure. Physical Security Information Management helps operators improve efficiency, speed and workflow consistency, while enhancing safety and security. It uses an intuitive interface accessible from the master control room and other locations to manage everyday operations and unexpected events.

Using a flexible and scalable structure, the Physical Security Information Management solution integrates and coordinates vendor-agnostic security products and solutions to provide better situational awareness and enable facility staff to respond faster and more efficiently to alarms and incidents.

Improve fire and life safety with earlier detection, faster responses and centralized decision making

Honeywell is a leader in fire and life safety systems. We create fire and life safety products that leverage connectivity to help create a smarter and safer world. Honeywell creates life safety systems that provide the earliest detection, enable the fastest responses, and centralize decision-making and management. We aim to create innovative technology designed to keep people safe, including those responsible for saving lives.

Honeywell fire safety devices including smoke and carbon monoxide detectors, fire alarm control panels, HVAC and sprinkler monitoring systems, and audible and visual alarm systems to detect anomalies as well as notify and communicate to building occupants the actions they should take.

Use advanced detection to stop fires from escalating

Every second counts during a fire. Advanced detection technology can detect minute traces of smoke, enabling a building operations team to assess the situation and summon first responders immediately to the scene. Honeywell pioneered very early warning aspirating smoke detection (ASD) systems, which can typically identify the presence of smoke much earlier than conventional smoke detectors. Honeywell VESDA Aspirating Smoke Detectors can provide the earliest possible warning of an impending fire hazard.

In addition to advance smoke detection, using Li-ion Tamer® can help government buildings to reliably detect the very early signs of failing Lithium-ion batteries by sensing battery electrolyte vapors (off gas detection), allowing earlier response to impending thermal runaway events by facility managers. The system also provides multi-point temperature and humidity measurements for improved environmental control and situational awareness across a wide range of applications.





Gain better awareness of fire system performance and access the data from anywhere

Connectivity and the Internet of Things (IoT) are changing the way fire life safety systems are installed, tested and maintained. Honeywell's Connected Life Safety Services (CLSS) is an end-to-end connected platform that gives public building HSE teams and facility managers insight into a fire systems' performance, testing and compliance data and potential maintenance needs from the convenience of a smart phone or tablet. It provides remote access to the fire alarm panel so the right people can receive alerts when events are generated and view asset information and system status across multiple sites.

The CLSS platform can also provide reliable and accurate alarm-event communication and maintain critical connection to central monitoring stations as POTS (Plain Old Telephone Service) is displaced and 3G networks sunset.

When used with CLSS, Honeywell Self-Test Detector is a new range of self-testing detectors that can help automate system maintenance, including testing and inspecting life safety systems. The patented and approved technology allows testing teams to overcome obstacles such as locked rooms, hard-to-access areas, high ceilings and large sites while the system remains operational. It provides efficient compliance with local regulations with the least disruption to operations.

Keep first responders safer inside a building

Honeywell can support continuous and critical in-building radio coverage for first responders in buildings of all sizes. Our communications systems and bi-directional amplifiers (BDA) that cover the entire Public Safety spectrum, provide scalable solutions to support first responder emergency radio connectivity even in challenging environments. These products also meet regulations of almost any jurisdiction or city.

Help first responders arrive onsite faster with better knowledge of the situation

Honeywell is invested in finding ways to reduce the time it takes for first responders to arrive on site to an emergency. In 2022, Honeywell made an investment in RapidSOS to improve both the quality of information shared and the time it takes for first responders to arrive at an emergency, potentially saving more lives. RapidSOS helps to deliver better information to emergency centers while our acquisition of US Digital Designs improves communication from the emergency center to the fire station.

The internet-enabled Honeywell US Digital Designs Phoenix G2 system instantly connects dispatch centers to fire stations, improves the quality of the information shared and helps reduce the time it takes first responders to arrive at the scene. When information is entered into a computer-aided dispatch system by a 911 operator, that data is instantly relayed to the Phoenix G2 Communications Gateway. Within a second, every appropriate device, unit, station, radio and firefighter is alerted immediately.

US Digital Designs' suite of hardware and software solutions, which includes dispatch communication aids and mobile alerting applications, provides situational awareness and helps reduce response times. US Digital Designs also offers solutions that awaken first responders with soft-start LED lighting and audio alerts that are less disruptive.

SOLUTIONS TO SUPPORT SUSTAINABILITY GOALS

State, county and local governments could potentially add around $6 billion to their collective coffers every year by improving the energy efficiency of their buildings by just 20%.[10] Those funds could finance other critical programs or be returned to taxpayers. They could even be used to pay for upgrades like more efficient HVAC, lighting or building automation systems that could further generate energy savings. Energy efficiency and sustainability go hand in hand as more governments recognize the benefits of environmental, social and governance (ESG) principles.[11]

As we've discussed earlier, improving the occupant experience and supporting sustainability goals do not have to be contradictory ideas.

Leverage systems that can monitor, control and optimize energy consumption

Many building operators do not have device or asset level energy use or carbon emission data. This can make it difficult to know how to make energy improvements. Honeywell Forge Sustainability+ for Buildings | Carbon and Energy Management is a ready-now application that can help government building operators address two pressing, yet often conflicting objectives: optimizing indoor air quality and reducing the environmental impact of buildings with the aim of improving carbon-reduction goals. The scalable, system-agnostic platform uses advanced controls capabilities, artificial intelligence (AI) and machine learning (ML) algorithms to create a baseline of energy consumption and carbon emissions across building assets and can help monitor, control and optimize those assets.



FEATURING PACKAGES THAT CAN BE CUSTOMIZED TO SUIT A GOVERNMENT FACILITIES' NEEDS, CARBON AND ENERGY MANAGEMENT CAN:

- Track energy use, Scope 1 and Scope 2 emissions and key performance indicators (KPIs)
- Prioritize the most cost-effective ways to save
- Manage utility bills and automate utility bill analysis
- Integrate with any BMS to manage alarms and alerts, monitor points, adjust schedules and proactively control your building
- Monitor live meter data for CO_2 emissions, energy and utilities
- Track multiple IAQ measures
- Use reinforced ML and AI algorithms to analyze historical and real-time weather data, HVAC data and IAQ parameters, and then autonomously adjust systems to meet desired parameters
- Optimize energy-intensive assets



SOLUTIONS TO HELP DEMONSTRATE COMPLIANCE

Many of the solutions previously covered in this capabilities statement can help governments demonstrate their compliance to guidelines and regulations related to cybersecurity, security, fire and life safety and sustainability. Ask a Honeywell expert about how you can leverage our solutions to address our specific compliance needs.

IDENTIFY FINANCING OPTIONS

Competing spending priorities and debt restrictions may make it challenging for state, county, local and school district leaders to find the funds needed to make improvements to their buildings. Meanwhile, as buildings continue to age, building systems become obsolete and inefficient, and deferred maintenance costs may mount.

There are financing and funding options to help government entities to make necessary improvements.

Energy saving performance contracts (ESPCs) are often a solution for public organizations. An ESPC is a budget-neutral way to make building improvements that reduce energy and water use and pay for the improvements with the savings they will eventually generate. These improvements can range from lighting upgrades, building envelope enhancements and the deployment of renewal energy sources to more site- or project-specific needs.

As a leading energy service company (ESCO), Honeywell has decades of experience helping public sector customers take advantage of ESPCs to improve building performance with little or no impact on their capital spending budgets. We have the knowledge and experience to help public officials streamline the process and realize potential energy saving benefits. Honeywell has guaranteed $9.2B in energy and operational cost savings through more than 3,400 projects for customers around the world.

The process begins with a thorough assessment of each building's current infrastructure and operating expenditure. We help secure funding based on the projected energy savings and availability of grants, incentives and other programs that support infrastructure upgrades such as efficiency and sustainability improvements. Honeywell bears responsibility for cost, performance and outcomes of each project and guarantees the contracted results.

There are also similar grants and programs related to improving the safety infrastructure of schools. Honeywell can also help local governments as well as public and private schools to identify and apply for grants in which they may be eligible to deploy school safety upgrades.

THE HONEYWELL DIFFERENCE

Balancing competing priorities and doing more with less is business as usual for elected officials and government employees. That goes double for HSE, security and facilities professionals tasked with making public buildings safe, secure, more sustainable and comfortable for employees and building occupants.

Honeywell knows how to help improve building operations to deliver on critical outcomes with ready now solutions that can help comply with ever-increasing regulatory requirements and meet the highest expectations of stakeholders.

Find out what your building can achieve, with Honeywell

Visit us online or contact your Honeywell representative.

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THE FUTURE IS WHAT WE MAKE IT

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Honeywell

Detailed Estimated Cost Breakdown

The estimated cost breakdown provides itemized pricing for equipment, labor, and materials, based on 2025 market rates and our internal estimates. Costs include taxes, permits, and overhead, focusing on replacing the 2001 chiller and 1977 AHUs, and upgrading associated systems. The actual pricing will be determined by mutually agreeable scope of services.

Category	Description	Quantity	Unit Cost	Total Cost
Equipment				
Air-Cooled Chiller	Trane CGAM (150 tons)	1	$165,000	$165,000
Air Handling Units	Semi-Custom (2 6,000 CFM & 2 12,000 CFM)	4	$65,000	$260,000
VAV Boxes	Titus DESV	30	$1,500	$45,000
Pumps	Bell & Gossett Series e-1510 (500 GPM)	3	$12,000	$36,000
Honeywell Controls	WebSTAT BMS with sensors and thermostats	1 lot	$100,000	$100,000
Subtotal (Equipment)				**$606,000**

Category	Description	Quantity	Unit Cost	Total Cost
Materials				
Ductwork	Retrofitted, insulated galvanized steel	8,000 ft	$15/ft	$120,000
Piping	Copper, insulated	4,000 ft	$20/ft	$80,000
Electrical Wiring	Conduit, cabling, and panels	1 lot	$60,000	$60,000
Insulation and Sealing	High-performance insulation and seals	1 lot	$100,000	$100,000
Controls	Modification to AHUs & Chiller	1 lot	$25,000	$25,000
Subtotal (Materials)				**$385,000**
Labor				
HVAC Technicians	Installation and commissioning	1,800 hours	$100/hr	$180,000
Pipefitters	Piping installation	800 hours	$90/hr	$72,000
Electricians	Electrical and controls integration	600 hours	$95/hr	$57,000
Project Management	Oversight and coordination	300 hours	$120/hr	$36,000
Commissioning and Testing	System startup and performance testing	150 hours	$100/hr	$15,000
Subtotal (Labor)				**$360,000**

Category	Description	Quantity	Unit Cost	Total Cost
Additional Costs				
Permits and Fees	Building permits and inspections	1 lot	$20,000	$20,000
MEP Design (6.5%)	MEP Engineering	1 lot	$89,115	$89,115
Subtotal (Additional)				**$109,115**
Sub-Total Project Cost				**$1,460,115**
Bonds (1.2%)				**$17,521.38**

Cost Notes

- **Equipment**: Prices reflect 2025 budget market rates with bulk discounts. The Trane CGAM chiller replaces the Trane RTAC140, and new AHUs replace 1977 units.
- **Materials**: Costs include delivery and storage. Insulation and sealing materials are selected for durability and efficiency.
- **Labor**: Rates are based on prevailing wages in Seguin, TX, for licensed HVAC technicians, pipefitters, electricians, and project managers. Labor hours assume a 5-month project timeline.
- **Design Fees**: A 6.5% design fee for Mechanical Electrical Plumbing Engineering.
- **Warranty**: Texas Chiller Systems provides a 1-year labor warranty on installation.

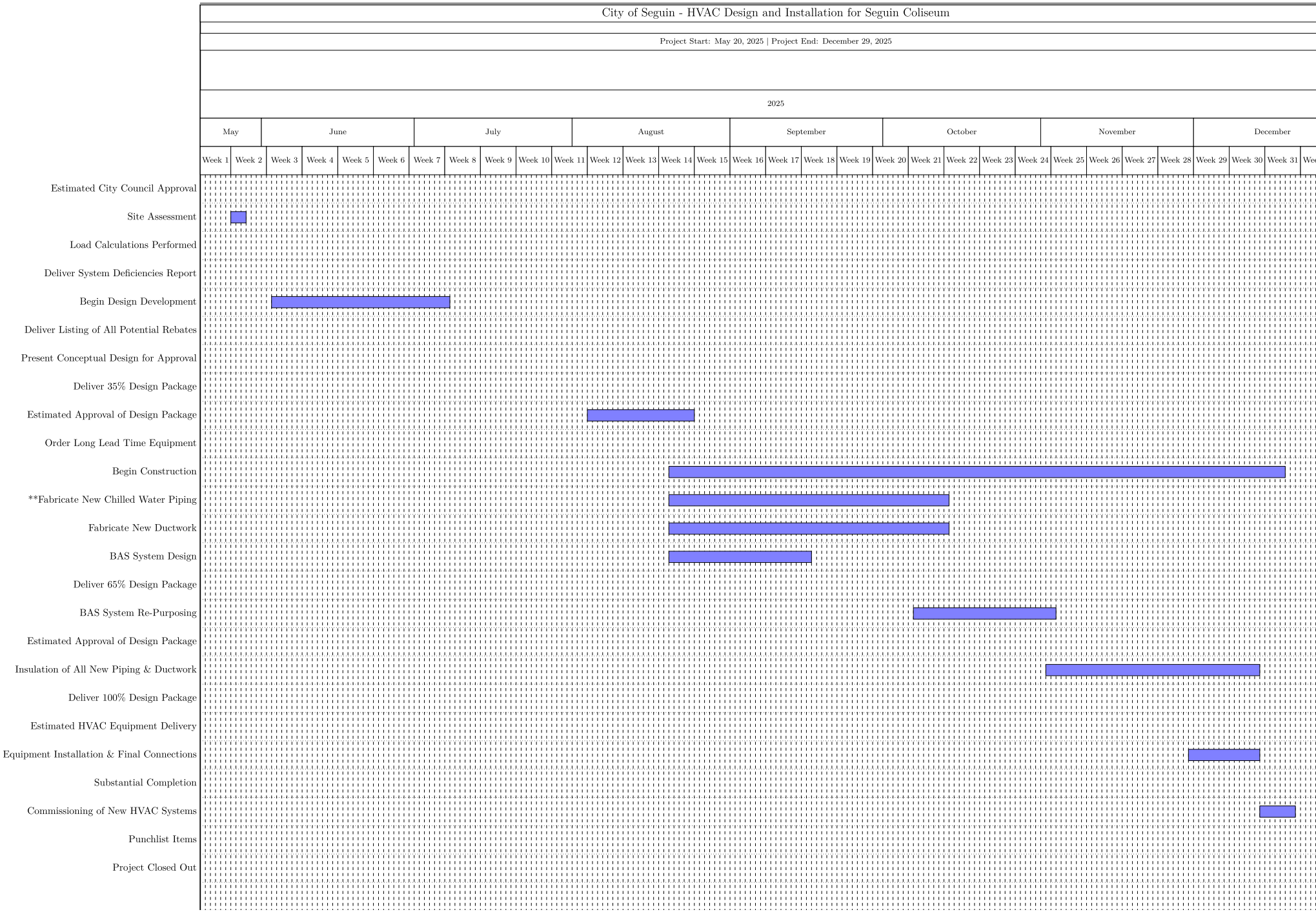
Commitment to Quality

Texas Chiller Systems is committed to delivering a high-performance HVAC system that meets the Coliseum's operational and sustainability goals. By replacing the 2001 chiller and 1977 AHUs, integrating Honeywell Controls, and leveraging energy-efficient equipment, we ensure long-term reliability and cost savings. We adhere to all local codes and ASHRAE standards, backed by our experienced team of licensed professionals.

Contact Information

- **Address**: 14829 Bulverde Road, San Antonio, TX 78247, USA
- **Website**: texaschillersystems.com
- **LinkedIn**: Texas Chiller Systems, LLC

We look forward to partnering with you to deliver a modernized HVAC solution for the Coliseum. Please contact us to discuss next steps or request additional details.


City of Seguin - HVAC Design and Installation for Seguin Coliseum
Project Start: May 20, 2025 | Project End: December 29, 2025
2025
May
June
July
August
September
October
November
December
Week 1
Week 2
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Week 4
Week 5
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Week 31
Estimated City Council Approval
Site Assessment
Load Calculations Performed
Deliver System Deficiencies Report
Begin Design Development
Deliver Listing of All Potential Rebates
Present Conceptual Design for Approval
Deliver 35% Design Package
Estimated Approval of Design Package
Order Long Lead Time Equipment
Begin Construction
**Fabricate New Chilled Water Piping
Fabricate New Ductwork
BAS System Design
Deliver 65% Design Package
BAS System Re-Purposing
Estimated Approval of Design Package
Insulation of All New Piping & Ductwork
Deliver 100% Design Package
Estimated HVAC Equipment Delivery
Equipment Installation & Final Connections
Substantial Completion
Commissioning of New HVAC Systems
Punchlist Items
Project Closed Out

Income Statement Actuals - Monthly View	FY2024												
in $	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	FY 2024 TOTAL
Total Service Revenue	625,014	1,046,298	930,103	1,576,936	1,903,525	3,308,612	2,613,081	2,931,116	2,585,910	3,162,754	2,409,564	1,501,299	24,594,215
Total Project Revenue	5,171,775	4,567,556	5,009,091	3,135,393	2,182,784	864,266	3,611,415	3,260,970	3,428,565	3,494,615	2,280,328	3,405,358	40,412,115
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	**5,796,789**	**5,613,854**	**5,939,194**	**4,712,329**	**4,086,309**	**4,172,879**	**6,224,496**	**6,192,086**	**6,014,475**	**6,657,369**	**4,689,892**	**4,906,657**	**65,006,330**
Total Service Cost of Revenue	650,536	684,364	699,370	784,379	1,082,640	1,444,786	1,108,259	1,190,218	1,413,004	1,267,040	1,316,169	862,853	12,503,617
Total Project Cost of Revenue	3,551,970	2,447,735	2,792,103	1,828,945	2,838,805	3,290,392	1,593,200	2,599,541	1,825,597	2,969,652	1,582,289	2,076,791	29,397,019
Total Other Cost of Revenue	58,144	108,908	47,235	171,114	92,901	76,797	148,432	90,067	114,720	208,711	127,361	115,804	1,360,194
Total Cost of Revenue	**4,260,650**	**3,241,006**	**3,538,709**	**2,784,437**	**4,014,346**	**4,811,975**	**2,849,891**	**3,879,825**	**3,353,320**	**4,445,403**	**3,025,819**	**3,055,448**	**43,260,831**
	-4%												
Total Gross Profit	**1,536,139**	**2,372,848**	**2,400,485**	**1,927,892**	**71,963**	**(639,096)**	**3,374,606**	**2,312,260**	**2,661,155**	**2,211,966**	**1,664,073**	**1,851,208**	**21,745,499**
Total Gross Margin	*26.5%*	*42.3%*	*40.4%*	*40.9%*	*1.8%*	*-15.3%*	*54.2%*	*37.3%*	*44.2%*	*33.2%*	*35.5%*	*37.7%*	*33.5%*
SVC GM	**-4%**	**35%**	**25%**	**50%**	**43%**	**56%**	**58%**	**59%**	**45%**	**60%**	**45%**	**43%**	
Compensation & Benefits	499,980	1,184,990	808,611	564,064	869,585	659,090	681,047	552,774	692,083	565,337	902,035	947,465	8,927,061
Insurance	20,916	21,962	20,916	21,559	3,741	34,010	33,416	39,375	36,593	36,596	54,232	45,096	368,411
Office Expenses	98,431	131,609	119,515	118,900	131,510	(61,928)	154,838	126,413	152,640	148,769	137,746	164,851	1,423,296
Professional Fees	33,789	10,097	41,611	29,712	45,544	32,731	41,357	22,199	65,235	28,930	27,750	42,438	421,393
Rent & Utilities	35,701	56,297	68,977	61,969	60,910	91,177	103,049	104,133	188,277	187,299	99,768	70,806	1,128,363
Sales & Marketing	16,443	19,534	9,448	17,418	13,773	10,659	11,997	10,520	4,688	22,953	9,429	6,424	153,284
Tools & Other Materials	51,645	102,346	30,986	47,642	58,660	(13,006)	57,243	58,926	46,022	59,179	25,548	32,983	558,173
Vehicle Expenses	131,072	307,002	213,812	314,243	276,159	268,869	56,102	250,451	(204,024)	244,707	235,055	77,378	2,170,827
Other Operating Expenses	36,245	49,218	23,769	7,397	(111,980)	(423,022)	17,140	160,051	61,209	208,618	(129,643)	(127,033)	(228,031)
Operating Expenses	**924,223**	**1,883,055**	**1,337,643**	**1,182,904**	**1,347,901**	**598,581**	**1,156,188**	**1,324,844**	**1,042,723**	**1,502,387**	**1,361,921**	**1,260,407**	**14,922,777**
Adjusted EBITDA	**611,917**	**489,793**	**1,062,842**	**744,988**	**(1,275,938)**	**(1,237,677)**	**2,218,417**	**987,416**	**1,618,432**	**709,579**	**302,152**	**590,801**	**6,822,722**
Adjusted EBITDA Margin	*10.6%*	*8.7%*	*17.9%*	*15.8%*	*-31.2%*	*-29.7%*	*35.6%*	*15.9%*	*26.9%*	*10.7%*	*6.4%*	*12.0%*	*10.5%*
										150,469	**152,072**		
Depreciation	-	170,274	93,973	92,097	93,420	93,450	117,895	100,975	102,152	101,523	103,126	103,004	1,171,887
Amortization Expense - Finance Lease	20,951	23,422	25,893	64,060	38,228	38,228	75,900	48,712	49,339	48,946	48,946	48,946	531,570
Operating Profit	**590,966**	**296,097**	**942,977**	**588,832**	**(1,407,586)**	**(1,369,355)**	**2,024,622**	**837,729**	**1,466,941**	**559,110**	**150,079**	**438,851**	**5,119,265**
Operating Profit Margin	*10.2%*	*5.3%*	*15.9%*	*12.5%*	*(34.4)%*	*(32.8)%*	*32.5%*	*13.5%*	*24.4%*	*8.4%*	*3.2%*	*8.9%*	*7.9%*
Goodwill Amortization	-	-	-	617,588	154,397	154,397	154,397	154,397	154,397	154,397	154,397	154,397	1,852,764
Other (Income)/Expense	(867)	(11,773)	(1,476)	(3,601)	(1,155)	(55,082)	(3,523)	(2,008)	(7,413)	(3,755)	(2,749)	(1,176)	(94,577)
Interest (Income)/Expense	(9)	(315)	(15)	(25)	(26)	(4)	(3)	(2)	(2)	(0)	-	12,405	12,003
Taxes	-	-	73,817	-	-	-	-	-	-	41,679	-	-	115,496
All Other (Income)/Expense	**(877)**	**(12,088)**	**72,326**	**613,963**	**153,216**	**99,310**	**150,871**	**152,387**	**146,981**	**192,321**	**151,648**	**165,626**	**1,885,686**
Net Income	**591,842**	**308,185**	**870,651**	**(25,131)**	**(1,560,801)**	**(1,468,665)**	**1,873,751**	**685,342**	**1,319,960**	**366,789**	**(1,569)**	**273,225**	**3,233,579**
Net Margin	*10.2%*	*5.5%*	*14.7%*	*(0.5)%*	*(38.2)%*	*(35.2)%*	*30.1%*	*11.1%*	*21.9%*	*5.5%*	*-*	*5.6%*	*5.0%*

ADDENDUM FORM
Bid # AF-2025-38

Receipt is hereby acknowledged of the following Addenda to the Specifications:

ADDENDUM NO. 1 DATED April 4, 2025 ADDENDUM NO. 4 DATED _____
ADDENDUM NO. 2 DATED April 8, 2025 ADDENDUM NO. 5 DATED _____
ADDENDUM NO. 3 DATED April 17, 2025 ADDENDUM NO. 6 DATED _____

- **The Undersigned affirms that it is duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the content of this bid as to prices, terms, or conditions of said bid has not been communicated to any other bidder prior to the official opening of this bid.**
- **The Undersigned certifies that pursuant to Section 2270.002 of the Texas Government Code, Bidder does not boycott Israel and will not boycott Israel during the term of the contract resulting from this solicitation.**
- **The Undersigned certifies that pursuant to S.B 19, Bidder does not boycott energy companies and will not boycott energy companies during the term of the contract.**
- **The Undersigned certifies that pursuant to S.B. 13, Bidder does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association.**

Texas Chiller Systems
Company Name

Authorized Signature

14829 Bulverde Road
Address

Pete Smith
Printed Name

San Antonio, TX 78247
City, State, Zip Code

Account Executive
Title

(210) 669-8634
Phone No.

5/6/2025
Date

Email Address: peter.smith@texaschillersystems.com

BIDDER'S EXCEPTION FORM
Bid # AF-2025-38

This form must be completed and signed by an authorized representative of the company. Failure to do so may cause total bid to be rejected. If no exceptions are to proposed, indicate by stating "No Exceptions to Specifications" and sign in the appropriate space.

STATEMENT OF BIDDER:

WE PROPOSE THE FOLLOWING EXCEPTIONS TO THE SPECIFICATIONS:

SECTION	PAGE/ PARAGRAPH #	EXCEPTION
3. 03.	22	We request that this be a mutually agreed upon Scope of Work

NOTE: If additional pages are needed, attach to the back of this page and note "See Page 2- Deviations" on this page.

Texas Chiller Systems
Company Name

Authorized Signature

INSURANCE

SECTION A. Prior to the approval of this contract by the City, CONTRACTOR shall furnish a completed Insurance Certificate to the Purchasing office. The certificate shall be completed by an agent authorized to bind the named underwriter(s) to the coverages, limits, and termination provisions shown thereon, and shall furnish and contain all required information referenced or indicated thereon. CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE IS RECEIVED BY THE CITY OF SEGUIN'S PURCHASING DEPARTMENT, and no officer or employee of the City shall have authority to waive this requirement.

INSURANCE COVERAGE REQUIRED

SECTION B. CITY reserves the right to review the insurance requirements of this section during the effective period of the contract and to adjust insurance coverages and their limits when deemed necessary and prudent by CITY, based upon changes in statutory law, court decisions, or the claims history of the industry as well as the CONTRACTOR.

SECTION C. Subject to CONTRACTOR'S right to maintain reasonable deductibles in such amounts as are approved by CITY, CONTRACTOR shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written by companies approved by the State of Texas and acceptable to CITY, in the following type(s) and amount(s):

	TYPE	AMOUNT
1.	**Workers' Compensation** and **Employer's Liability**	Statutory
	NOTE: For building or construction projects, and services provided at City-owned facilities, the successful Contractor shall meet the minimum requirements defined in the Texas Workers' Compensation Commission Rule 28 TAC §110.110 which follows this insurance attachment.	
2.	**Commercial General (public) Liability** including coverage for the following:	
	a. Premises operations	$1,000,000 per occurrence
	b. Independent contractors	$2,000,000 aggregate
	c. Products/completed operations	
	d. Personal injury	
	e. Advertising injury	
	f. Contractual liability	
	g. Medical payments	
	h. Professional liability*	
	i. Underground hazard*	
	j. Explosion and collapse hazard*	
	k. Liquor liability*	
	l. Fire legal liability*	
	m. City's property in Contractor's* care, custody, or control	
	n. Asbestos specific liability*	
	* **Not required for this contract**	
3.	**Comprehensive Automobile Liability** insurance, including coverage for loading and unloading hazards, for:	$1,000,000 per occurrence
	a. Owned/leased vehicles	

b. Non-owned vehicles
c. Hired vehicles

4.	**Errors and Omissions** insurance policy (when applicable)	$1,000,000 per occurrence or claim $2,000,000 aggregate for the willful or negligent acts or omissions of any no less than officers, employees or agents thereof
5.	**Cyber** (when applicable)	$2,000,000

ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, CONTRACTOR shall exercise reasonable efforts to accomplish such changes in policy coverages, and shall pay the cost thereof.

REQUIRED PROVISIONS

CONTRACTOR agrees with respect to the above required insurance, all insurance contracts and certificate(s) of insurance will contain and state, in writing, on the certificate or its attachment, the following required provisions.

a. Name the City of Seguin and its officers, employees, and elected representatives as an Additional Insured(s), (as the interest of each insured may appear) to all applicable coverage.

b. Provide for 30 days notice to City for cancellation, non-renewal, or material change.

c. Provide for notice to City at the address shown below by registered mail.

d. CONTRACTOR agrees to waive subrogation against the City of Seguin, its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the proceeds of insurance.

e. Provide that all provisions of this agreement concerning liability, duty, and standard of care together shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

f. For coverages that are **only** available with claims made policies, the required period of coverage will be determined by the following formula: Continuous coverage for the life of the contract, plus one year (to provide coverage for the warranty period) and an extended discovery period for a minimum of five years which shall begin at the end of the warranty period.

NOTICES

CONTRACTOR shall notify CITY in the event of any change in coverage and shall give such notices not less than thirty (30) days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE. All notices shall be given to CITY at the following address:

Purchasing Department
City of Seguin
P.O. Box 591
Seguin, Texas 78156

SECTION D. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by CONTRACTOR shall not relieve CONTRACTOR of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate CONTRACTOR from liability.

WORKERS COMPENSATION INSURANCE
for
Building or Construction Projects and Services Provided at City-Owned Facilities

TEXAS WORKERS' COMPENSATION COMMISSION RULE 28 § 110.110

****

As required by the Texas Workers' Compensation Rule 28, §110.110, the Contractor shall accept the following definitions and comply with the following provisions:

Workers' Compensation Insurance Coverage

A. Definitions:

1. Certificate of coverage ("certificate")-A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

2. Duration of the project-includes the time from the beginning of the work on the project until the Contractor's/person's work on the project has been completed and accepted by the City of Seguin.

3. Persons providing services on the project ("subcontractor" in Section 406.096) - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

B. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Contractor providing services on the project, for the duration of the project.

C. The Contractor must provide a certificate of coverage to the City of Seguin prior to being awarded the contract.

D. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the City of Seguin showing that coverage has been extended.

E. The Contractor shall obtain from each person providing services on a project, and provide to the City of Seguin:

1. A certificate of coverage, prior to that person beginning work on the project, so the City of Seguin will have on file certificates of coverage showing coverage for all persons providing services on the project; and

2. No later than seven (7) days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

F. The Contractor shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.

G. The Contractor shall notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

H. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

I. The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:

1. Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

2. Provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project.

3. Provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

4. Obtain from each other person with whom it contracts, and provide to the Contractor:

   a. A certificate of coverage, prior to the other person beginning work on the project; and

   b. A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

5. Retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;

6. Notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and

7. Contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

J. By signing this contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the City of Seguin that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

K. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the City of Seguin to declare the contract void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the City of Seguin.

As defined by the Texas Labor Code, Chapter 269, Section 406.096(e), building or construction is defined as:

1. Erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;

2. Remodeling, extending, repairing, or demolishing a structure; or

3. Otherwise improving real property or an appurtenance to real property through similar activities.

The employment of a maintenance employee who is not engaging in building or construction as the employer's primary business does not constitute engaging in building or construction.

CITY OF SEGUIN
INSURANCE REQUIREMENT AFFIDAVIT

To be Completed By Appropriate Insurance Agent

and submitted with bid proposal.

I, the undersigned Agent/Broker, certify that the insurance requirements contained in this bid document have been reviewed by me with the below identified Contractor. If the below identified Contractor is awarded this contract by the City of Seguin, I will be able to, within ten (10) days after being notified of such award, furnish a valid insurance certificate to the City meeting all of the requirements defined in this bid.

Jocelynne Rodas
Agent (Signature)

Jocelynne Rodas
Agent (Print)

Name of Agency/Broker: **USI Insurance Services LLC**

Address of Agent/Broker: **3190 Fairview Park Dr. Suite 400**

City/State/Zip: **Falls Church, VA 22042**

Agent/Broker Telephone #: (**571**) **369- 5173**

CONTRACTOR'S NAME: **Texas Chiller Systems**
(Print or Type)

NOTE TO AGENT/BROKER

If this time requirement is not met, the City has the right to invalidate the bid award and award the contract to the next lowest bidder meeting specifications. Should an awarded bid be invalidated the Contractor may be liable for breach of contract. If you have any questions concerning these requirements, please contact the Purchasing Manager for the City of Seguin at (830) 401-2451

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1304823

Date Filed:
05/05/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Texas Chiller Systems
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Seguin

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ #AF-2025-38
HVAC Design and Installation

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Peter Smith, and my date of birth is 11/25/1973.

My address is 14829 Bulverde Road, San Antonio, TX, 78247, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of Texas, on the 5th day of May (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

NONE
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

5/5/2025
Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

TEXAS CHILLER SYSTEMS

May 6, 2025

City of Seguin

Ref: TCS E25-0121 RFQ #AF-2025-38 City of Seguin – HVAC Design & Installation

Texas Chiller Systems is pleased to present our offer to perform the following scope of work complete with supervision, tools, material, fixtures, labor, insurance, and incidentals.

- Provide Project Management.
- Provide Equipment Submittals.
- Provide Construction Schedule.
- Provide Schedule of Values.
- Provide Billing Schedule.

Mechanical

- Demolition of Chiller, Pumps, & Hydronic Specialties.
- Provide crane & rigging for removal of old & setting of new chiller.
- Provide & install (1) 140-ton air-cooled chiller.
- Provide & install CHW piping, valves, & steel supports to new chiller.
- Provide & install Temporary Taps for future temporary chiller hook-up.
- New Chillers to be the following:
  - High Efficiency
  - Scroll Compressors
  - (4) stage capability
  - BACnet Card
  - Hail Guards
  - Neoprene Pads
- Pour concrete housekeeping pad modification, if needed.
- Provide & install (2) CHW & (1) HHW Pumps and Appurtenances.
- Provide & install (2) air separators for the CHW & HHW loops.
- Provide & install (2) chemical feed tanks for the CHW & HHW loops.
- Provide closed loop chemical treatment to the CHW HHW loops.
- Provide & install insulation on new piping outdoors with heat trace & metal jacketing.
- Provide & install insulation in the mechanical room for any damaged piping.
- Provide start-up of new chiller & pumps.
- Provide & install (4) new custom AHUs to fit withing existing mechanical rooms.
- Provide start-up new Air Handling Units.
- Provide & install new ductwork for air distribution.
- Provide & install new air devices.
- Provide & install new Grills, Registers, & Diffusers.
- Provide Airside & Waterside Test & Balance.
- Insulate new Ductwork & perform Air Leakage Test.

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Electrical

- Demolition of existing outdoor disconnect.
- Demolition of existing CHW & HHW Pump starters.
- Provide & install Disconnect with (3) Fuses.
- Provide new properly sized Breaker for (1) new chiller.
- Provide properly EMT Conduit & Wire for new chillers.
- Provide & install Heat Trace for Outdoor CHW Piping.
- Provide and install (2) new Breakers for (1) CHW & (1) HHW Pumps.
- Provide properly sized Conduit & Wire for new Pumps.
- Provide & install (4) new Variable Speed Drives for (4) new Pumps.
- Provide start-up of Variable Frequency Drives.

Controls

- Demolition of existing outdoor control conduit & wire.
- Provide Engineering of new control system & integration into existing.
- Tridium Niagara JACE with Connection to existing BACnet System
- Commissioning Support
- Provide Training
- Items Included for new Chilled Water System
- BACnet DDC Controls for CHW System – We will furnish the following controls:

- (2) CHW Pumps (2) Control/Status
- Supply/ Return Temperature Sensors
- Makeup water Flow Meter
- New Chiller Enable with MSTP Communication to Chiller BACnet Card

- BACnet DDC Control for new HW System - DDC Enabling of HW Boiler Control Panel.

- Control/Status of (1) new HHW Pumps
- Supply/Return Temp Sensors to DDC Panel

Exclusions:

- **Electrical Service Upgrades are specifically excluded. This proposal assumes there is enough existing electrical capacity to support new HVAC equipment.**
- Temporary Cooling – Can be provided at additional cost, if needed
- Payment & Performance Bonds (1.25%)
- Special testing & certifications.
- Site work or Underground Utilities.
- Delays and Disruptions out of TCS's control.
- Infection/Dust control.
- Cutting and patching of any walls, floors, or ceilings.
- The identification and or removal of ACMs of any nature.
- Roof penetrations or patching.
- Fire Protection of any kind.
- Warranty on any existing equipment.
- Any scope of work not clearly indicated in the bid documents.

Material costs have been calculated based on the current prices for labor, equipment, and materials.

However, current economic conditions have created market volatility and sudden price increases may occur.
If prices escalate due to tariffs, material shortages, labor unavailability, or any other event beyond TCS' control, TCS will be entitled to an equitable adjustment to the contract sum.

Unless otherwise agreed in writing, a quotation provided by TCS may be accepted up to 30 days from the quotation date, after which TCS reserves the right to amend or withdraw it.

The price for the above scope, not including any applicable taxes, is **based upon mutually agreeable scope of services.**

Pricing Breakdown:
TBD

In order to accept this offer, the attached Texas Chiller Systems Agreement must be fully filled out, executed by an authorized agent/officer, and returned to Texas Chiller Systems within thirty (30) days of the date of this offer. This offer cannot be accepted in any other manner.

Please call me if you have any questions about this offer.

Sincerely,

Texas Chiller Systems

TEXAS CHILLER SYSTEMS

TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

SCOPE OF WORK. This proposal is based upon the use of straight time labor only. Plastering, patching and painting are excluded. "In-line" duct and piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required, hereunder to be furnished by Texas Chiller Systems, shall be distributed and installed by others under Texas Chiller System's supervision but at no additional cost to Texas Chiller Systems. Purchaser agrees to provide Texas Chiller Systems with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. Texas Chiller Systems agrees to keep the site clean of debris arising out of its own operation. Purchaser shall not back charge Texas Chiller Systems for any costs or expenses without Texas Chiller Systems written consent. Unless specifically noted in the statement of the scope of work or service undertaken by Texas Chiller Systems under this agreement, Texas Chiller System's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean-up, control, removal, or disposal of environment hazards or dangerous substances, to include but not limited to asbestos or PCB's, discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by Texas Chiller Systems shall not operate to compel Texas Chiller Systems to perform any work relating to Hazards without Texas Chiller Systems express written consent.

PAYMENT TERMS. Payment of invoices are due in Texas Chiller System's office within thirty (30) days of issuance of such invoice. Invoices not timely paid within these terms stated shall be considered past due, and are then subject to interest accruing at the rate of 1.5% per month.

PARTIAL BILLING TERMS. This project will be invoiced according to the following schedule:

1st invoice – 30% at contract execution
2nd invoice – 30% at equipment shipment from factory
3rd invoice – 35% at equipment start up
4th invoice – 5% at project completion

MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of Texas Chiller Systems, then in the case of such a temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, Texas Chiller Systems shall (a) be excused form furnishing said materials or equipment and (b) be reimbursed for the difference between the cist of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.

Warranty. For new manufactured equipment: Texas Chiller Systems warrants that new manufactured equipment shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by Texas Chiller Systems, for a period of one (1) year from date of installation. "Manufactured equipment" is defined as a motor driven unit with serial number, model number and identification tag. Individual parts, coils or pieces of manufactured equipment provided by Texas Chiller Systems do not fall under the one (1) year warranty period. Further, this warranty does not extend to any manufactured equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. Any repair work not covered by the one (1) year warranty defined above will have a thirty (30) day warranty for labor, but all parts or materials associated with these repairs will carry the manufacturer's warranty only. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. If customer fails to pay all invoices in full, it is agreed that there shall be no warranty provided.

LIABILITY. Texas Chiller Systems shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.

TAXES. The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state, or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by Texas Chiller Systems or, alternatively, shall provide Texas Chiller Systems with acceptable taxes exemption certificates. Texas Chiller Systems shall provide Purchaser with any tax payment certificate upon request and after completion and acceptance of the work.

DELAYS. Texas Chiller Systems shall not be liable for any delay in the performance of the work resulting from or attributed to acts of circumstances beyond Texas Chiller System's control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner, or other Contractors or delay caused by suppliers or subcontractors of Texas Chiller Systems, etc.

TEXAS CHILLER SYSTEMS

COMPLIANCE WITH LAWS. Texas Chiller Systems shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.

VENUE. All invoices are due and payable in Texas Chiller System's office located at 14829 Bulverde Road., San Antonio, Texas 78247. In the event legal action is commenced to enforce payment of obligations, venue for such legal action shall be in Bexar County, Texas, and the undersigned agrees to pay whatever sum the court determines to be reasonable attorney's fees, plus all expenses and costs incurred.

INSURANCE. Insurance coverage in excess of Texas Chiller Systems standard limits will be furnished when requested and required. No credit will be given or premium paid by Texas Chiller Systems for insurance afforded by others.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days from the date above.

Acceptance of Proposal – The Above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:_____

Name of Company:_____

Purchase Order Number:_____

Signature:_____

Printed Name:_____

Title:_____

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TEXAS CHILLER SYSTEMS

Texas Chiller Systems

Payment & Fees

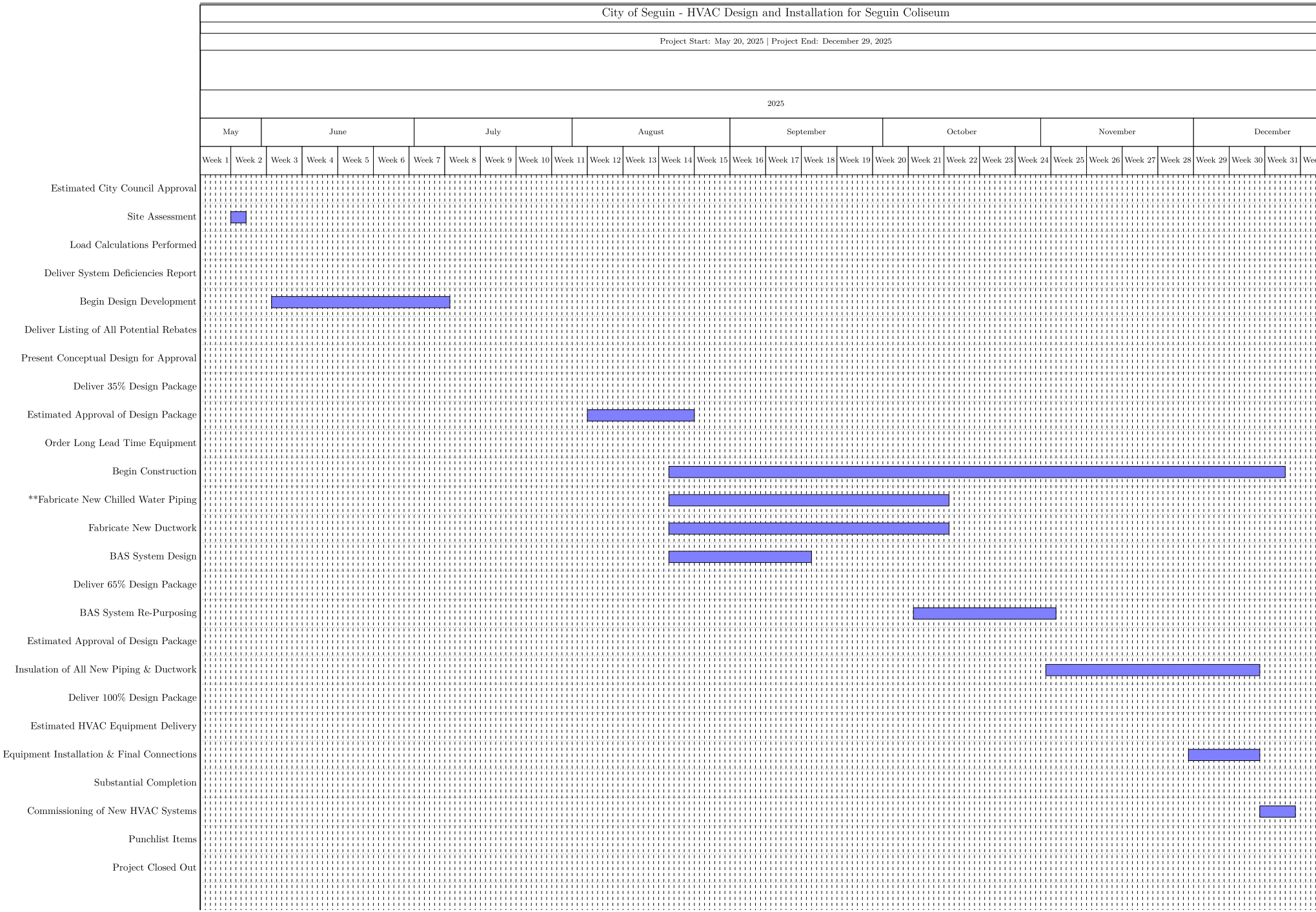
Project Scope & Assessment

The payment & fees associated with this project will be determined after the site assessment is performed and evaluated by the design engineer, Texas Chiller Systems, & the owner, the City of Seguin.

With input from the Owner, we will budget specific energy efficient scopes of work that will deliver better efficiency, comfort, & comfort for your customers.

Final pricing will be submitted after mutually agreeable scopes of work are defined.

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City of Seguin - HVAC Design and Installation for Seguin Coliseum
Project Start: May 20, 2025 | Project End: December 29, 2025
2025
May
June
July
August
September
October
November
December
Week 1
Week 2
Week 3
Week 4
Week 5
Week 6
Week 7
Week 8
Week 9
Week 10
Week 11
Week 12
Week 13
Week 14
Week 15
Week 16
Week 17
Week 18
Week 19
Week 20
Week 21
Week 22
Week 23
Week 24
Week 25
Week 26
Week 27
Week 28
Week 29
Week 30
Week 31
Estimated City Council Approval
Site Assessment
Load Calculations Performed
Deliver System Deficiencies Report
Begin Design Development
Deliver Listing of All Potential Rebates
Present Conceptual Design for Approval
Deliver 35% Design Package
Estimated Approval of Design Package
Order Long Lead Time Equipment
Begin Construction
**Fabricate New Chilled Water Piping
Fabricate New Ductwork
BAS System Design
Deliver 65% Design Package
BAS System Re-Purposing
Estimated Approval of Design Package
Insulation of All New Piping & Ductwork
Deliver 100% Design Package
Estimated HVAC Equipment Delivery
Equipment Installation & Final Connections
Substantial Completion
Commissioning of New HVAC Systems
Punchlist Items
Project Closed Out

TEXAS CHILLER SYSTEMS

Texas Chiller Systems

Bonds

Bond

Texas Chiller Systems will provide Payment & Performance Bonds of 1.2% of the total project cost.

We are Bonded through Berkshire Hathaway Specialty Insurance Company. Their address is 1314 Douglas Street, Suite 1400 Omaha, NE 68102.

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CITY OF SEGUIN TEXAS

It's real.

REQUEST FOR PROPOSALS
FOR
HVAC Design and Installation

RFQ #AF-2025-38

ISSUED BY THE CITY OF SEGUIN
PURCHASING DEPARTMENT

PROPOSALS MUST BE SUBMITTED NO LATER THAN:

June 4, 2024
3:00 p.m. (Local Time)

Project Overview: The City of Seguin seeks a qualified HVAC contractor to design and install a new, energy-efficient HVAC system, at the Seguin Coliseum, located at 950 South Austin, replacing the existing outdated system, to improve occupant comfort and optimize building energy usage.

Scope of Work:

- **Site Assessment:**

Conduct a thorough evaluation of the current HVAC system, including load calculations, system deficiencies, and potential energy savings opportunities.

- **Design Development:**
    - Develop a detailed design plan for a new HVAC system including equipment selection, system layout, zoning, and ductwork design, considering energy efficiency and comfort requirements.
    - Provide detailed specifications for all proposed HVAC equipment, including capacity, efficiency ratings, and manufacturer details.
- **Permitting and Approvals:**

Permitting will be required but because this is a City of Seguin property, there are no permit costs.

- **Installation:**
    - Complete removal and disposal of any of the existing HVAC system necessary.
    - Professional installation of new HVAC equipment and ductwork (if required) according to industry standards and project specifications.
    - System start-up, testing, and balancing to ensure proper operation.
- **Documentation:**
    - Provide comprehensive project documentation including as-built drawings, system manuals, maintenance schedules, and warranty information.

Key Requirements:

- **Technical Expertise:**

Demonstrated experience in designing and installing complex HVAC systems for commercial buildings, including knowledge of current energy-efficient technologies.

- **Qualifications:**

    - Licensed and insured HVAC contractor with a proven track record in similar projects.
    - Team of qualified engineers, technicians, and installers.
    - Expertise in various commercial HVAC systems.
- **Energy Efficiency:**
    - The proposal must clearly outline strategies to maximize energy efficiency, including potential incentives or rebates.
    - Provide detailed energy modeling or calculations to support proposed system design.
- **Project Management:**
    - Detailed project schedule to include milestones and completion dates.
    - Clear communication plan to keep city officials informed throughout the project.
    - Ability to manage the project while the facility is operational since clients will continue to rent and occupy the building.

Proposal Submission Requirements:

- **Company Profile:** Provide a detailed overview of your company, including relevant experience, project portfolio, and key personnel qualifications.
- **Technical Proposal:**
    - Comprehensive design approach, including system layout, equipment specifications, and energy efficiency strategies.
    - Detailed cost breakdown with itemized pricing for equipment, labor, and materials.
    - Proposed project schedule with milestones.
- **Financial Information:** Provide references and evidence of financial stability.

Evaluation Criteria:

- **Technical Capability:** Quality of proposed design, system selection, and energy efficiency strategies.
- **Experience:** Relevant project experience and demonstrated ability to deliver similar projects on time and within budget.

- **Cost Competitiveness:** Overall project cost and value proposition.
- **Project Management:** Proposed project schedule and communication plan.

Project Schedule

Date	Event
January 2025	**Contract with selected vendor**
February 2025	**100% design complete**
February 2025	**Procurement of materials**
March/April 2025	**Project Construction**
May2025	**Final Inspection**
May/June 2025	**Project Closeout**

All dates are estimated. Please note: Seguin Events Complex is a public and employee workplace that will remain fully operational during this project. Construction activities, material laydown area, crane location, and safe entry & exit of employees and public must be coordinated in advance so that impacts on employees and public safety can be ensured.

SELECTION AND AWARD PROCESS

All proposals received by the City of Seguin in response to this RFP will be reviewed by an evaluation team, which may include senior management representatives, a financial officer, and/or an independent consultant.

1. Selection will be based on the evaluation factors described in this RFP.

2. The evaluation team will recommend a qualified firm to the Seguin City Council. The City Council will make the final selection based on the evaluation team's recommendation and whether the qualified Offeror's proposal is determined to be the most advantageous to the City.

3. No individual City employee or any City Department has the authority to legally and/or financially commit the City to any contract or agreement for goods or services.

Submission Instructions:

- Sealed Proposals will be received by the City of Seguin electronically through **http://www.bidnetdirect.com/texas/cityofseguin** until 3:00 P.M., Tuesday, February 25, 2025. At 3:00 p.m. in the City Council Chambers, the name of all vendors submitting a Proposal will be read publicly but no contents of the Proposals will be disclosed.

- Vendors shall sign and include all documents requested and forms provided with the RFP. Also, to be included is a listing of three (3) municipal or private sector references within 3 years or less with similar services were provided.
- Vendors shall submit a price proposal which indicates their full cost to provide the scope of services outlined. All costs associated with the performance of these services must be clearly delineated.

RIGHT OF THE CITY TO REQUEST FURTHER DOCUMENTATION

The City reserves the right to request additional documentation that it deems appropriate and necessary for the review and award process during both the initial proposal review process and the negotiation phase.

RFP Timetable:

Event	Date
– RFP Issued	05/08/2024
– Site Visit	05/08/2024
– All Proposer's Questions due by	05/21/2024
– Proposer Q & A Addendum issued	05/28/2024
– PROPOSAL DEADLINE	06/04/2024
– Evaluation/Interview Process (estimate)	06/24/2024
– Contract Negotiation (estimate)	07/08/2024
– Contract Award (estimate)	08/06/2024

Right to Reject Proposal and Negotiate Contract Terms

The City reserves the right to reject any and all proposals. The City reserves the right to negotiate the terms of the contract, including reimbursement rates with the selected Consultant prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring Proposer, the City may negotiate a contract with the next highest scoring Proposer and so on until an agreement is reached.

Questions

Respondents shall submit all questions, in writing, to the contact's e-mail address listed below or via Bidnet. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable. Question submissions are due by the date and time listed in the RFP Timetable. Questions submitted after the deadline do not require a response.

Point of Contact

The City of Seguin issues this Request for Proposals (RFP) and the Purchasing Manager is the sole point of contact during the solicitation and selection process.

Contact Information:

Ashley Bruns, Purchasing Manager
abruns@seguintexas.gov

Responses to Questions & Addenda

Responses to question submissions and addenda will be posted on the City's BidNet website under the referenced solicitation number/project. It is suggested that you sign up for email updates to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understand all posted addenda. Respondents are required to certify all Addenda were received in their proposal submission.

CITY OF SEGUIN **RESOLUTION NO._____**

STATE OF TEXAS

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TEXAS CHILLER SYSTEMS FOR AN AMOUNT NOT TO EXCEED $1,760,000.00 FOR THE DESIGN, PURCHASE, AND INSTALLATION OF A NEW HVAC SYSTEM AT THE SEGUIN COLISEUM; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City's FY2025 Budget provides sufficient funding for the replacement of the HVAC system at the Seguin Coliseum, which has reached the end of its viable service life; and

WHEREAS, Texas Chiller Systems ("TCS") is one of two companies that responded to RFQ AF-2025-38; and

WHEREAS, the committee reviewing RFQ AF-2025-38 selected TCS and entered negotiations to have TCS design, provide equipment, and install the HVAC system at the Seguin Coliseum; and

WHEREAS, city staff recommend authorizing the execution of a contract between the City of Seguin and TCS for replacement of the HVAC system at the Seguin Coliseum, which is estimated to cost $1,477,636.38.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin, Texas:

Part 1. The City Manager is authorized to enter into an agreement with Texas Chiller Systems in an amount not to exceed $1,760,000.00 (with contingencies), for replacement of the HVAC system at the Seguin Coliseum.

Part 2. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED this 1st day of July 2025.

_____
DONNA DODGEN, MAYOR

ATTEST:

_____
Kristin Mueller
City Secretary

SEGUIN TEXAS

It's real.

MEMORANDUM

To: Seguin City Council; Steve Parker, City Manager

From: Mark D. Kennedy, City Attorney

Date: July 1, 2025

Subject: Capital Improvement Funding Agreement – City of Seguin and Springs Hill Special Utility District (SHSUD)

Background:
The City of Seguin and Springs Hill Special Utility District (SHSUD) are both undertaking water utility improvements in the same geographic area. One of the properties impacted by both projects is owned by the Seguin Independent School District (SISD).

Purpose:
To reduce disruption to SISD property and improve project efficiency, the City has proposed a cooperative approach. The City would construct SHSUD's waterline concurrently with its own within an established easement. SHSUD would reimburse the City on a pro rata basis. Following completion, the Permanent Utility Easement would be shared between the two entities.

Recommendation:
Staff recommends approval of the Capital Improvement Funding Agreement between the City and SHSUD in alignment with the above plan.

Action Requested:
Authorize the City Manager to execute the Capital Improvement Funding Agreement with SHSUD related to the SEDC 121 Project.

Effective Date:
This action will take effect upon adoption by the City Council.

CAPITAL IMPROVEMENT FUNDING AGREEMENT

This Capital Improvement Funding Agreement ("Agreement") by and between the of Seguin, Texas, a Texas home rule municipality **("City")**, and Springs Hill Special Utility District ("**Utility**"), each acting by and through their duly authorized representatives and governing bodies, shall be effective on the date of approval and execution by and on behalf of the **City ("Effective Date")**.

WHEREAS, both City and Utility are currently making Water Utility improvements along and/or near West Kingsbury Street in Seguin, Texas;

WHEREAS, the City, in collaboration with the Seguin Economic Development Corporation, has negotiated and acquired sufficient Permanent Utility Easement area along a portion of West Kingsbury Street to accommodate placement of both the City's water utility line and the Utility's water utility line;

WHEREAS, the City has offered, and Utility has accepted, an opportunity to share the City's easement area along property owned by Seguin Independent School District as depicted on **Exhibit "A"** (herein referred to as the "**Project**"), which is incorporated herein for all purposes.

WHEREAS, the City has offered to construct both the City's water utility line and the Utility's water utility line for the length of the Project;

WHEREAS, the **Utility** will participate in the costs of constructing and installing certain facilities within the Project as set forth in this Agreement.

WHEREAS, beyond the limits of the Project, both Parties will continue their responsibilities for their respective projects, providing connections to their respective utilities at either limit of the Project.

NOW, THEREFORE, BE IT AGREED, by the City and the Utility:

I. Definitions

When used in this Agreement, capitalized terms not otherwise defined shall have the meanings set forth in the preamble above, and the definitions below:

1.01 "Agreement" shall refer to this Agreement between City and Utility.

1.02 "**Existing Waterline Improvements**" means all existing water distribution line improvements and related facilities, equipment and appurtenances owned and operated by Utility within the Project Area but on the opposite side of West Kingsbury Street, which will be remain in place in accordance with the terms and conditions of this Agreement.

1.03 "**Party**" or "**Parties**" means Utility and/or the City, individually or collectively, as applicable.

1.04 "**Project Area**" means the area in which the Project will be undertaken, which is more particularly depicted in **Exhibit "A"**.

1.05 **"Project Costs"** or **"Total Project Costs"** means the costs and expenses incurred by the City in relation to constructing the Project, which is inclusive of Utility Waterline Costs, as defined below. The estimated Total Project Costs for the Project are attached hereto as **Exhibit B** and incorporated herein.

1.06 "**Easement(s)**" means the twenty-five (25) foot wide permanent utility easement, along with a twenty (20) foot temporary construction easements, acquired by City at the City's sole cost and expense in or near the Project Area, which is attached hereto as **Exhibit E**.

1.07 "**Utility Waterline Costs**" means all costs and expenses associated with installation of Utility's water utility line (the "Utility Waterline") within the Project Area. An Estimate of Utility Waterline Costs is attached hereto as **Exhibit C** and incorporated herein. The estimates cited in Exhibit B are estimates only, and not necessarily an accurate estimate of final Utility Waterline Costs.

1.08 **"Utility Waterline Design**" means the engineered plans designed for Utility in connection with its waterline utility within the Project Area. Utility Waterline Design was designed and approved by Utility's engineer, after which is was delivered to City for use during the construction phase of the Project.

II. Cost of Design and Reimbursement of Utility Waterline Construction Costs

2.01. **Costs of Design**. Each Party has borne its own costs of Utility Waterline design, which has been substantially completed by each Party's design engineer. Utility's design engineer shall approve and stamp final design plans, and Utility shall deliver such plans to City prior to the commencement of construction on the Project.

2.02 Reimbursement of Utility Waterline Costs.

(a) City hereby agrees to construct the Project in its entirety, including construction and installation of Utlity's water line.

(b) Utility agrees to reimburse for its portion of the Total Project Costs, consisting of any direct or indirect costs ascribable to Utility Waterline Costs, the estimate of which is reflected in **Exhibit C**.

(c) City agrees to track Project Costs by accumulating actual direct and related indirect costs in accordance with a work order accounting procedure established by City, along with actual direct and related indirect costs in accordance with established accounting protocols.

(d) City shall invoice Utility for Utility Waterline Costs on a monthly basis, after City has paid said costs as a part of Total Project Costs. Utility agrees to reimbursement City for Utility Waterline Costs within thirty (30) days of receiving an invoice.

(e) The City will, upon satisfactory completion of the Project, perform a final walk-through of the Project with Utility and, after the final walk-through, shall send a final invoice, truing up and

finalizing any reimbursable Utility Waterline Costs, after which Utility shall make final payment totaling the full reimbursement amount for all Utility Waterline Costs.

III. Project-Related Terms

3.01 Inspections.

(a) During construction, City shall provide Utility an opportunity to perform perioidic walk-throughs of the Project. City shall ensure that Utility is present for any on-site inspections of the Utility Waterline. Even if the Project improvements are being inspected and approved by City agents or third parties, Utility shall have the right to provide final approval of any periodic inspections associated with the Utility Waterline specifically. For the purposes of inspections under this Article III, Utility designates the following point of contact:

_____.

(b) The Parties agree that Utility has not been and will not be responsible for acquiring any easements or rights of way for the Project. Utility's Existing Waterline Improvements lie outside the easement(s) acquired for the Project by the City. The easement(s) acquired by the City include terms that allow for the installation of improvements by third-party utilities, which is the means by which Utility is locating its Utility Waterline within the limits of the Project Area. The City agrees to provide Utility with a copy of its Permanent Utility Easement and any Temporary Construction Easements for the Project prior to commencement of construction. Utility agrees that it will adhere to any and all terms and conditions in the Project Easements.

3.02 Project Plans. The Parties agree that the Utility Waterline improvements will be built according to the plans and specifications, stamped and provided by Utility's engineer, which will be substantially in the form of the plans attached hereto as **Exhibit D**. The Parties recognize that modifications must sometimes occur due to site conditions or other factors encountered during construction. If such modifications are needed, City will communicate those modifications to Utility by or before the time they are being implemented.

V. The Agreement

5.01 This agreement in its entirety consists of the following:

1. This Agreement, including all recitals, which the Parties agree are true and correct;
2. Depiction of Project (Exhibit "A");
3. Estimated Total Project Costs (Exhibit "B");
4. Estimate Utility Waterline Costs (Exhibit "C");
5. Utility Waterline Plans and Specifications (Exhibit "D");

All attachments are included herein as if fully set forth. In the event it is determined that a substantial change from the statement of work contained in this agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this agreement or a written change or extra work order approved by the City and Utility.

VI. Miscellaneous Terms

6.01 Delay. The completion date for the Project may be extended for delays caused by events outside City's control, including an event of "Force Majeure," which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, or any other event in which City has exercised all due care in the prevention thereof so that the causes or other events are beyond the control and without the fault or negligence of City.

6.02 Audit. Utility shall have a right to audit Total Project Costs as a means of determining the validity of Utility Waterline Costs by giving the City advanced written request for audit five (5) or more days prior to conducting the audity. City shall either provide electronic copies of relevant audit materials or provide physical copies of relevant audit materials and a means for reviewing those materials during regular business hours at City offices.

6.03 Compliance. All conduct under this agreement, including not limited to the adjustment, removal and relocation of the facility, the development and reimbursement of cost, any environmental requirements, and retention of records has been in accordance with all applicable federal and state laws, rules and regulations, including, without limitation (but only to the extent applicable to the Project), the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C.§§ 4601, et seq., the National Environmental Policy Action, 42 U.S.C. §§ 4231, et seq., the Buy America provisions of 23 U.S.C. §§ 313 and 23 CFR 635.410, the Utility Relocations, Adjustment, and Reimbursement provision of 23 CFR 645, Subpart A, and with the Utility Accommodation provision of 23 CFR 645, Subpart B.

6.04 Termination. This agreement is subject to cancellation by the Utility at any time up to the date that work under this agreement has commenced. If the Utility terminates the Agreement after City has incurred Utility Waterline Costs, the Utility will still be liable for reimbursement to City for all such costs incurred by the City up to the day that City is notified of the cancellation. Upon presentment of an invoice by City for such costs, the Utility agrees to promptly pay the costs.

6.05 Contacts. The Parties agree that, for the purposes of Notice under this contract, and for the purposes of invoicing and payment, the following Contacts shall be utilized:

FOR CITY:

Seguin, TX 78155

WITH COPY TO:

Mark Kennedy
City Attorney
205 N. River St.
Seguin, TX 78155

FOR UTILITY:

Sprinks Hill SUD c/o Mike Andrews
550 S. St. Hwy 123 Bypass
Seguin, TX 78155

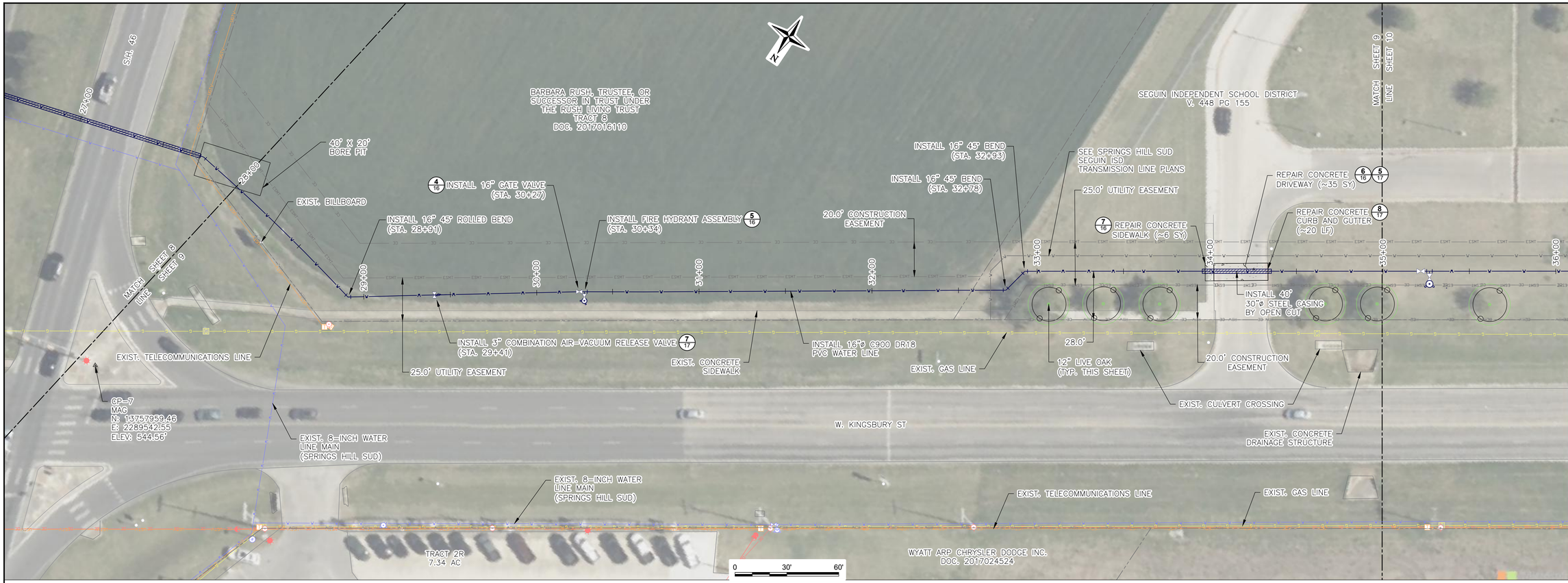
6.06 Assignment. A certified copy of the Easement in which the Utility Waterline will be placed is attached hereto as **Exhibit E** and incorporated herein by reference. On or before the date the City completes the Utility Waterline, the City shall execute a perpetual, non-exclusive assignment of rights and obligations in the Easement to the Utility, the form of which shall substantially comply with the draft Assignment Letter contained in **Exhibit F**.

(SIGNATURES FOLLOW IN THE NEXT PAGE)

The Parties hereby agree to the terms and conditions of the above Agreement, as evidenced by their duly-authorized signatures, below.

UTILITY	CITY
Sprint/US Hall S. Le.D.	
BY:	Steve Parker
Its: General Mgr	City Manager

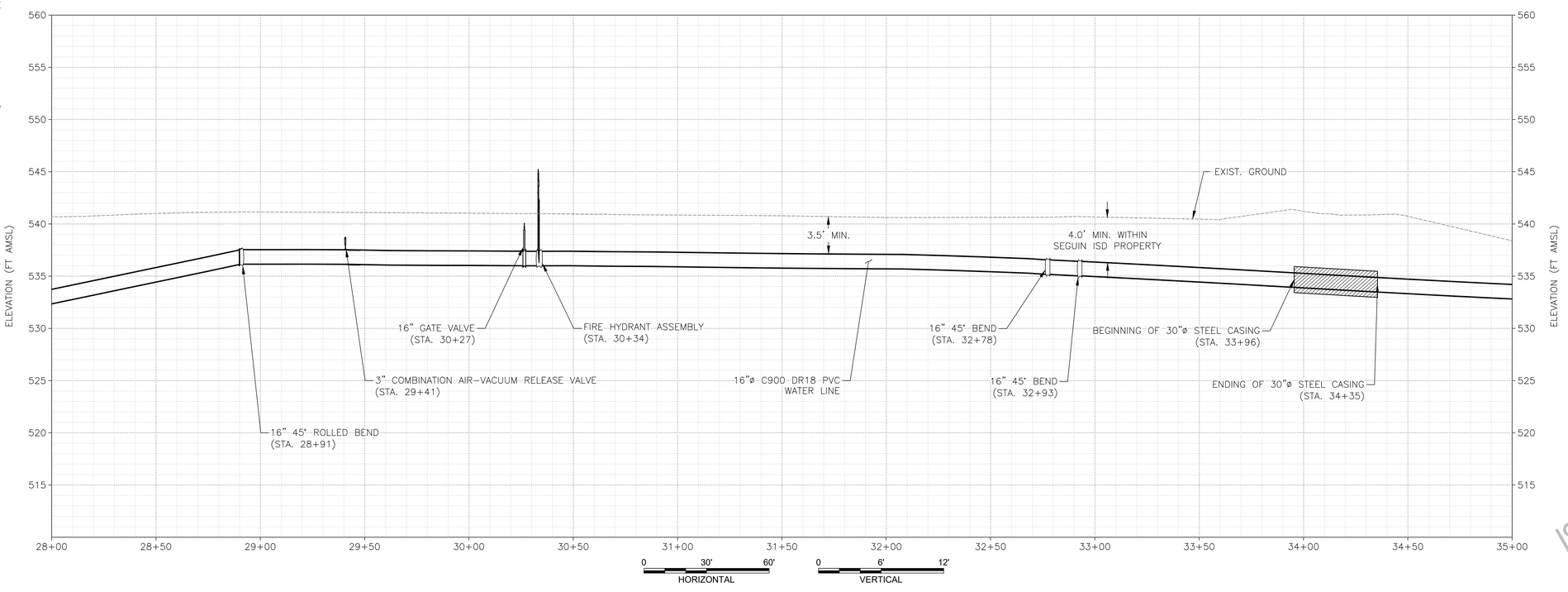
ATTEST: _____
Kristin Mueller
City Secretary



NOTES:

CONTRACTOR IS RESPONSIBLE FOR WORK IN FRONT OF SEGUIN ISD:

1. CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR WORK PERFORMED ON THE SEGUIN ISD TRACT. PHASING PLAN SHALL OUTLINE HOW ACCESS TO THE PROPERTY WILL BE MAINTAINED DURING CONSTRUCTION.
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ISSUE FOR BID

REV.	DATE	DESCRIPTION	BY	CHK'D
1	12/18/2024	ISSUE FOR BID	JDM	HC

REVISIONS

12/18/2024

STATE OF TEXAS
HENRY L. CRIPPEN
141188
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: JDM
DESIGNED BY: HC
CHECKED BY: HC
SCALE: AS SHOWN
DATE: 12/18/2024
PR. NO:0090G-001-001
FILE: SGP1PSVL_PLANPROFILE

Trihydro CORPORATION
Texas Engineering Firm F-131
Texas Survey Firm 10194320
New Braunfels
1072 Independence Drive, Suite 115
New Braunfels, Texas 78132
(P) 830/626.3388 (F) 830/626.3844
Austin
5500 W Highway 290, Suite 201
Austin, Texas 78735
(P) 512/442.3009 (F) 512/442.7811
www.trihydro.com

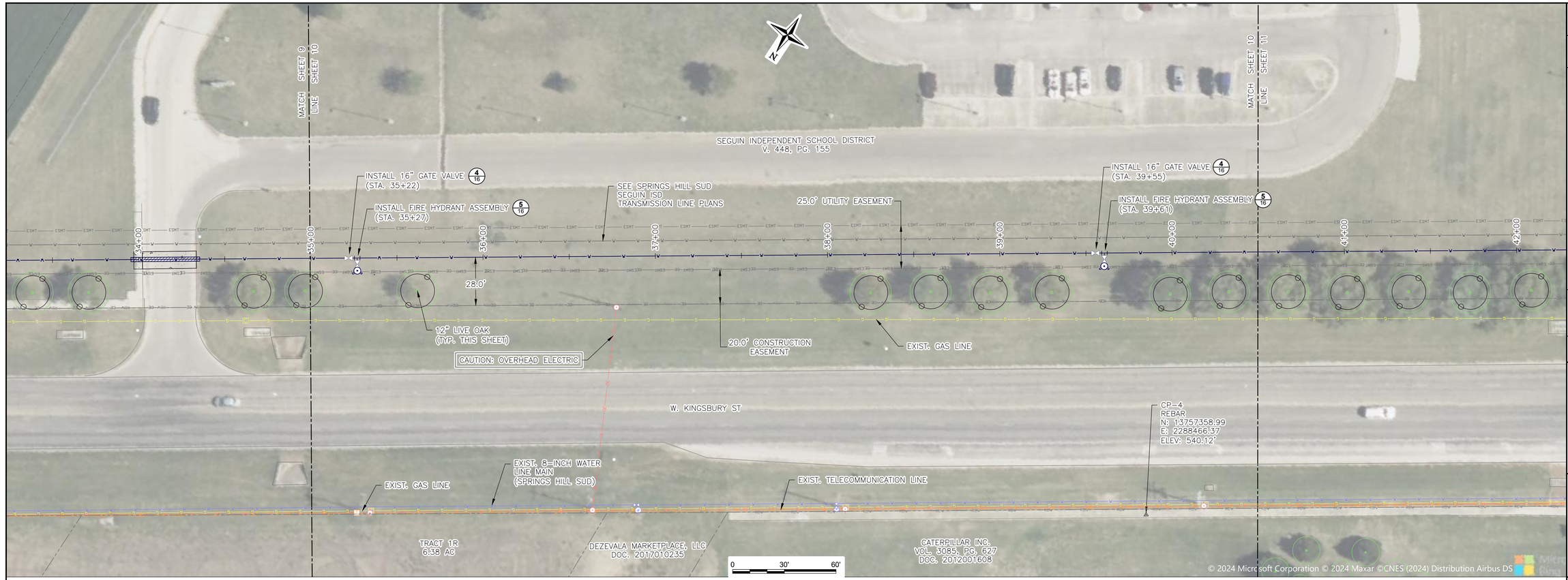
PLAN AND PROFILE STA. 28+00 TO 35+00

IH-10 AND FM 464 WATER LINE EXTENSION SEGUIN ECONOMIC DEVELOPMENT CORPORATION SEGUIN, TEXAS

SHEET
9
9 OF 19

REV: **1**

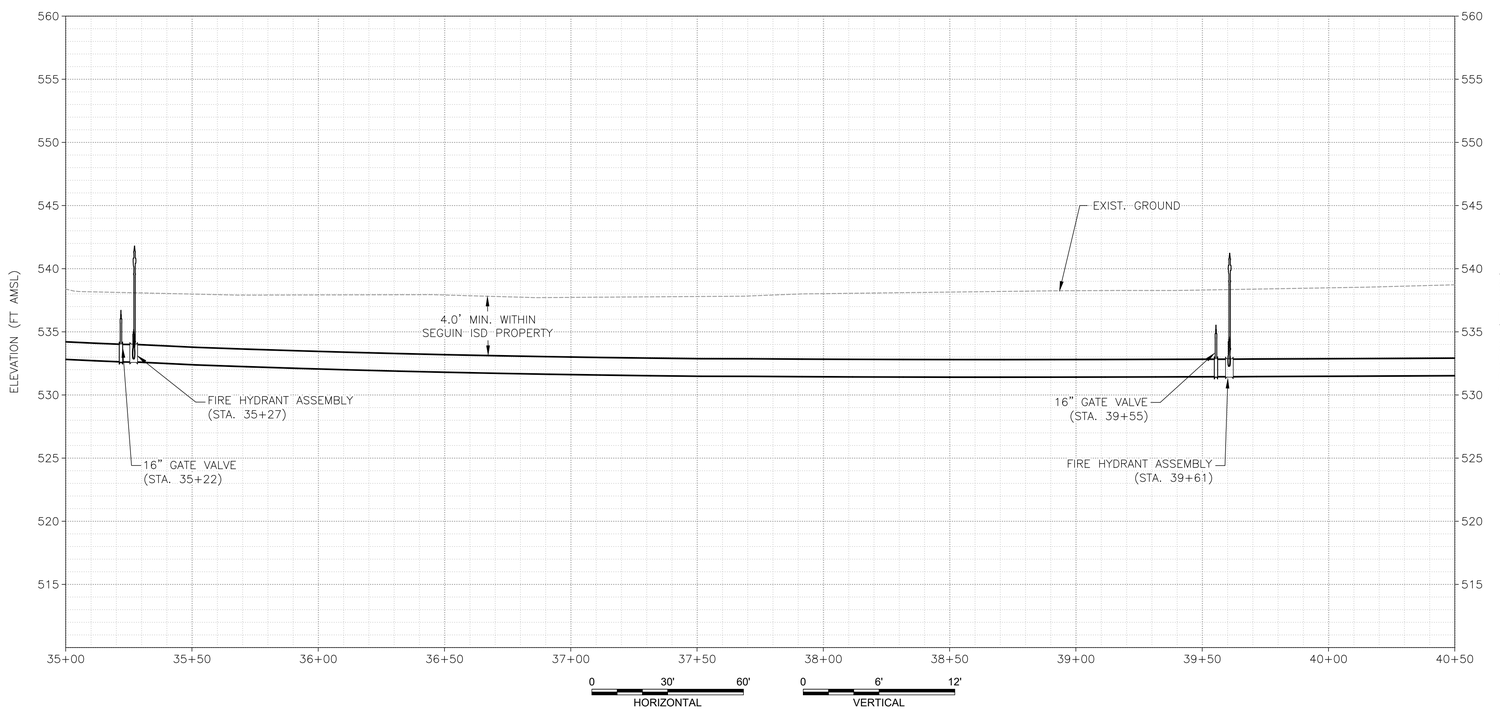
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NOTES:

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STATE OF TEXAS
HENRY L. CRIPPEN
141188
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: JDM
DESIGNED BY: HC
CHECKED BY: HC
SCALE: AS SHOWN
DATE: 12/18/2024
PR. NO:0090G-001-001
FILE: 90GP12EWL_PLANPROFILE

Trihydro CORPORATION
Texas Engineering Firm F-131
Texas Survey Firm 10194320
New Braunfels
1672 Independence Drive, Suite 115
New Braunfels, Texas 78132
(P) 830.626.3388 (F) 830.626.3844
Austin
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Austin, Texas 78735
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www.trihydro.com

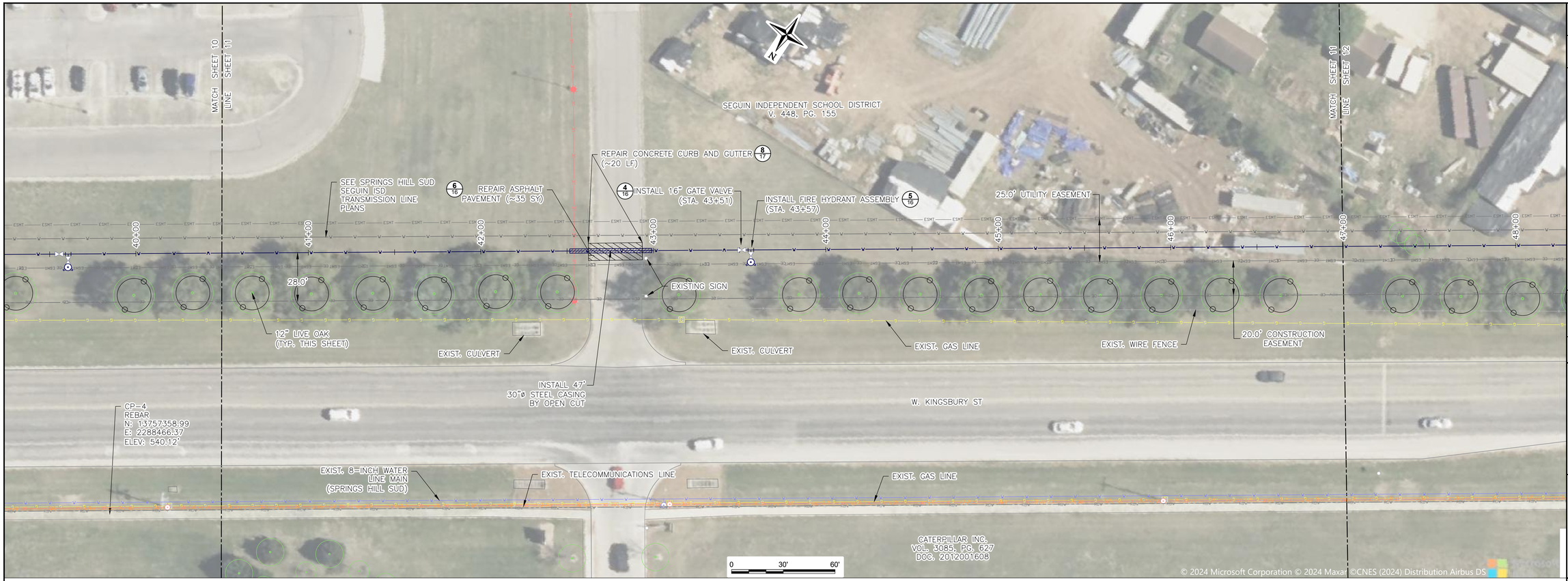
PLAN AND PROFILE STA. 35+00 TO 40+50

IH-10 AND FM 464 WATER LINE EXTENSION SEGUIN ECONOMIC DEVELOPMENT CORPORATION SEGUIN, TEXAS

SHEET
10
10 OF 19

REV: **1**

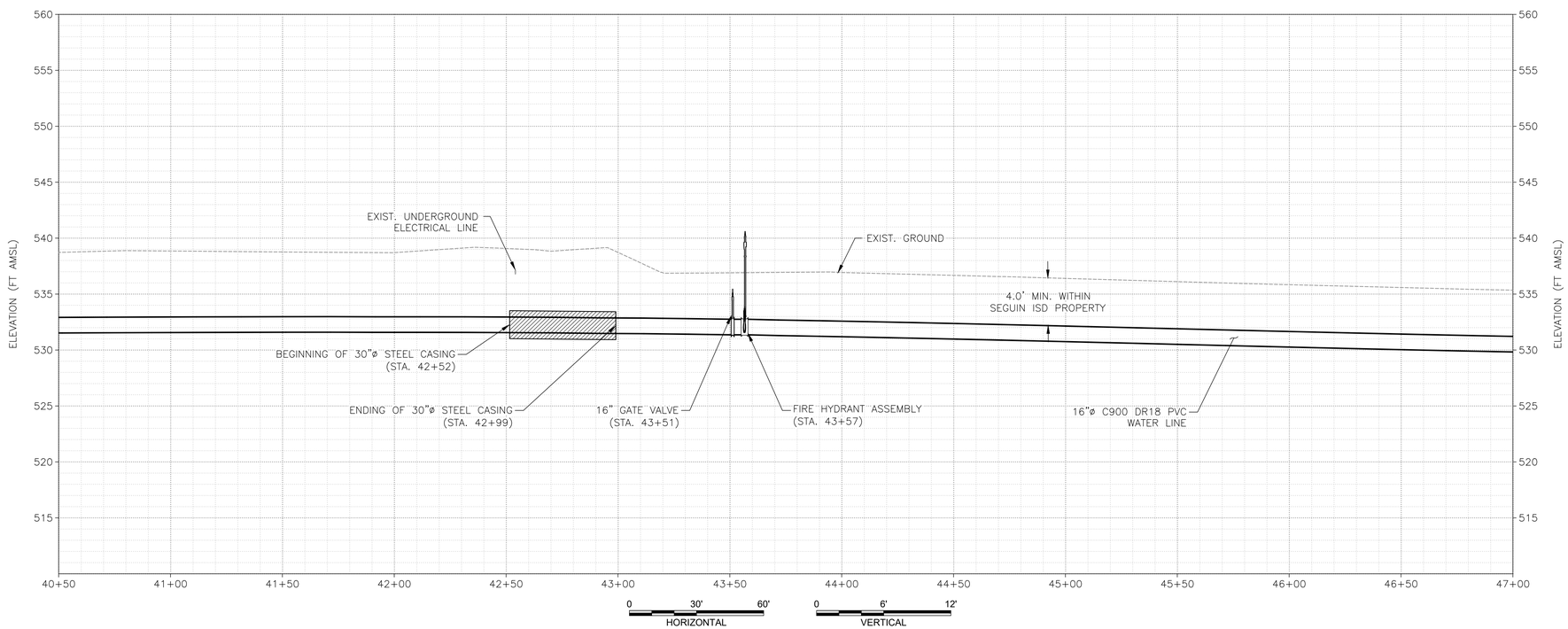
CITY OF SEGUIN - DOCUMENTS/ADDENDUM_PROJECTS/ADDENDUM2/90GP12EWL_PLANPROFILE



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1	12/18/2024	ISSUE FOR BID	JDM	HC

12/18/2024
STATE OF TEXAS
HENRY L. CRIPPEN
141188
LICENSED
PROFESSIONAL ENGINEER

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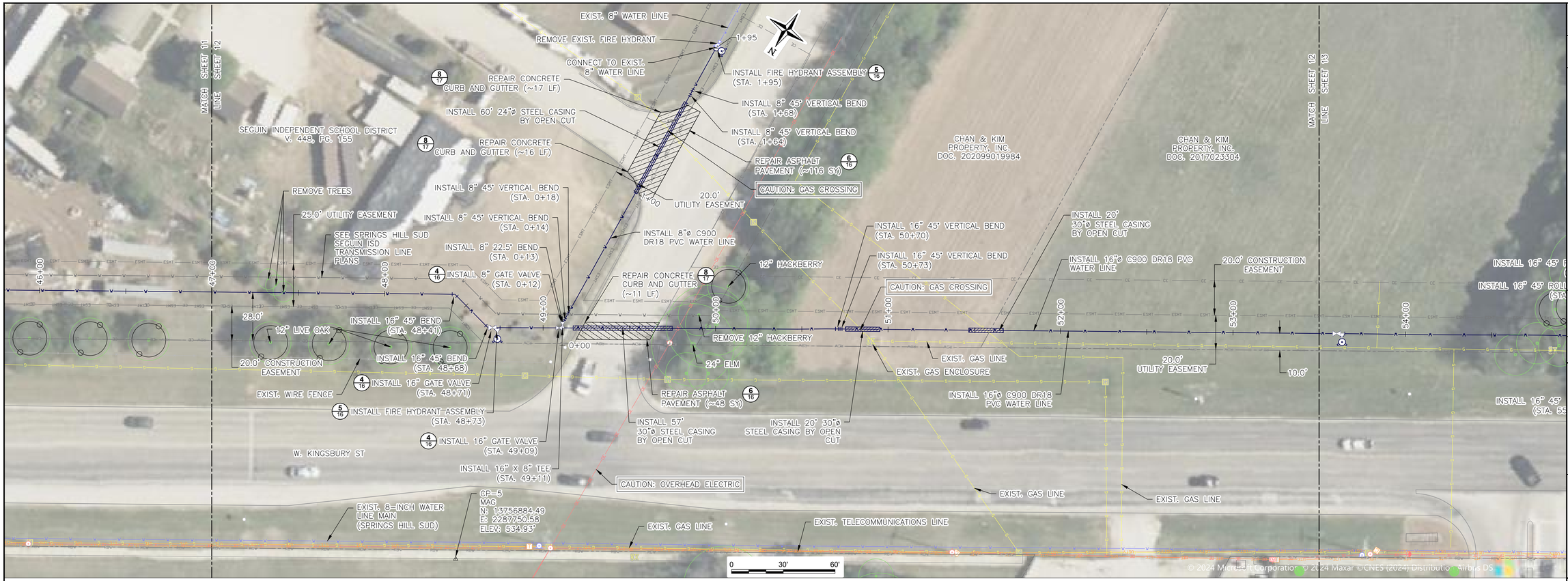
PLAN AND PROFILE STA. 40+50 TO 47+00

IH-10 AND FM 464 WATER LINE EXTENSION
SEGUIN ECONOMIC DEVELOPMENT CORPORATION
SEGUIN, TEXAS

SHEET
11
11 OF 19

REV: **1**

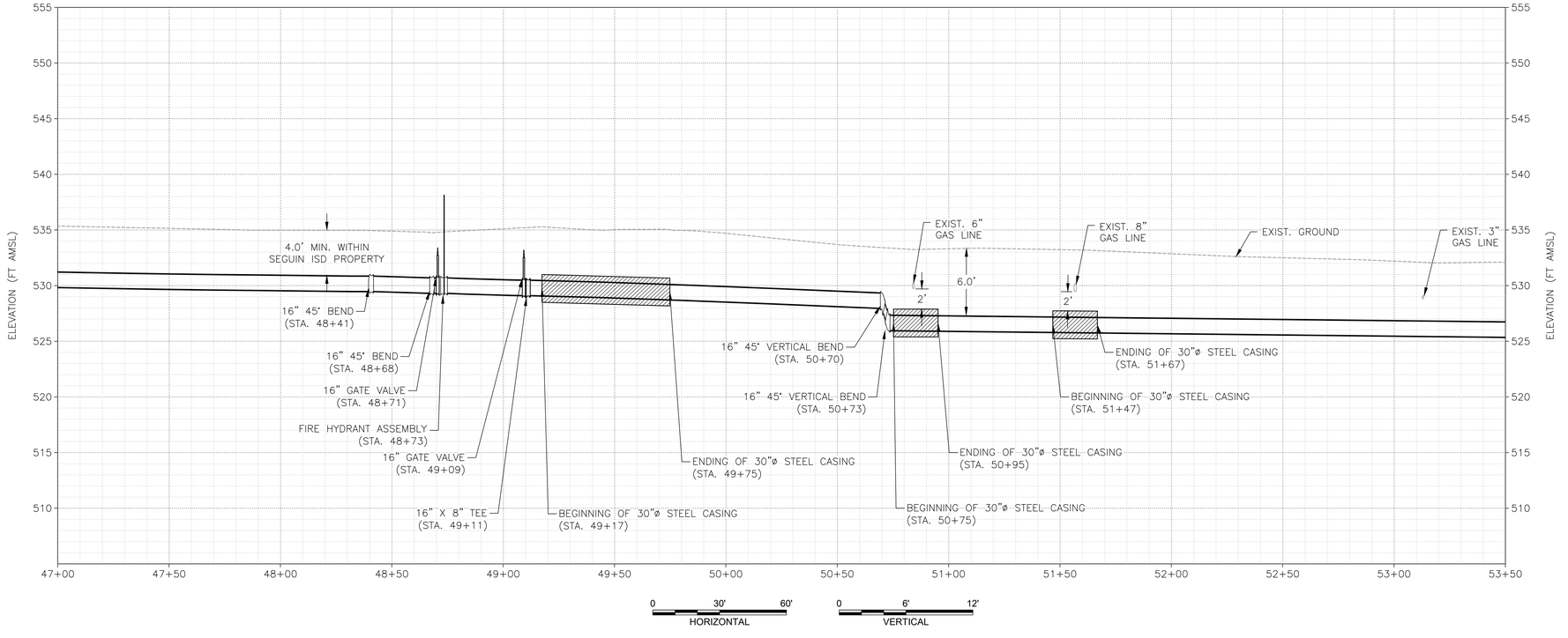
COPY OF SHEET - DOCUMENT LOCATION: C:\PROJECTS\SEGUIN\BGP12TWL_PLANPROFILE



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REVISIONS

12/18/2024

STATE OF TEXAS
HENRY L. CRIPPEN
141188
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: JDM
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Trihydro CORPORATION
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www.trihydro.com

PLAN AND PROFILE STA. 47+00 TO 53+50

IH-10 AND FM 464 WATER LINE EXTENSION
SEGUIN ECONOMIC DEVELOPMENT CORPORATION
SEGUIN, TEXAS

SHEET
12
12 OF 19

REV: **1**

CITY OF SEGUIN - DOCUMENTS\0090G\001_PROJECT FILES\PLANS\PDFS\90GPTSYL_PLANPROFILE

SEDC IH-10 AND FM 464 WATER LINE EXTENSION PROJECT

ENGINEERING OPINION OF PROBABLE COSTS DATE 12/31/2024

TOTAL ESTIMATED QUANTITIES					
ITEM	**DESCRIPTION**	**UNIT**	**TOTAL QUANTITY**	**UNIT PRICE**	**TOTAL COST**
1	BONDING, MOBILIZATION, AND INSURANCE	LS	1	$ 319,970.35	$ 319,970.35
2	ENVIRONMENTAL PROTECTION/ STORMWATER POLLUTION PREVENTION PLAN (SWPPP)	LS	1	$ 24,540.00	$ 24,540.00
3	SITE PREPARATION	LS	1	$ 29,000.00	$ 29,000.00
4	BARRICADES, SIGNS, AND TRAFFIC HANDLING	LS	1	$ 11,300.00	$ 11,300.00
5	TRENCH AND EXCAVATION SAFETY PROTECTION	LF	6,135	$ 3.00	$ 18,405.00
6	PRESSURE TEST WATER TRANSMISSON MAIN	LS	1	$ 13,488.00	$ 13,488.00
7	DISINFECT WATER TRANSMISSION MAIN	LS	1	$ 6,744.00	$ 6,744.00
8	16-INCH DR18 C900 PVC	LF	6,549	$ 122.00	$ 798,978.00
9	8-INCH DR18 C900 PVC	LF	195	$ 69.00	$ 13,455.00
10	FIRE HYDRANT ASSEMBLY	EA	10	$ 8,141.00	$ 81,410.00
11	16-INCH GATE VALVE	EA	14	$ 11,250.00	$ 157,500.00
12	8-INCH GATE VALVE	EA	1	$ 2,420.00	$ 2,420.00
13	2-INCH AUTOMATIC FLUSH VALVE ASSEMBLY	EA	1	$ 3,500.00	$ 3,500.00
14	DUCTILE IRON FITTINGS	TON	3.73	$ 22,200.00	$ 82,861.50
15	30-INCH STEEL CASING BY BORE	LF	609	$ 785.00	$ 478,065.00
16	30-INCH STEEL CASING BY OPEN CUT	LF	184	$ 490.00	$ 90,160.00
17	24-INCH STEEL CASING BY OPEN CUT	LF	60	$ 400.00	$ 24,000.00
18	CONNECT TO EXISTING 16-INCH WATER LINE	EA	1	$ 8,590.00	$ 8,590.00
19	CONNECT TO EXISTING 8-INCH WATER LINE	EA	1	$ 6,080.00	$ 6,080.00
20	REMOVE MONUMENT SIGN	EA	2	$ 5,000.00	$ 10,000.00
21	REPLACE MONUMENT SIGN	LS	1	$ 10,000.00	$ 10,000.00
22	REPAIR WIRE FENCE	LF	24	$ 20.00	$ 480.00
23	REPAIR ASPHALT PAVEMENT	SY	294	$ 93.00	$ 27,342.00
24	REPAIR CONCRETE DRIVEWAY	SY	35	$ 205.00	$ 7,175.00
25	REPAIR GRAVEL DRIVEWAY	SY	321	$ 100.00	$ 32,100.00
26	REPAIR CONCRETE SIDEWALK	SY	63	$ 115.00	$ 7,245.00
27	REPAIR CONCRETE CURB AND GUTTER	LF	164	$ 125.00	$ 20,500.00
28	3-INCH COMBINATION AIR-VACUUM RELEASE VALVE	EA	3	$ 19,510.00	$ 58,530.00
29	REVEGETATION	AC	2.32	$ 4,000.00	$ 9,267.17
30	SPRINGS HILL SUD SEGUIN ISD TRANSMISSION LINE	LS	1	$ 554,160.00	$ 554,160.00
31	BID ALLOWANCE	ALW	1	$ 100,000.00	$ 100,000.00

TOTAL CONSTRUCTION ITEMS			$ 3,007,266.02
CONTINGENCY	10%		$ 300,726.60
TOTAL CONSTRUCTION COSTS			**$ 3,307,992.62**

MALONE ★ WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

SPRINGS HILL SPECIAL UTILITY DISTRICT

SEGUIN ISD TRANSMISSION LINE

CITY OF SEGUIN

WATER LINE A BID TAB

ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	PRICE PER UNIT	AMOUNT
		GENERAL				
WLA-1	01 22 10	Mobilization	LS	1	$ 82,000.00	$ 82,000.00
WLA-2	EC-3	Silt Fence	LF	1,800	$ 3.50	$ 6,300.00
WLA-3	31 25 00	Inlet Protection	LF	175	$ 12.00	$ 2,100.00
WLA-4	EC-1	Stabilized Construction Entrance	EA	1	$ 5,000.00	$ 5,000.00
WLA-5	02910	Miscellaneous Work & Cleanup	LS	1	$ 10,000.00	$ 10,000.00
WLA-6	02490	Loaming & Hydroseeding	SY	2,442	$ 1.50	$ 3,663.00
WLA-7	31 11 00	Right-of-Way Clearing & Grading	AC	0.5	$ 5,000.00	$ 2,500.00
WLA-8	31 23 33	Trench Excavation Safety Protection	LF	1,758	$ 5.00	$ 8,790.00
WLA-9	03000	Remove & Replace Concrete Sidewalks and Driveways	SY	43	$ 150.00	$ 6,450.00
WLA-10	03200	Remove & Replace Asphalt Sidewalks and Driveways	SY	94	$ 100.00	$ 9,400.00
WLA-11	03000	Remove & Replace Curb & Gutter	LF	50	$ 40.00	$ 2,000.00
WLA-12	02080	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00
WLA-13	33 05 05	Pipe Water Main (16")(PVC)(C-900) (Open Trench Installation)	LF	1,758	$ 160.00	$ 281,280.00
WLA-14	33 05 05	Steel Casing (Open Cut)(30")	LF	144	$ 500.00	$ 72,000.00
WLA-15	WA-19	16" Gate Valve	EA	3	$ 7,500.00	$ 22,500.00
WLA-16	33 05 05	16" D.I. Fittings	TON	1.88	$ 8,000.00	$ 15,040.00
WLA-17	WA-9	2" Air Release Valve (Complete)	EA	1	$ 5,000.00	$ 5,000.00
WLA-18	33 05 05.31	Hydrostatic Testing	LS	1	$ 2,500.00	$ 2,500.00
WLA-19	WA-47	2" Temporary Blow Off	EA	2	$ 5,000.00	$ 10,000.00
WLA-20	WA-34	Detection Wire & Tape	LF	1,758	$ 1.50	$ 2,637.00
					TOTAL WATER LINE A	**$554,160.00**

CONSTRUCTION PLANS

FOR

SHSUD SEGUIN ISD TRANSMISSION LINE
CITY OF SEGUIN,
GUADALUPE COUNTY, TEXAS

JAMES INOCENCIO
REGISTERED PROFESSIONAL ENGINEER NO. 143607
MALONE/WHEELER INC.
5113 SOUTHWEST PKWY.,
SUITE 260
AUSTIN, TEXAS, 78735
OFFICE: 512-899-0601
FAX: 512-899-0655

DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INOCENCIO, P.E. 143607, ON 11/25/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SPRINGS HILL WATER SPECIAL UTILITY DISTRICT

DATE



SHEET INDEX

01 COVER
02 GENERAL NOTES
03 OVERALL WATER PLAN AND OVERALL QUANTITIES
04 WLA STA 1+00 TO STA 10+00
05 WLA STA 10+00 TO END
06 STANDARD DETAILS
07 STANDARD DETAILS

SITE ADDRESS:
W. KINGSBURY ST
SEGUIN, TEXAS 78155

WATERSHED:
ALLIGATOR CREEK - GERONIMO CREEK - GUADALUPE RIVER

WATER/WASTEWATER PROVIDER:
SPRINGS HILL SPECIAL UTILITY DISTRICT
5510 S. HWY 123 BYPASS
SEGUIN, TEXAS 78155

ENGINEER:
CONTACT: JAMES INOCENCIO, P.E.

MALONE★WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

NO.	REVISION DESCRIPTION	REVISE (R), ADD (A), VOID (V) - SHEET #	TOTAL # SHEETS

811
Know what's **below**.
Call before you dig.

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

GUADALUPE COUNTY

SHSUD SEGUIN ISD TRANSMISSION LINE CONSTRUCTION PLANS

SEGUIN, TEXAS

prings Hill WSC\Projects\22-047-AUS-SH46 River Bore\Drawings\Plansets\SCHOOL\01 COVER.dwg, 1

SHSUD GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL BE APPROVED BY SHSUD AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
2. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL WRITTEN APPROVAL IS OBTAINED FROM SHSUD. WORK COMPLETED BY THE CONTRACTOR, WHICH HAS NOT RECEIVED AN APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR AT THE PREROGATIVE OF SHSUD.
3. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SHSUD. SHSUD WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN SAID SUBDIVISION (AS APPLICABLE).
4. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS OFFICERS, DIRECTORS, OR CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.
5. CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES, AND EXISTING UTILITIES (NOT ADJUSTED ON PLANS). COST OF RESTORATIONS, IF ANY, SHALL BE THE CONTRACTOR'S ENTIRE EXPENSE.
7. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION.
8. CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
9. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
11. THE CONTRACTOR SHALL NOT PLACE ANY MATERIALS ON THE RECHARGE ZONE OF THE EDWARDS AQUIFER WITHOUT AN APPROVED WATER POLLUTION ABATEMENT PLAN FROM THE TCEQ 31 TAC 313.4 AND 31 TAC 313.9.
12. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE ALWAYS PROVIDING CONTINUOUS TRAFFIC FLOW DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.
13. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
14. THE LOCATION OF UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHOWN WITHIN THE RIGHT OF WAY ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION OPERATIONS.
15. OSHA REGULATIONS PROHIBIT OPERATIONS THAT WILL BRING PERSONS OR EQUIPMENT WITHIN 10 FEET OF AN ENERGIZED LINE. WHERE WORKMEN AND/OR EQUIPMENT HAVE TO WORK CLOSE TO AN ENERGIZED ELECTRICAL LINE, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL POWER COMPANY INVOLVED AND MAKE WHATEVER ADJUSTMENTS NECESSARY TO ENSURE THE SAFETY OF THOSE WORKMEN.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION. UTILITY COMPANIES ARE ALSO PREVIOUSLY MENTIONED IN "UTILITY COMPANY NOTIFICATION".
17. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192 (8), GAS COMPANIES MUST ALWAYS MAINTAIN ACCESS TO GAS VALVES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE TRAFFIC CONTROL AND WILL BE RESPONSIBLE FOR FURNISHING ALL TRAFFIC CONTROL DEVICES, AND FLAGGERS. THE CONSTRUCTION METHODS SHALL BE CONDUCTED TO PROVIDE THE LEAST POSSIBLE INTERFERENCE TO TRAFFIC TO ALWAYS PERMIT THE CONTINUOUS MOVEMENT OF THE TRAFFIC IN ONE DIRECTION. THE CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE WORK AREA ANY LOOSE MATERIAL RESULTING FROM CONTRACT OPERATIONS AT THE END OF EACH WORKDAY.
19. PRIOR TO ORDERING MATERIALS TO BE USED IN CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHWSC WITH FOUR (4) COPIES OF THE SOURCE, TYPE, GRADATION, MATERIAL SPECIFICATION DATA AND / OR SHOP DRAWINGS, AS APPLICABLE, TO SATISFY THE REQUIREMENTS OF THE FOLLOWING ITEMS AND ALL MATERIAL ITEMS REFERRED TO IN THESE LISTED ITEMS: A. WATER MAINS AND SERVICES
20. NO METER BOXES, VALVES, TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN THESE AREAS WILL BE RELOCATED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
21. WHERE THE MINIMUM 9-FOOT SEPARATION DISTANCE BETWEEN SEWER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ.
22. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
23. UTILITY TRENCH COMPACTION WITH STREET RIGHT-OF-WAY.

A. ALL UTILITY TRENCH COMPACTION TEST WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER.
B. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE.
C. EACH LAYER OF MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E.
D. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEO-TECHNICAL ENGINEER AND APPROVED BY SHWSC.
E. UPON COMPLETION OF TESTING THE GEO-TECHNICAL ENGINEER SHALL PROVIDE SHWSC INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

24. A HYDROSTATIC TEST SHALL BE PERFORMED AFTER SERVICES ARE CONNECTED AND FINAL GRADING AND PLACEMENT ARE COMPLETE.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

O THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

Q=(LD*(P)^0.5)/(148000)

WHERE:
- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

O THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

L=(SD*(P)^0.5)/(148000)

WHERE:
- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL, MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

NOTE: CONTOURS ARE DERIVED FROM LIDAR DATA. LOCATIONS OF EXISTING FEATURES ARE APPROXIMATE. PROPOSED PIEPER RD IMPROVEMENT DATA IS SOURCED FROM HMT ENGINEERING (TBFE FIRM F-10961)

WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

GENERAL NOTES

MALONE★WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-3601 Fax: (512) 899-0655
Firm Registration No. F-786

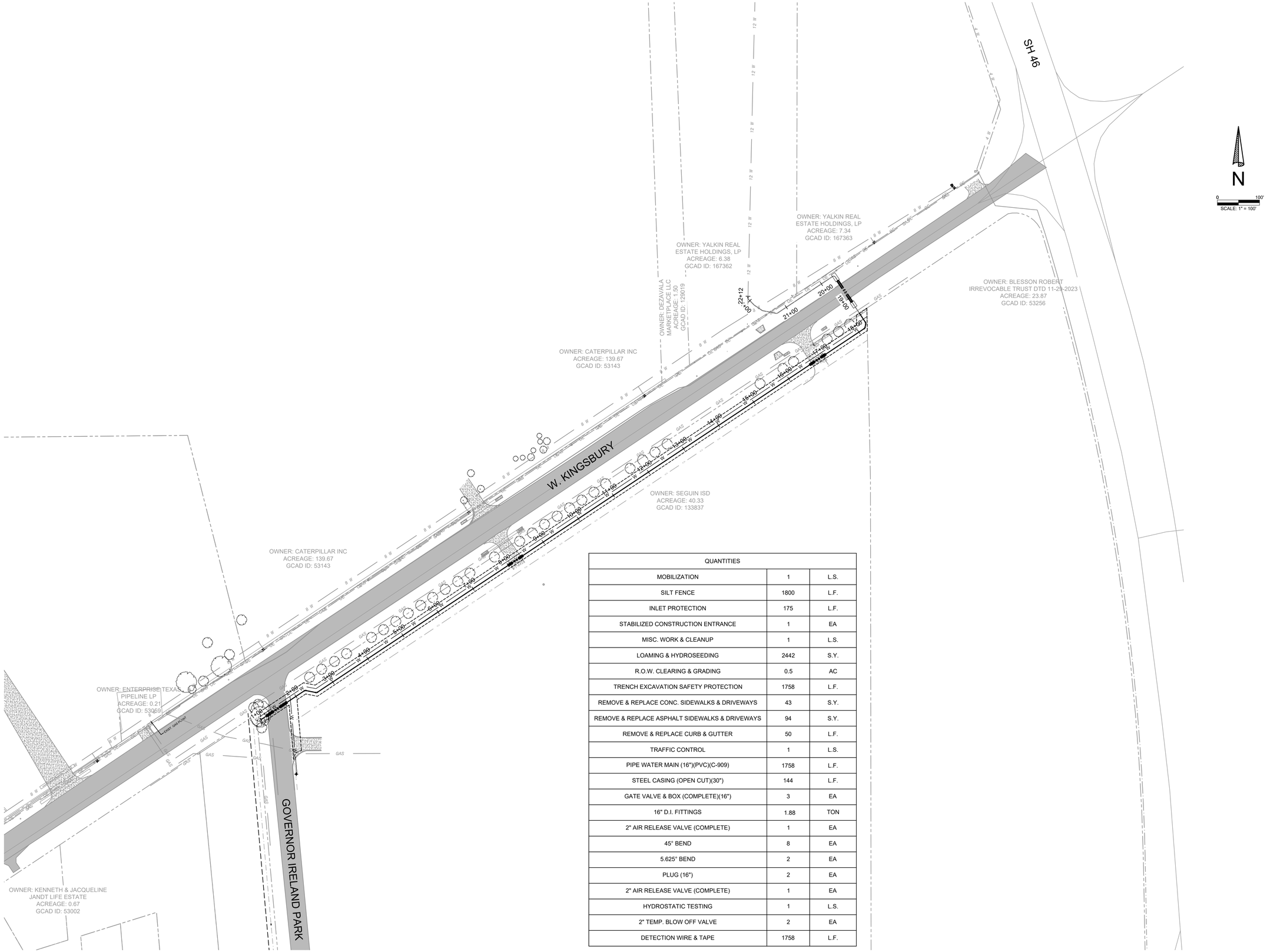
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DESIGN BY :	MB
CHECKED BY :	NR
APPROVED BY :	DL
DATE :	12/30/2024

SHEET 02
OF 07

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QUANTITIES		
MOBILIZATION	1	L.S.
SILT FENCE	1800	L.F.
INLET PROTECTION	175	L.F.
STABILIZED CONSTRUCTION ENTRANCE	1	EA
MISC. WORK & CLEANUP	1	L.S.
LOAMING & HYDROSEEDING	2442	S.Y.
R.O.W. CLEARING & GRADING	0.5	AC
TRENCH EXCAVATION SAFETY PROTECTION	1758	L.F.
REMOVE & REPLACE CONC. SIDEWALKS & DRIVEWAYS	43	S.Y.
REMOVE & REPLACE ASPHALT SIDEWALKS & DRIVEWAYS	94	S.Y.
REMOVE & REPLACE CURB & GUTTER	50	L.F.
TRAFFIC CONTROL	1	L.S.
PIPE WATER MAIN (16")(PVC)(C-909)	1758	L.F.
STEEL CASING (OPEN CUT)(30")	144	L.F.
GATE VALVE & BOX (COMPLETE)(16")	3	EA
16" D.I. FITTINGS	1.88	TON
2" AIR RELEASE VALVE (COMPLETE)	1	EA
45° BEND	8	EA
5.625° BEND	2	EA
PLUG (16")	2	EA
2" AIR RELEASE VALVE (COMPLETE)	1	EA
HYDROSTATIC TESTING	1	L.S.
2" TEMP. BLOW OFF VALVE	2	EA
DETECTION WIRE & TAPE	1758	L.F.

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

OVERALL WATER PLAN AND OVERALL QUANTITIES

MALONE★WHEELER INC.
SINCE 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

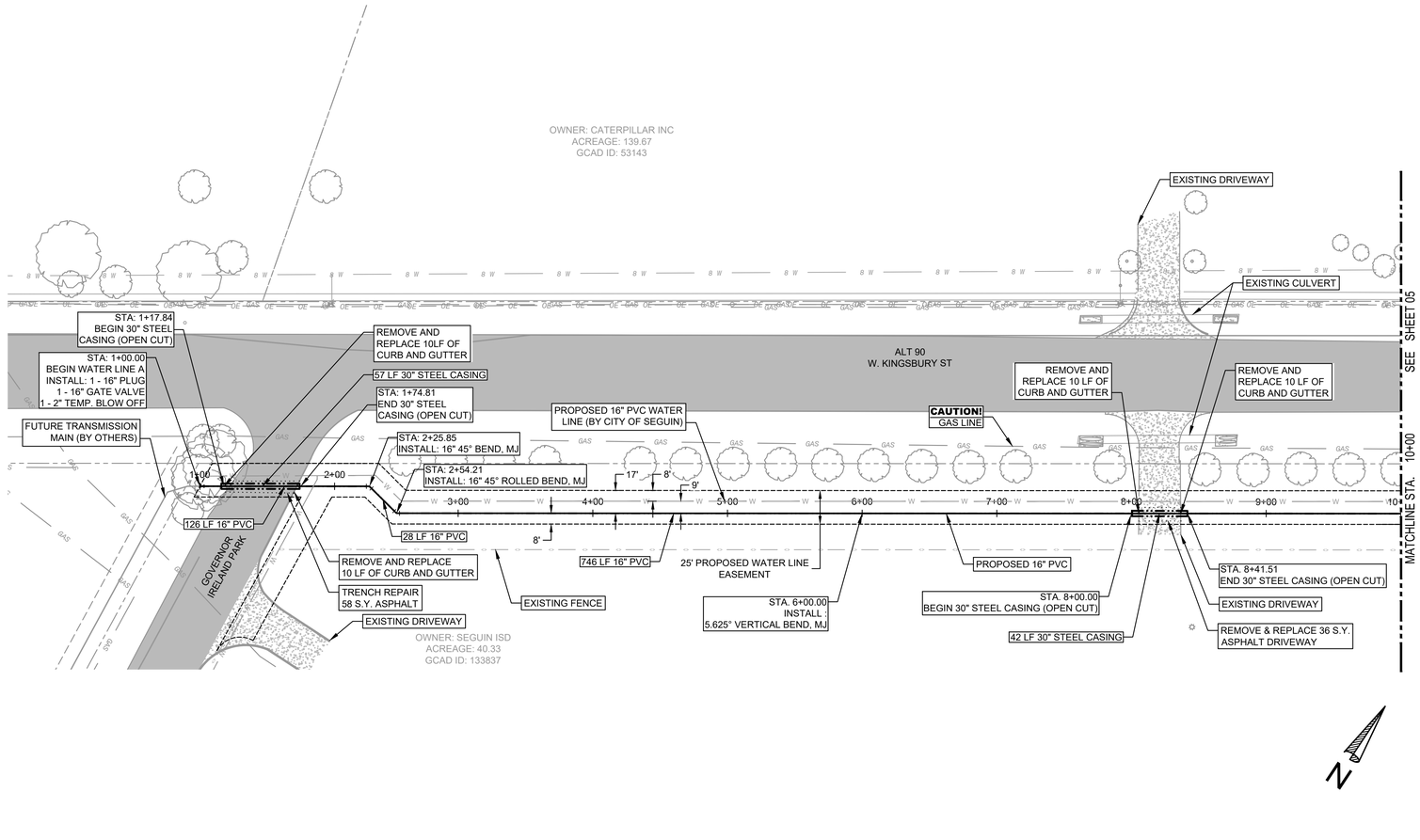
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DESIGN BY :	MB
CHECKED BY :	NR
APPROVED BY :	DL
DATE :	12/30/2024

SHEET 03
OF 07

F:\SPRINGS HILL WSC\PROJECTS\22-047-AUS-SH46 RIVER BORE\DRAWINGS\PLANSET\SCHOOL\03 OVERALL WATER PLAN.DWG, 12/30/2024, RYAN HICKS

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LEGEND

- PROPERTY BOUNDARY
- EXIST. WATER LINE
- EXIST. WATER SERVICE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRAVEL DRIVEWAY
- EXIST. FIRE HYDRANT
- EXIST. OVERHEAD ELECTRIC
- EXIST. LIGHT POLE
- EXIST. TREE
- EXIST. CONTOUR (MAJOR)
- EXIST. CONTOUR (MINOR)
- CENTERLINE OF CREEK
- REGULATORY FLOODWAY
- EXIST. FENCE
- EXIST. GATE VALVE
- PROP. GATE VALVE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- PROP. AIR RELEASE VALVE
- PROP. STEEL ENCASEMENT

0 50'
SCALE: 1" = 50'

SHSUD NOTES:

1. ANY EASEMENT DESIGNATED AS A SHSUD UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
2. ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.
3. REPAIR AND POSSIBLE RECONSTRUCTION OF PUBLIC ROADWAYS DAMAGES BY UTILITY CONSTRUCTION MAY BE REQUIRED COST FOR ANY RECONSTRUCTION OR REPAIR WILL BE AT THE DEVELOPER'S EXPENSE.
4. ALL VALVES, HYDRANTS, CLEAN OUTS OR OTHER UTILITY APPURTENANCES SHALL CONSTRUCTION OUTSIDE THE LIMITS OF DRIVEWAY APRONS, CURB AND GUTTER, AND SIDEWALKS.
5. WATER MAIN SHALL HAVE A MINIMUM OF 48 INCHES OF COVER.
6. PERMANENT TIE-INS TO IN-SERVICE MAINS SHALL ONLY BE CONSTRUCTED FOLLOWING FLUSHING, DISINFECTION, TESTING, AND APPROVAL BY SHSUD. TEMPORARY CONNECTIONS FOR FILLING, FLUSHING, AND TESTING MUST BE EQUIPPED WITH SHSUD-PROVIDED BACKFLOW PREVENTION TO MAINTAIN CROSS-CONNECTION CONTROL.
7. A HYDROSTATIC TEST SHALL BE PERFORMED AFTER SERVICES ARE CONNECTED AND FINAL GRADING AND PLACEMENT ARE COMPLETE.
8. WATER SERVICE LINE CROSSINGS OF CURBS SHALL BE INDICATED BY A "W" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. VALVE CROSSINGS OF CURBS SHALL BE INDICATED BY A "V" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. LETTERING SHALL BE 4 INCHES IN HEIGHT AND HAVE BEVELED EDGES TO PREVENT CHIPPING OR SPRAWLING OVER TIME.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

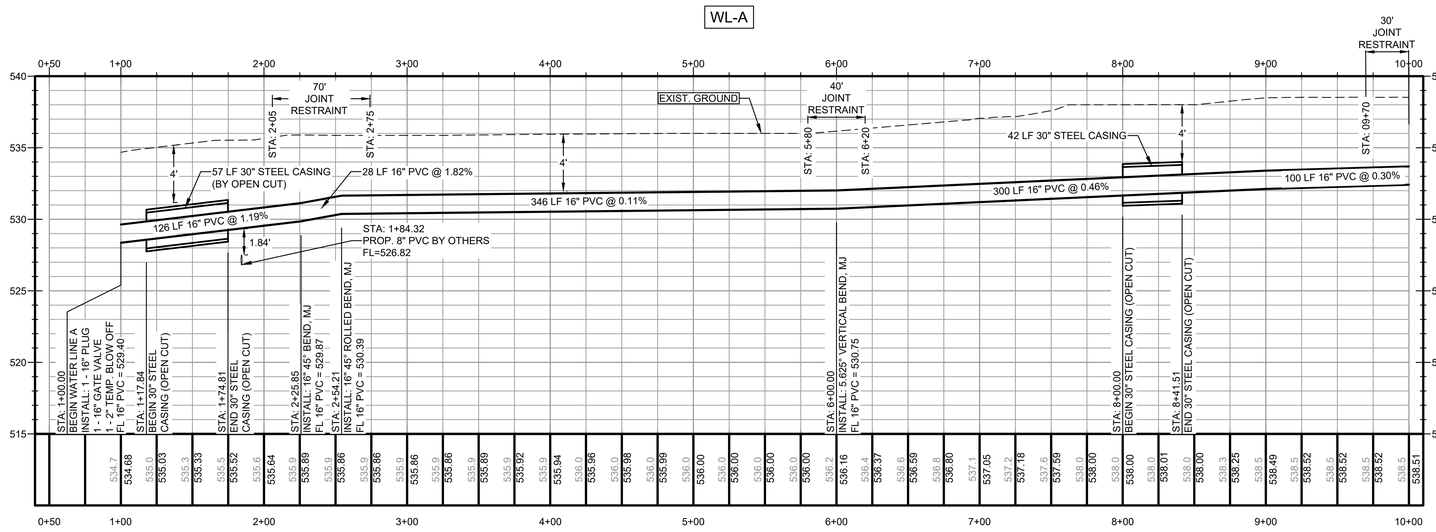
CAUTION!!:

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SEGUIN ISD NOTES:

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING FOR WORK IN FRONT OF SEGUIN ISD:

1. DRIVEWAY OPEN CUT WORK MUST BE PERFORMED ON NIGHTS AND/OR WEEKENDS.
2. DRIVEWAY OPEN CUTS MUST BE PERFORMED ONE AT A TIME.
3. CONTRACTOR SHALL GIVE TWO WEEKS NOTICE TO CITY OF SEGUIN PRIOR TO EACH DRIVEWAY OPEN CUT WORK.
4. NO OPEN TRENCHES ARE ALLOWED WHEN WORKERS ARE PRESENT.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND WORK AREA.
6. ALL DRIVEWAYS WILL USE FLOWABLE FILL AS BACKFILL.



WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST, UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
GUADALUPE COUNTY
IN REVIEWING THESE PLANS, MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

PROFILE LEGEND:
EXIST GND
PROPOSED WL

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

WLA STA 1+00 TO STA 10+00

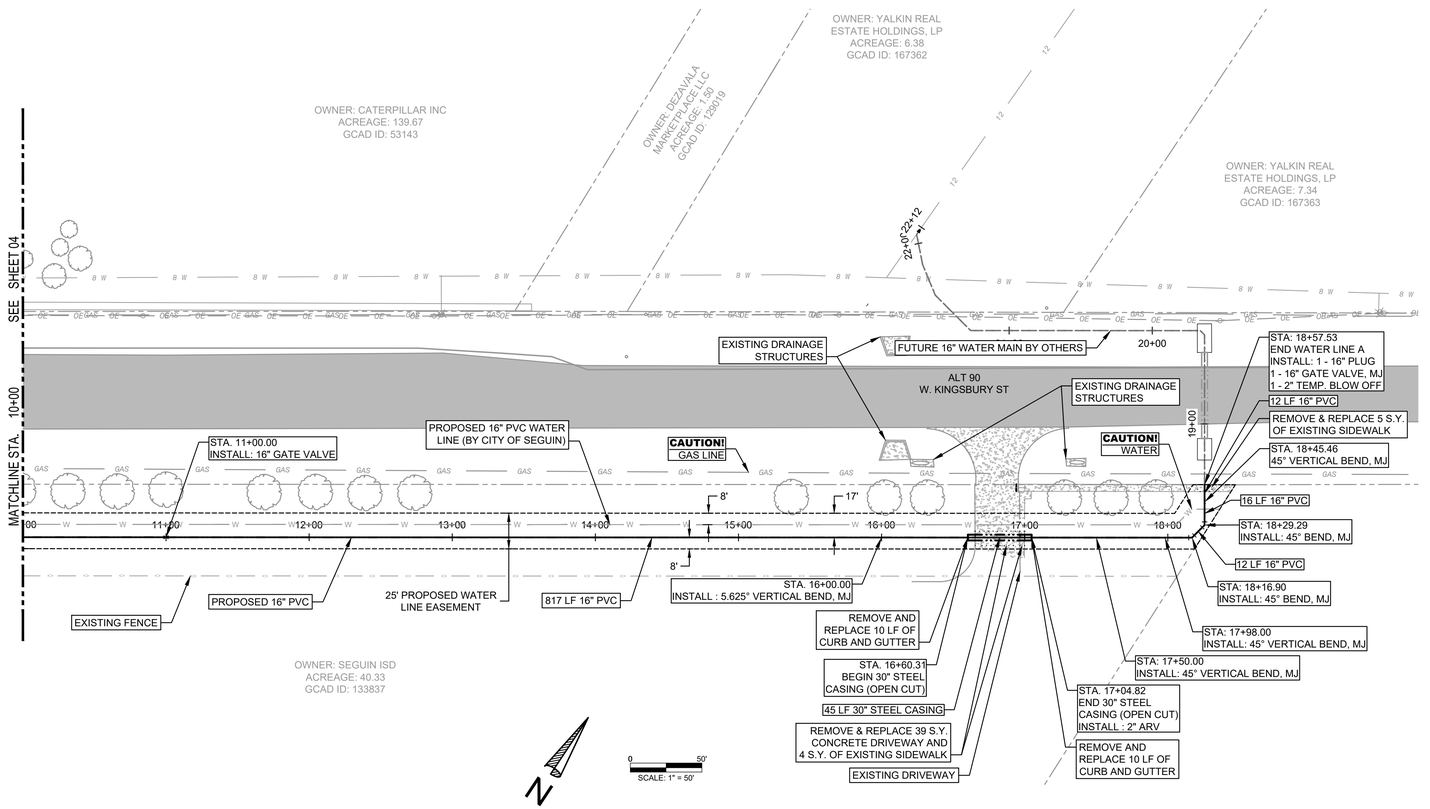
MALONE★WHEELER INC. SINCE 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

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APPROVED BY :	DL
DATE :	12/30/2024

SHEET 04
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F:\SPRINGS HILL WSC\PROJECTS\22-047-AUS-SH46 RIVER BORE\DRAWINGS\PLANSET\SCHOOL\05 WLA STA 1+00 TO END.DWG, 12/30/2024, RYAN HICKS
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LEGEND

- PROPERTY BOUNDARY
- EXIST. WATER LINE
- EXIST. WATER SERVICE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRAVEL DRIVEWAY
- EXIST. FIRE HYDRANT
- EXIST. OVERHEAD ELECTRIC
- EXIST. LIGHT POLE
- EXIST. TREE
- EXIST. CONTOUR (MAJOR)
- EXIST. CONTOUR (MINOR)
- CENTERLINE OF CREEK
- REGULATORY FLOODWAY
- EXIST. FENCE
- EXIST. GATE VALVE
- PROP. GATE VALVE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- PROP. AIR RELEASE VALVE
- PROP. STEEL ENCASEMENT

SHSUD NOTES:

1. ANY EASEMENT DESIGNATED AS A SHSUD UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
2. ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.
3. REPAIR AND POSSIBLE RECONSTRUCTION OF PUBLIC ROADWAYS DAMAGES BY UTILITY CONSTRUCTION MAY BE REQUIRED COST FOR ANY RECONSTRUCTION OR REPAIR WILL BE AT THE DEVELOPER'S EXPENSE.
4. ALL VALVES, HYDRANTS, CLEAN OUTS OR OTHER UTILITY APPURTENANCES SHALL CONSTRUCTION OUTSIDE THE LIMITS OF DRIVEWAY APRONS, CURB AND GUTTER, AND SIDEWALKS.
5. WATER MAIN SHALL HAVE A MINIMUM OF 48 INCHES OF COVER.
6. PERMANENT TIE-INS TO IN-SERVICE MAINS SHALL ONLY BE CONSTRUCTED FOLLOWING FLUSHING, DISINFECTION, TESTING, AND APPROVAL BY SHSUD. TEMPORARY CONNECTIONS FOR FILLING, FLUSHING, AND TESTING MUST BE EQUIPPED WITH SHSUD-PROVIDED BACKFLOW PREVENTION TO MAINTAIN CROSS-CONNECTION CONTROL.
7. A HYDROSTATIC TEST SHALL BE PERFORMED AFTER SERVICES ARE CONNECTED AND FINAL GRADING AND PLACEMENT ARE COMPLETE.
8. WATER SERVICE LINE CROSSINGS OF CURBS SHALL BE INDICATED BY A "W" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. VALVE CROSSINGS OF CURBS SHALL BE INDICATED BY A "V" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. LETTERING SHALL BE 4 INCHES IN HEIGHT AND HAVE BEVELED EDGES TO PREVENT CHIPPING OR SPRAWLING OVER TIME.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

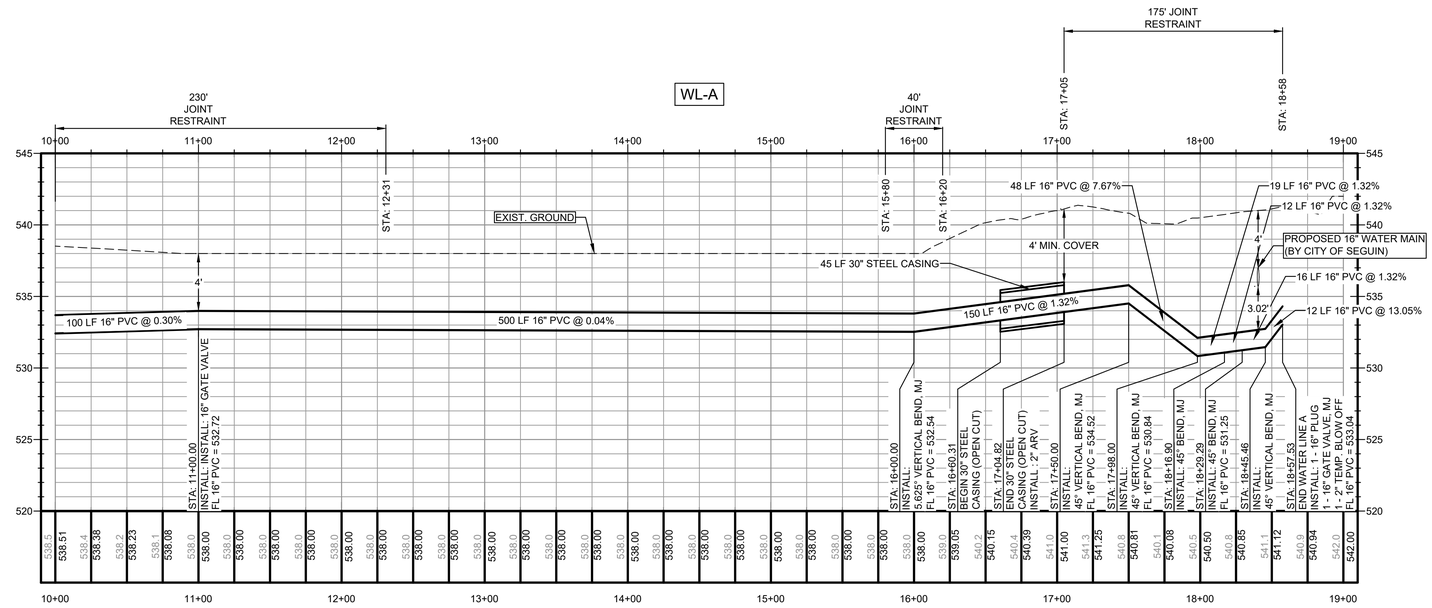
CAUTION!!:

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SEGUIN ISD NOTES:

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING FOR WORK IN FRONT OF SEGUIN ISD:

1. DRIVEWAY OPEN CUT WORK MUST BE PERFORMED ON NIGHTS AND/OR WEEKENDS.
2. DRIVEWAY OPEN CUTS MUST BE PERFORMED ONE AT A TIME.
3. CONTRACTOR SHALL GIVE TWO WEEKS NOTICE TO CITY OF SEGUIN PRIOR TO EACH DRIVEWAY OPEN CUT WORK.
4. NO OPEN TRENCHES ARE ALLOWED WHEN WORKERS ARE PRESENT.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND WORK AREA.
6. ALL DRIVEWAYS WILL USE FLOWABLE FILL AS BACKFILL.



WARNING !!!!
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
GUADALUPE COUNTY
IN REVIEWING THESE PLANS, MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

PROFILE LEGEND:
EXIST GND
PROPOSED WL

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

WLA STA 10+00 TO END

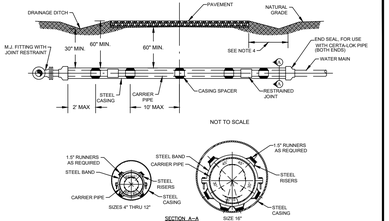
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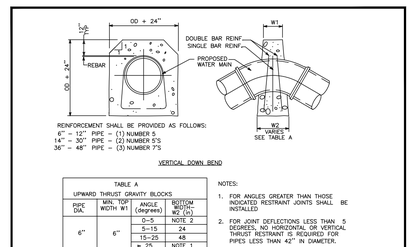


CARRIER PIPE			STEEL CASING					CASING SPACERS	
NOMINAL SIZE (IN)	PIPE OUTSIDE DIAMETER (IN)	RESTRAINT OUTSIDE DIAMETER (IN)	MIN. NOMINAL SIZE(IN)	OUTSIDE DIAMETER (IN)	INSIDE DIAMETER (IN)	WALL THICKNESS	WEIGHT CLASS	BAND WIDTH	No. OF SPACERS PER JOINT
4	4.80	9.28	16	16	17.25	0.375	STANDARD	8"	2 TOP, 2 BOTTOM
6	6.90	11.25	16	16	17.25	0.375	STANDARD	8"	2 TOP, 2 BOTTOM
8	9.05	13.40	20	20	21.25	0.375	STANDARD	8"	2 TOP, 2 BOTTOM
12	13.20	16.90	24	24	23.24	0.375	STANDARD	8"	2 TOP, 2 BOTTOM
16	17.40	25.51	30	30	29.25	0.375	STANDARD	8"	2 TOP, 4 BOTTOM

NOTES:

1. CARRIER PIPE SIZES ARE BASED ON CERTA-LOK C900/RJ FOR 4" TO 12" PIPE DIAMETER AND CERTA-LOK C905/RJ FOR 14" TO 24" PIPE DIAMETER.
2. STEEL CASING SHALL BE STANDARD WEIGHT OR HEAVIER PIPE CONFORMING TO ASTM A-36, ASTM A-568, ASTM A-135, ASTM A-139 OR OTHER ACCEPTABLE STANDARD SPECIFICATION. PIPE SHALL BE COATED AND LINED IN ACCORDANCE WITH AWWA C-210 OR APPROVED EQUAL. PIPE JOINTS SHALL BE WELDED IN ACCORDANCE WITH AWWA C-206. STEEL CASING SHALL BE NEW OR USED IN GOOD CONDITION ACCEPTABLE TO SPRINGS HILL SPECIAL UTILITY DISTRICT AND TO THE ROADWAY AUTHORITY.
3. SUBSEQUENT CASING SPACERS ARE REQUIRED FOR 4" TO 14" PIPE SIZES TO BE AT 10 FEET APART AND FOR 16" TO 30" PIPE SIZES TO BE AT 8 FEET APART WITHIN THE CASING WITH AT LEAST 3 SPACERS PER JOINT ON PIPE. ONE CASING SPACER SHALL BE REPLACED WITHIN 2 FEET OF ENDS OF CASING FOR ALL PIPE SIZES.
4. CASING PIPE SHALL EXTEND A MINIMUM OF 10 FT. PAST EDGE OF PAVEMENT ALONG TXDOT ROADWAYS AND A MINIMUM OF 5 FT. PAST EDGE OF PAVEMENT ALONG ALL OTHER ROADWAYS UNLESS OTHERWISE DIRECTED BY ENGINEER OR REGULATORY AUTHORITY.
5. CASING SPACERS SHALL BE MADE FROM T-304 STEEL OF A MINIMUM 14 GAUGE THICKNESS.
6. CASING SPACERS SHALL HAVE A SYNTHETIC RUBBER OR PVC LINER TO INSULATE THE PIPELINE FROM THE SPACER.
7. CASING SPACERS SHALL HAVE A 1.5" WIDE GLASS REINFORCED PLASTIC OR UHMW POLYMER RUNNERS TO INSULATE THE SPACER FROM THE CASING

SPRINGS HILL SPECIAL UTILITY DISTRICT	CASING DETAIL		
	DATE: 03/03/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-1



REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS:
6" – 12" PIPE = (1) NUMBER 5
14" – 30" PIPE = (2) NUMBER 5'S
36" – 48" PIPE = (3) NUMBER 7'S

VERTICAL DOWN BEND

TABLE A
UPWARD THRUST GRAVITY BLOCKS

PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH W2 (in)
6"	6"	0–5	NOTE 2
		5–15	24
		15–25	48
		← 25	NOTE 1
8"	6"	0–5	NOTE 2
		5–9	30
		9–15	36
		← 15	NOTE 1
12"	6"	0–5	NOTE 2
		5–15	48
		← 15	NOTE 1
16"	12"	0–5	NOTE 2
		5–10	60
		10–15	96
		← 15	NOTE 1
24" THRU 36"		← 5.0	NOTE 1
42" THRU 48"		← 3.0	NOTE 1

NOTES:

1. FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINT JOINTS SHALL BE INSTALLED
2. FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

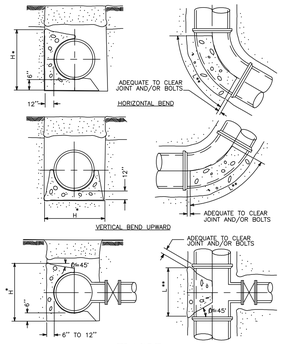
THRUST BLOCK DESIGN AS FOLLOWS
A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE
B. MAXIMM SOIL BEARING SEE TABLE BELOW

SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.

NOTES:

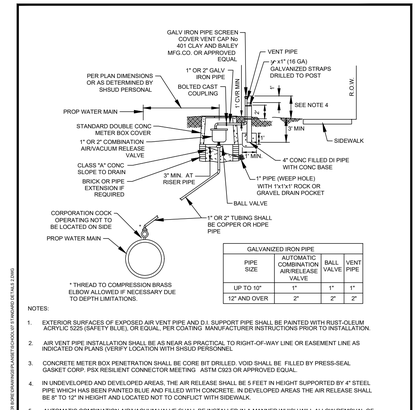
1. THE EARTH BEARING SURFACE SHALL BE UNDISTURBED MATERIAL, IF NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND THE UNDISTURBED SOIL MUST BE COMPACTED TO TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADEQUATE THRUST BLOCKING. THE CONTRACTOR SHALL MAKE THE DETERMINATION IN THE FIELD AS TO TYPE OF SOIL AND USE THE "THRUST BLOCKING DESIGN" TO ADJUST THE AMOUNTS OF THRUST BLOCKING REQUIRED AT EACH PLACE OF USE.
3. ALL FITTINGS SHALL BE BLOCKED REGARDLESS OF THE ANGLE OF DIRECTION.
4. ALL JOINTS WITHIN 30' OF BEND MUST BE RESTRAINED.

SPRINGS HILL SPECIAL UTILITY DISTRICT	THRUST BLOCK DETAILS SHT 1 OF 2		
	DATE: 03/03/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-6



* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

SPRINGS HILL SPECIAL UTILITY DISTRICT	THRUST BLOCK DETAILS SHT 2 OF 2		
	DATE: 03/03/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-6

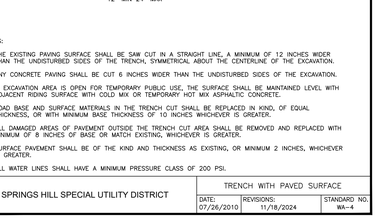


GALVANIZED IRON PIPE			
PIPE SIZE:	AUTOMATIC COMBINATION AIR/RELEASE VALVE	BALL VALVE	VENT PIPE
UP TO 10"	1"	1"	1"
12" AND OVER	2"	2"	2"

NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND D.I. SUPPORT PIPE SHALL BE PAINTED WITH RUST-OLEUM ACRYLIC S225 (SAFETY BLUE) OR EQUAL. PER COATING MANUFACTURER INSTRUCTIONS PRIOR TO INSTALLATION.
2. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO RIGHT-OF-WAY LINE OR EASEMENT LINE AS INDICATED ON PLANS (VERIFY LOCATION WITH SHSUD PERSONNEL
3. CONCRETE METER BOX PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED BY PRESS-SEAL GASKET CORP. PSX RESILIENT CONNECTOR MEETING ASTM C923 OR APPROVED EQUAL
4. IN UNDEVELOPED AND DEVELOPED AREAS, THE AIR RELEASE SHALL BE 5 FEET IN HEIGHT SUPPORTED BY 4" STEEL PIPE WHICH HAS BEEN PAINTED BLUE AND FILLED WITH CONCRETE. IN DEVELOPED AREAS THE AIR RELEASE SHALL BE 8" TO 12" IN HEIGHT AND LOCATED NOT TO CONFLICT WITH SIDEWALK.
5. AUTOMATIC COMBINATION AIR/VACUUM VALVE SHALL BE INSTALLED IN A MANNER WHICH WILL ALLOW REMOVAL OF ASSEMBLY WITHOUT REMOVAL OF THE CONCRETE METER BOX.
6. NO VALVES SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. S.H.S.U.D. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF DEVELOPER DOES NOT COMPLY.

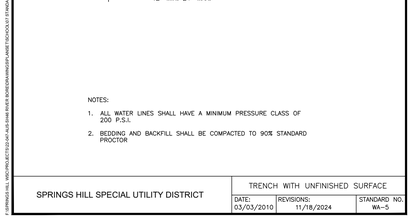
SPRINGS HILL SPECIAL UTILITY DISTRICT	1" OR 2" VENTED AUTOMATIC COMBINATION AIR/VACUUM RELEASE VALVE		
	DATE: 06/15/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-9



NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE, A MINIMUM OF 12 INCHES WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTERLINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE CUT 6 INCHES WIDER THAN THE UNDISTURBED SIDES OF THE EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND, OF EQUAL THICKNESS, OR WITH MINIMUM BASE THICKNESS OF 10 INCHES WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT AREA SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 8 INCHES OF BASE OR MATCH EXISTING, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2 INCHES, WHICHEVER IS GREATER.
7. ALL WATER LINES SHALL HAVE A MINIMUM PRESSURE CLASS OF 200 PSI.

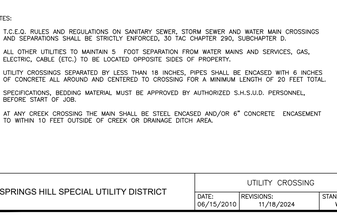
SPRINGS HILL SPECIAL UTILITY DISTRICT	TRENCH WITH PAVED SURFACE		
	DATE: 07/26/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-4



NOTES:

1. ALL WATER LINES SHALL HAVE A MINIMUM PRESSURE CLASS OF 200 P.S.I.
2. BEDDING AND BACKFILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR

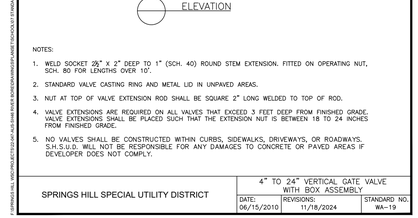
SPRINGS HILL SPECIAL UTILITY DISTRICT	TRENCH WITH UNFINISHED SURFACE		
	DATE: 03/03/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-5



NOTES:

1. T.C.E.Q. RULES AND REGULATIONS ON SANITARY SEWER, STORM SEWER AND WATER MAIN CROSSINGS AND SEPARATIONS SHALL BE STRICTLY ENFORCED, 30 TAC CHAPTER 290, SUBCHAPTER D.
2. ALL OTHER UTILITIES TO MAINTAIN 5 FOOT SEPARATION FROM WATER MAINS AND SERVICES, GAS, ELECTRIC, CABLE (ETC.) TO BE LOCATED OPPOSITE SIDES OF PROPERTY.
3. UTILITY CROSSINGS SEPARATED BY LESS THAN 18 INCHES, PIPES SHALL BE ENCASED WITH 6 INCHES OF CONCRETE ALL AROUND AND CENTERED TO CROSSING FOR A MINIMUM LENGTH OF 20 FEET TOTAL.
4. SPECIFICATIONS, BEDDING MATERIAL MUST BE APPROVED BY AUTHORIZED S.H.S.U.D. PERSONNEL, BEFORE START OF JOB.
5. AT ANY CREEK CROSSING THE MAIN SHALL BE STEEL ENCASED AND/OR 6" CONCRETE ENCASEMENT TO WITHIN 10 FEET OUTSIDE OF CREEK OR DRAINAGE DITCH AREA.

SPRINGS HILL SPECIAL UTILITY DISTRICT	UTILITY CROSSING		
	DATE: 06/15/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-7



NOTES:

1. WELD SOCKET 3/8" X 2" DEEP TO 1" (SCH. 40) ROUND STEM EXTENSION. FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
2. STANDARD VALVE CASTING RING AND METAL LID IN UNPAVED AREAS.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3 FEET DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18 TO 24 INCHES FROM FINISHED GRADE.
5. NO VALVES SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. S.H.S.U.D. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF DEVELOPER DOES NOT COMPLY.

SPRINGS HILL SPECIAL UTILITY DISTRICT	4" TO 24" VERTICAL GATE VALVE WITH BOX ASSEMBLY		
	DATE: 06/15/2010	REVISIONS: 11/18/2024	STANDARD NO. WA-19

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

STANDARD DETAILS

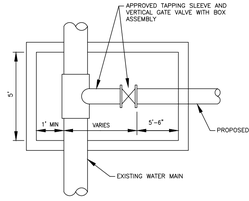
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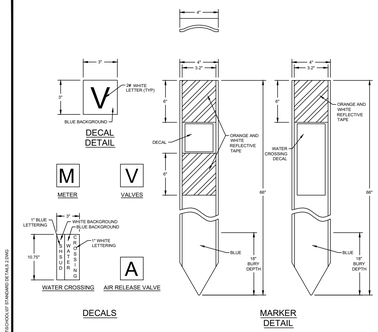
NOTE:

1. NO SIZE ON SIZE ALLOWED, MAKE WET CONNECTION.

SPRINGS HILL SPECIAL UTILITY DISTRICT

MINIMUM EXCAVATION CLEARANCE FOR INSTALLATION OF PRESSURE TAP DETAIL

DATE:	REVISIONS:	STANDARD NO.
07/26/2010	11/18/2024	WA-32



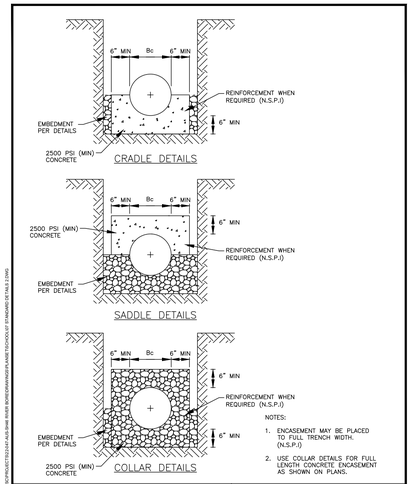
NOTES:

1. MARKERS SHALL BE 66" COMPOSITE POSTS SIMILAR TO RHINO FIBERCURVE COMPOSITE MARKER POST.
2. MARKERS SHALL BE PLACED AT ALL GATE VALVES, FLUSHING VALVES, & AIR RELEASE VALVES PER ITEM DETAIL.
3. MARKERS SHALL BE PLACED AT WATER METERS AS SPECIFIED ON PLANS.
4. PIPELINE MARKERS SHALL BE PLACED ON R.O.W./FENCE LINE AT ALL ROAD CROSSINGS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

WATER LINE MARKER

DATE:	REVISIONS:	STANDARD NO.
07/26/2010	08/05/2021	WA-34



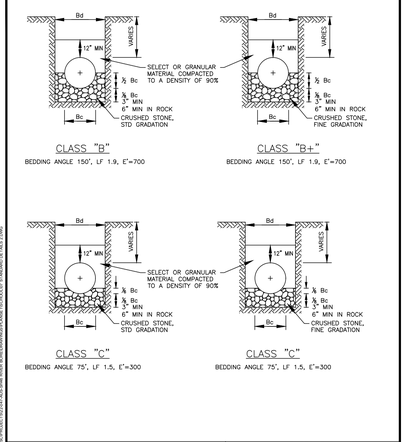
NOTES:

1. ENCASEMENT MAY BE PLACED TO FULL TRENCH WIDTH. (N.S.P.I)
2. USE COLLAR DETAILS FOR FULL LENGTH CONCRETE ENCASEMENT AS SHOWN ON PLANS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

ENCASEMENT

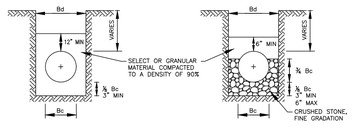
DATE:	REVISIONS:	STANDARD NO.
08/12/2010	11/18/2024	WA-40



SPRINGS HILL SPECIAL UTILITY DISTRICT

EMBEDMENT
SHT 1 OF 3

DATE:	REVISIONS:	STANDARD NO.
08/12/2010	11/18/2024	WA-41



EMBEDMENT FOR WATER LINES						
TYPE OF PIPE	IN EARTH			IN ROCK		
	0'-8"	8'-16"	>16'	0'-8"	8'-16"	>16'
18" AND SMALLER DUCTILE IRON WATER LINE	D+	C	C	D+	C	B
18" AND LARGER DUCTILE IRON WATER LINE	D+	B	B	D+	B	B
ALL PVC WATER LINE	C+	B+	B+	C+	B+	B+
24" & 30" RCCP	D+	B	B	D+	B	B

NOTES:

1. PIPE EMBEDMENT SHALL CONFORM TO DETAILS SHOWN HEREIN.
2. SECONDARY BACKFILL SHALL EXTEND FROM ABOVE THE EMBEDMENT TO BELOW THE PAVEMENT REPAIR SECTION WITHIN PAVEMENT AREA AND TO BELOW THE TOPSOIL SECTION OUTSIDE PAVEMENT AREAS.
3. SECONDARY BACKFILL SHALL CONSIST OF SELECT MATERIAL INCLUDING GRAVEL, FINE ROCK CUTTINGS, SAND, SANDY LOAM, OR LOAM FREE FROM EXCESSIVE CLAY, ROCK CUTTINGS SHALL HAVE NO DIMENSION GREATER THAN TWO INCHES. TRENCH CUTTINGS MAY BE UTILIZED AS SELECT MATERIAL PROVIDED THE CONDITIONS OF THIS PARAGRAPH ARE MET.
4. SECONDARY BACKFILL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN PAVEMENT AREAS AND TO 90% STANDARD PROCTOR DENSITY OUTSIDE PAVEMENT AREAS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

EMBEDMENT
SHT 2 OF 3

DATE:	REVISIONS:	STANDARD NO.
08/12/2010	11/18/2024	WA 41

EMBEDMENT DIMENSIONS			
PIPE DIAMETER (INCHES)	KIND OF PIPE	EXTERNAL DIAMETER Bc (INCHES)	TRENCH WIDTH Bd (INCHES)
6	PVC WATER	6.90	24
6	DI WATER	6.90	24
8	PVC WATER	9.05	25
8	DI WATER	9.05	25
8	PVC	8.40	25
12	PVC WATER	13.20	29
12	DI WATER	13.20	29
12	PVC	12.40	29
16	DI WATER	17.40	33
16	PVC WATER	17.40	33
18	DI WATER	19.50	36
18	PVC WATER	19.50	36
20	DI WATER	21.60	38
20	PVC WATER	21.60	38
24	PVC WATER	25.80	42
24	DI WATER	25.80	42
24	RCCP WATER	30.00	48
30	PVC WATER	32.00	48
30	DI WATER	32.00	48
30	RCCP WATER	32.00	48

NOTES:

1. RCCP = REINFORCED CONCRETE CYLINDER PIPE.
2. EMBEDMENT DIMENSION FOR HDPE PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

EMBEDMENT
SHT 3 OF 3

DATE:	REVISIONS:	STANDARD NO.
08/12/2010	11/18/2024	WA 41

NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION, CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. FINISH BY REMOVING FINS AND FLASHING; PAINT WITH BLACK ASPHALT COATING,
5. WEIGHT: APPROXIMATELY 17 LBS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

VALVE BOX CASTING COLLAR
(NOT IN PAVEMENT)

DATE:	REVISIONS:	STANDARD NO.
07/26/2010	11/18/2024	WA 42

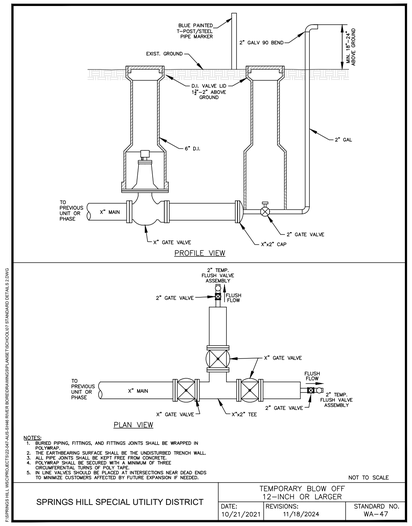
NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. TYPICAL FILLET IS 3/16" RADIUS.
3. LETTERING SHALL BE 1 1/2" HEIGHT AND LOCATED AS SHOWN.
4. THIS LID FITS INSIDE 6" I.D. PIPE.
5. THE MANUFACTURER'S IDENTIFICATION, CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID.
6. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
7. FINISH BY REMOVING FINS AND FLASHING; PAINT WITH BLACK ASPHALT COATING,
8. WEIGHT: APPROXIMATELY 13 LBS.

SPRINGS HILL SPECIAL UTILITY DISTRICT

VALVE BOX CASTING LID
(NOT IN PAVEMENT)

DATE:	REVISIONS:	STANDARD NO.
07/26/2010	11/18/2024	WA 44



NOTES:

1. SIGNED PIPING, FITTINGS, AND FITTINGS JOINTS SHALL BE WRAPPED IN POLYWRAP.
2. THE EARTHBEARING SURFACE SHALL BE THE UNDISTURBED TRENCH WALL.
3. ALL PIPE JOINTS SHALL BE KEPT FREE FROM CONCRETE.
4. ALL PIPE JOINTS SHALL BE WRAPPED A MINIMUM OF THREE CIRCUMFERENTIAL TURNS OF POLY TAPE.
5. IN LINE VALVES SHOULD BE PLACED AT INTERSECTIONS NEAR DEAD ENDS TO MINIMIZE CUSTOMERS AFFECTED BY FUTURE EXPANSION IF NEEDED.

NOT TO SCALE

SPRINGS HILL SPECIAL UTILITY DISTRICT

TEMPORARY BLOW OFF
12-INCH OR LARGER

DATE:	REVISIONS:	STANDARD NO.
10/21/2021	11/18/2024	WA-47

NO.	DATE	REVISION	BY

SHSUD SEGUIN ISD
GUADALUPE COUNTY

STANDARD DETAILS

MALONE★WHEELER INC. SINCE 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INOCENCIO, P.E. 143607, ON 11/21/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

DESIGN BY :	MB
CHECKED BY :	NR
APPROVED BY :	DL
DATE :	12/30/2024

SHEET 07
OF 07

F:\SPRINGS HILL WSC\PROJECTS\22-047-AUS-SH46 RIVER BORE\DRAWINGS\PLANSET\SCHOOL\07 STANDARD DETAILS 2.DWG, 12/30/2024, RYAN HICKS

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Project Manual

for

Springs Hill Special Utility District

Seguin ISD Transmission Line

December 2024

Prepared for:

Springs Hill Special Utility District
5510 South Highway 123 Bypass
Seguin, TX 78155

Prepared by:

Malone/Wheeler, Inc.
TBPE No. F-786
5113 Southwest Parkway, Suite 260
Austin, Texas 78735

MALONE ★ WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

Table of Contents

Division 01 – General Requirements

01 22 10 Measurement and Payment

Division 02 – Existing Conditions

02080 Barricades, Signs and Traffic Handling

02490 Loaming and Hydroseeding

02901 Miscellaneous Work and Cleanup

Division 03 – Concrete

03000 Concrete

03200 Asphalt Pavement Restoration

Division 31 – Earthwork

31 11 00 Site Clearing

31 23 00 Excavation and Fill

31 23 33 Trenching and Backfilling

31 25 00 Erosion and Sedimentation Control

Division 33 – Utilities

33 05 05 Buried Piping Installation

33 05 05.31 Hydrostatic Testing

*NOTE: UNLESS OTHERWISE NOTED ON PLANS OR BID DOCUMENTS, CONTRACTOR MUST CONFORM TO SHSUD SPECIFICATIONS AND DETAILS FOUND ONLINE HERE:
HTTPS://SPRINGSHILL.ORG/ALL-FORMS-AND-REPORTS

MEASURMENT AND PAYMENT

1.01 GENERAL

A. It is the intent of the Contract Documents that the aggregate amount of unit prices of Work actually installed shall cover all Work required by the Contract Documents, in place, complete, and ready for use.

B. Prices in the Contract Documents include all compensation for full completion of all Work items in place, and include providing all labor, materials, tools, equipment, services, supplies, incidentals, and all necessary operations.

C. Work to protect items to remain by installation of temporary construction, including posting of warning signs, placement of protective fencing, barriers, barricades and covers, and restoration of damaged items to remain, will be considered incidental to the various pay items and no separate payment for this work will be made.

D. Work necessary to haul materials from original positions to points of disposition, including excavation of earth materials and utilization in construction or other disposition, will be considered incidental to the various pay items and no separate payment for this Work will be made.

E. Work necessary to provide property drainage during construction, including temporary construction and maintenance of ditches, culverts, and drainage ways, will be considered incidental to the various pay items and no separate payment for this Work will be made.

F. No costs in connection with Work required by the Contract Documents for proper and successful completion of the Contract will be paid outside of or in addition to prices named in the Contract Documents.

G. Work not specifically set forth in the Contract Documents as pay items shall be considered subsidiary obligations of Contractor and costs shall be included in prices named in the Contract Documents.

1.02 UNIT PRICE DESCRIPTIONS

A. **Mobilization** will be paid for at the unit contract price, per lump sum, which shall be considered full compensation for establishment of the requisite bonds, insurance, documentation, etc. necessary for the project to proceed in accordance with the Contract Documents as well as the readying and/or movement of equipment, personnel, material, supplies, etc. to the project site and the establishment of office and other facilities necessary prior to beginning the work.

B. **Silt Fence** will be paid for at the unit contract price, per linear foot, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools,

equipment and incidentals necessary for a complete installation to provide effective erosion control. This item includes maintenance of the erosion controls for the duration of the contract as well as removal and disposal upon project completion.

C. **Inlet Protection** will be paid for at the unit contract price, per each, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment, and incidentals necessary for a complete installation to provide effective inlet protection. This item includes maintenance of the erosion controls for the duration of the contract as well as removal and disposal upon project completion.

D. **Stabilized Construction Entrance** will be paid for at the unit contract price, per each, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary to complete the work. This item includes maintenance and adjustment and/or replacement, as required, and removal and disposal at the end of the project. Note that the stabilized construction entrance may be placed at the location shown in the Plans or at an alternate location as directed by the Engineer.

E. **Miscellaneous Work and Cleanup** will be paid for at the unit contract price, per lump sum, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment, and incidentals necessary for a complete restoration of the site to pre-project or finished grades conditions to comply with engineering regulations. Unit price shall include, but is not limited to, crossing and relocating existing utilities, restoration of driveways, fences and curbing, easement and right-of-way restoration, and other necessary work to place the site in acceptable condition following the conclusion of the work.

F. **Loaming and Hydroseeding** will be paid for at the unit contract price, per square yard, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment, and incidentals necessary for a complete installation to provide effective loaming and hydroseeding including but not limited to erosion control and topsoil, grading, application of fertilizer, hydraulically applying seed and mulch or sod, and maintaining all areas.

G. **Right-of-Way Clearing & Grading** will be paid for at the unit contract price, per acre, as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for right-of-way clearing and grading.

H. **Trench Excavation Safety Protection** will be paid for at the unit contract price, per linear foot, which price shall be considered full compensation for furnishing all required personnel, equipment, tools, materials, supplies, and incidentals necessary to provide the trench safety protection, trenching and backfilling. Unit price shall include locating and marking existing on-site utilities for identification of crossings, placing and removing all shoring, sheeting or bracing, dewatering or temporary

diversion and proper recapture and transportation of water, and jacking and jack removal.

I. **Asphalt Demolition** will be paid for at the unit contract price, per square yard, which price shall be considered full compensation for removing and property disposing of existing asphalt driveway, including all materials, equipment, tools, labor, hauling, disposal, coordination, and incidentals.

J. **Asphalt Pavement Restoration** will be paid for at the unit contract price, per square yard, which price shall be considered full compensation for placement and finishing of hot-mix asphalt pavement, specifically as it applies to restoration following utility installation, including all materials, equipment, tools, labor, coordination, and incidentals.

K. **Concrete Demolition** will be paid for at the unit contract price, per square yard, which price shall be considered full compensation for removing and property disposing of existing concrete driveway, including all materials, equipment, tools, labor, hauling, disposal, coordination, and incidentals.

L. **Concrete** will be paid for at the unit contract price, per square yard, which price shall be considered full compensation for all footings, slabs, floors, walls, beams, supports, walks, pedestals, curbs, vaults, complete with metal reinforcement, installation and removal of all formwork, supports, coats and soakings, screens and levels required, installation of all inserts, grounds, dowels, blocks, sleeves, anchors and safety treads as shown, placement and finishing of concrete, including all materials, equipment, tools, labor, coordination, and incidentals.

M. **Traffic Control** will be paid at the unit contract price, per lump sum, as approved by Owner/Engineer, which shall be considered full compensation for maintenance of traffic, all materials, labor, tools, equipment, and incidentals necessary, in conformance with the current edition of the Texas Manual of Uniform Traffic Confrol Devices for Streets and highways and as indicated by the Engineer, including any traffic control plans required beyond what is provided.

N. **16" PVC Pipe** will be paid for at the unit contract price, per linear foot, of the pipe size indicated placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment, and incidentals necessary to provide a complete and functioning pipeline in conformance with the plans and specifications. Unit price shall include all miscellaneous PVC fittings associated with pipe connections, pipe bends and deflections, reducers, and ball valves, where shown on the plans, directed by Engineer, or required in accordance with the pipe manufactures installation guidelines. Unit price shall include locating existing on-site utilities for tie-ins, coordinating with the water treatment plant operator to minimize the duration for any system outages, excavation, dewatering, bedding and backfill, pipe wrap, testing, and cleanup, complete and in place.

O. **30" Steel Encasement** will be paid for at the unit contract price, per linear foot, of the size indicated, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for a complete and functioning pipeline installation in conformance with the plans and specifications. Unit price shall include open trench installation.

P. **16" Gate Valve** will be paid for at the unit contract price, per each, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for a complete installation. This item shall include valve, any and all boxes and covers, excavation, embedment, backfill, testing and cleanup, complete in place.

Q. **16" D.I. Fittings** will be paid for at the unit contract price, per ton, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for a complete installation. This item shall include excavation, embedment, restraint, backfill, testing and cleanup, complete in place.

R. **2" ARV** will be paid for at the unit contract price, per each, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for a complete installation. This item shall include valve, any and all boxes and covers, excavation, embedment, backfill, testing and cleanup, complete in place.

S. **2" Temporary Blow-Off Valve** will be paid for at the unit contract price, per each, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment and incidentals necessary for a complete installation. This item shall include valve, any and all boxes and covers, excavation, embedment, backfill, testing and cleanup, complete in place.

T. **Detection Wire and Tape** will be paid for at the unit contract price, per linear foot, placed at locations shown on the construction plans and/or as approved by Owner/Engineer, which price shall be considered full compensation for furnishing all materials, labor, tools, equipment, and incidentals necessary for a complete and functional installation.

SECTION 02080
BARRICADES, SIGNS, AND TRAFFIC HANDLING

PART 1 GENERAL

1.01 SCOPE OF WORK

Furnish all labor, materials, equipment required to provide traffic control in conformance with the current edition of the Texas Manual of Uniform Traffic Control Devices for Streets and Highways and as indicated by the Engineer.

PART 2 PRODUCTS

2.01 SIGNS

A. Sign Plates – 0.080-in thickness Alodine finished Federal Specification 6061-T6 aluminum.

B. Sign Posts – 1.25 ounces per square foot hot dipped galvanized welded steel tubing ASTM A513, outer diameter 2.375-in, wall thickness 0.065-in, 1.60 pounds per foot, or 4-in X 4-in treated lumber.

C. Hardware – Aluminum alloy ASTM A 444 sign hardware for clamp casting or stainless steel with galvanized or electroplated cold rolled steel U bolts, bolts, washers and nuts.

2.02 SIGN PLATE MESSAGE AND SIZE

Sign Designation	Size
CW20-1D	48-in X 48-in
CW20-4D	48-in X 48-in
CW20-7aD	48-in X 48-in
G20-2	60-in X 24-in

2.03 LUMBER

A. Rails shall be new, unweathered S4S grade #2 fir or yellow pine of the size indicated.

B. Posts, of the size indicated, shall be pressure treated with pentachlorophenol.

PART 3 EXECUTION

3.01 CONSTRUCTION METHODS

A. Prior to commencing construction, suitable barricades, signs, and traffic handling devices shall be installed to protect workers and the public.

B. The Contractor shall be responsible for installing all markers, signs and barricades conforming to the Texas Manual on Uniform Traffic Control Devices and/or as indicated. If in the opinion of the Engineer, additional markers, signs, or barricades are needed in the interest of safety, the Contractor will install as required.

3.02 MAINTENANCE

It shall be the Contractor's responsibility to maintain, clean, move, and replace if necessary, barricades, signs, and traffic handling devices during the time required for construction of the Project. When no longer needed, all temporary barricades, signs, and traffic handling devices shall be removed, and the area restored to its original condition unless specified by the Engineer.

END OF SECTION 02080

SECTION 02490
LOAMING AND HYDROSEEDING

PART 1 GENERAL

1.01 SCOPE OF WORK

Furnish all labor, materials, equipment and incidentals required for loaming and hydroseeding including; provide erosion control and place topsoil, finish grading, application of fertilizer, hydraulically applying seed and mulch or sod, and maintaining all seeded areas as specified herein.

1.02 SUBMITTALS

Samples of all materials shall be submitted for inspection and acceptance upon Engineer's and/or Owner's request.

PART 2 PRODUCTS

2.01 MATERIALS

A. Topsoil shall be fertile, friable, natural topsoil typical of the locality and shall be obtained from a well-drained site free of flooding. It shall be without admixture of subsoil or slag and free of stones, lumps, plants or their roots, sticks, clay, peat, and other extraneous matter and shall not be delivered to the site or used while in a frozen or muddy condition. Topsoil as delivered to the site or stockpiled shall have pH between 6.0 and 7.0 and shall contain not less than 3 percent organic matter, as determined by loss of ignition of moisture-free samples dried at 100 degrees Celsius. The topsoil shall meet the following mechanical analysis:

	Percentage Finer
1-in screed opening	100
No. 10 mesh	95-100
No. 270 mesh	35-75
0.002 mm*	5-25

*Clay size fraction determined by pipette or hydrometer analysis.

A minimum ten days prior to topsoil placement, a one-pint sample of topsoil material shall be delivered to the Owner for testing and approval. Based on tests performed by the Engineer and/or Owner, the topsoil shall be identified as acceptable, acceptable with certain fertilizer and limestone applications, or unacceptable. If the topsoil is found acceptable the fertilizer and lime requirements will be as specified or as recommended by the Engineer and/or Owner. If the topsoil is found unacceptable, the Contractor shall be responsible for identifying an acceptable source of topsoil and shall incur all expenses associated with testing of additional samples. All topsoil incorporated into the site work shall match the sample provided to the Engineer for testing. Topsoil stockpiled under other sections of the Contract Documents may be used subject to the testing and approval outlined above. The Contractor will be responsible for screening stockpiled topsoil and providing additional topsoil as required at his/her own expense.

B. Fertilizer shall be commercial mixed free granules or pelleted fertilizer, 10-20-10 (N-P205-K20) grade for lawn and naturalized areas. Fertilizer shall be delivered to the site in original unopened containers, each showing the manufacturer's guaranteed analysis confirming to applicable state fertilizer laws. At least 40 percent of the nitrogen in the fertilizer used shall be in slowly available (organic) form.

C. Lime shall be ground limestone containing not less than 85 percent calcium and magnesium carbonates and be ground to such fineness that at least 50 percent shall pass a 100-mesh sieve, and at least 90 percent shall pass a 20-mesh sieve.

D. Seed shall be labeled in accordance with USDA Rules and Regulations under the Federal Seed Act and applicable State seed laws. Seed shall be furnished in sealed bags or containers bearing the date of the last germination, which date shall be within a period of 6 months prior to commencement of planting operations. Seed shall be from same as previous year's crop; each variety of seed shall have a purity of not less than 85 percent, a percentage of germination not less than 90 percent, shall have a weed content of not more than 1 percent, and contain no noxious weeds. The seeding shall be applied over areas disturbed by construction as follows:

1. Broad Cast Seeding

    a. From September 15 to March 1, seeding shall be with a combination of two pounds per 1,000 square feet of unhulled Bermuda and seven pounds per square feet of winter rye with a purity of 95 percent with 90 percent germination.

    b. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of two pounds per 1,000 square feet with a purity of 95 percent and 85 percent germination.

2. Hydromulch Seeding

    a. From September 15 to March 1, seeding shall be with a combination of one pound per 1,000 square feet of unhulled Bermuda and seven pounds per 1,000 square feet of winter rye with a purity of 95 percent with 90 percent germination.

    b. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of one pound per 1,000 square feet with a purity of 95 percent and 85 percent germination.

E. The seed shall be furnished and delivered premixed in the proportions specified above. A manufacturer's certificate of compliance to the specified mixes shall be submitted for each seed type. These certificates shall include the guaranteed percentages of purity, weed content and germination of the seed, and also the net weight and date of shipment. No seed may be sown until the Contractor has submitted the certificates.

F. Seed shall be delivered in sealed containers bearing the dealer's guaranteed analysis.

G. Landscaped areas determined by the Engineer to be revegetated shall be sodded with Bermuda grass.

H. Mulch shall be a specially processed cellulose fiber containing no growth or germination-inhibiting factors. It shall be manufactured in such a manner that after addition and agitation in slurry tanks with water, the fibers in the material become uniformly suspended to form a homogeneous slurry. When sprayed on the ground, the material shall allow absorption and percolation of moisture. Each package of the cellulose fiber shall be marked by the manufacturer to show the air-dry weight content and not contain in excess of 10 percent moisture.

PART 3 EXECUTION

3.01 APPLICATION

A. Unless otherwise shown on the Plans, topsoil shall be placed to a minimum compacted depth of 6-in on all parts of the site not covered with structures, pavement, or existing woodland.

B. For broad cast seeded area:

1. Fertilizer shall be pelleted or granular slow release with an analysis of 10-20-10 to be applied once at planting and once during the period of establishment at a rate of one pound per 1,000 square feet or as determined by the soil test.

2. Seed shall be applied at the rate of five pounds per 1,000 square feet.

3. Fiber mulch shall be applied at the rate of forty-five pounds per 1,000 square feet.

C. For hydromulch seeded area:

1. Fertilizer shall be water soluble fertilizer with an analysis of 10-20-10 at the rate of 1.5 pounds per 1,000 square feet.

2. Mulch type used shall be hay, straw, or mulch applied at a rate of 45 pounds per 1,000 square feet, with soil tackifier at a rate of 1.4 pounds per 1,000 square feet.

3. Fiber mulch shall be applied at the rate of forty-five pounds per 1,000 square feet.

D. After the topsoil is placed and before it is raked to true lines and rolled, limestone shall be spread evenly over the loam surface and thoroughly incorporated by heavy raking to at least one half the depth of topsoil.

E. The application of fertilizer may be performed hydraulically in one operation with hydroseeding and fiber mulching. The Contractor is responsible for cleaning all structures and paved areas of unwanted deposits of the hydroseeded mixture.

3.02 INSTALLATION

A. Previously established grades, as shown on Plans shall be maintained in a true and even condition.

B. Subgrade shall be prepared by tilling prior to topsoil placement to obtain a more satisfactory bond between the two layers. Tillage operations shall be across the slope.

Tillage shall not take place on slopes steeper than 2 horizontal to 1 vertical or where tillage equipment cannot be operated. Tillage shall be accomplished by disking or harrowing to a depth of 9-in parallel to contours. Tillage shall not be performed when the subgrade is frozen, excessively wet, extremely dry, or in other conditions which would not permit tillage. The subgrade shall be raked and all rubbish, sticks, roots and stones larger than 2-in shall be removed. Subgrade surfaces shall be raked or otherwise loosened immediately prior to being covered with loam.

C. Topsoil shall be placed over approved areas to a depth sufficiently greater than required so that after natural settlement and light rolling, the complete work will conform to the lines, grades and elevations indicated. No loam shall be spread in water or while frozen or muddy.

D. After topsoil has been spread, it shall be carefully prepared by scarifying or harrowing and hand raking. All stiff clods, lumps, roots, litter and other foreign material shall be removed from the loamed area and disposed of by the Contractor. The areas shall also be free of smaller stones in excessive quantities, as determined by the Engineer. The entire surface shall then be rolled with a hand roller weighing not more than 100 pounds per foot of width. During the rolling, all depressions caused by settlement of rolling shall be filled with additional loam and the surface shall be regraded and rolled until a smooth and even finished grade is created.

E. Seeding, sodding, mulching and conditioning shall only be performed during those periods that are normal for such work as determined by the weather and locally accepted practice, or approved by the Engineer. The Contractor shall not hydroseed during high winds.

F. Schedules for seeding and fertilizing must be submitted to the Engineer for approval prior to the work. Seeding as specified herein shall be accomplished from March 1st to June 1st. Seeding during the period from October 1st to March 1st shall only be undertaken after approval by the Engineer. Seeding during the period from June 1st to October 1st shall only be performed if irrigation is provided.

G. Seeding or sodding shall be done within ten days following soil preparation. Seed shall be applied hydraulically at the rates and percentages indicated. Spraying equipment and mixtures shall be so designed that when the mixture is sprayed over an area, the grass seed and mulch shall be equal in quality to the specified rates. Prior to the start of work, the Contractor shall furnish the Engineer with a certified statement as to the number of pounds of materials to be used per 100 gallons of water. This statement shall also specify the number of square feet of seeding that can be covered with the quantity of solution in the Contractor's hydroseeder. Upon completion of seeding operations, the Contractor shall furnish the Engineer with a certified statement on the actual quantity of solution applied.

H. In order to prevent unnecessary erosion, the Contractor shall carry out seeding and mulching as soon as they have satisfactorily completed that unit or portion of the project.

I. When topsoil and seed cannot be applied to newly graded areas because of season or weather conditions, and will remain exposed for more than 30 days, the Contractor shall protect those areas against erosion and washouts by whatever means necessary. This includes methods such as straw applied with a tar tack, wood chips, or by other measures as approved by the Engineer. Prior to application of topsoil, any such materials applied for

erosion control shall be thoroughly incorporated into the subgrade by disking. Fertilizer shall be applied prior to spreading of topsoil.

J. On slopes, the Contractor shall provide measures to prevent washouts by an approved method. Any washout which occurs shall be regraded and reseeded at the Contractor's expense until vegetation is established.

3.03 MAINTENANCE AND PROVISIONAL ACCEPTANCE

A. The Contractor shall keep all seeded areas watered and mowed, if necessary, and reseed all seeded areas as necessary until a good, healthy, uniform growth is established and provisionally accepted by the Engineer.

B. The Engineer and/or Owner will inspect all work for provisional acceptance at the end of the ten-week maintenance period. The Contractor shall request inspection a minimum of ten days prior to the anticipated inspection date. The maintenance period must occur during the growing season between March 15th and October 1st and shall include a minimum of three mowings.

C. A satisfactory stand will be defined as a section of turf of 10,000 square feet or larger that has:

1. No bare spots larger than three square feet.

2. No more than ten percent of total area with bare spots larger than one square foot.

3. Not more than fifteen percent of total area with bare spots larger than 6-in square.

D. After the inspection has occurred but prior to provisional acceptance, a soil test shall be performed to determine if additional soil fertilization should occur. If necessary, additional fertilizer not to exceed 30 lbs per 1,000 square feet of 20-10-10 shall be applied as directed by the Engineer.

E. The Contractor shall furnish full and complete written instructions for maintenance of the seeded areas to the Owner at the time of provisional acceptance.

F. The inspection by the Engineer and/or Owner will determine whether maintenance shall continue in any area or manner.

G. After all necessary corrective work and clean-up has been completed, and maintenance instructions have been received by the Owner, the Engineer and/or Owner will certify in writing the provisional acceptance of the lawn areas. The Contractor's responsibility for maintenance of lawns, or parts of lawns shall cease on receipt of provisional acceptance.

3.04 GUARANTEE PERIOD AND FINAL ACCEPTANCE

A. All seeded areas shall be guaranteed by the Contractor for not less than one full year from the time of provisional acceptance.

B. At the end of the guarantee period, inspection will be made by the Engineer and/or Owner upon written request submitted by the Contractor at least ten days before the anticipated

date. Seeded areas not demonstrating satisfactory stands as outlined above, as determined by the Engineer and/or Owner, shall be renovated, reseeded and maintained meeting all requirements as specified herein.

C. After all necessary corrective work has been completed, the Engineer and/or Owner shall certify in writing the final acceptance of the seeded areas.

END OF SECTION 02490

SECTION 02901
MISCELLANEOUS WORK AND CLEANUP

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Furnish all labor, materials, equipment and incidentals required to do the miscellaneous work not specified in other sections but necessary for the proper completion of the work as shown on the Plans.

B. When applicable, the Contractor will perform the work in accordance with other sections of this Specification. When no applicable Specification exists, the Contractor shall perform the work in accordance with the best modern practice and/or as directed by the Engineer and/or Owner.

C. The work of this section includes, but is not limited to, the following:

1. Crossing and Relocating Existing Utilities

2. Restoring of Driveways, Fences, and Curbing

3. Site Cleaning

4. Restoring Easements and Rights-of-Way

1.02 CROSSING AND RELOCATING EXISTING UTILITIES

A. This item includes any extra work required in crossing culverts, water courses including streams and drainage ditches, drains, gas lines, water lines and water services and other utilities. This work shall include but is not limited to the following: bracing, hand excavation, and backfill (except screened gravel) or any other work required for crossing the utility or obstruction not included for payment in other items of this Specification. Notification of utility companies shall be the Contractor's responsibility.

B. In locations where existing utilities cannot be crossed without interfering with the construction of the work as shown on the Plans, the Contractor shall coordinate with the utility owner for the relocation of the utility.

C. At pipe crossings and where designated by the Engineer, the Contractor shall furnish and place crushed stone bedding to support the existing pipe the entire exposed length. The bedding shall extend to the mid-diameter of the pipe crossed.

1.03 RESTORING OF DRIVEWAYS AND FENCES

A. Existing driveways disturbed by the water line construction shall be replaced. Gravel dirt roads and drives shall be replaced and regraded. Notice shall be required at least five days prior to disturbance of driveway access and temporary access shall be provided.

B. Fences shall be protected from damage under this item. If damaged, fences shall be replaced in condition equal to condition prior to being damaged.

1.04 CLEANING UP

The Contractor shall remove all construction material, excess excavation, buildings, equipment and other debris remaining on the job as a result of construction operations and shall restore the site of the work to a neat and orderly condition.

1.05 RESTORING EASEMENTS AND RIGHTS-OF-WAYS

A. The Contractor shall be responsible for all damage to private property due to the Work. He shall protect from damage of all walls, fences, cultivated shrubbery and vegetables, trees, pavement, and underground facilities such as water pipes, septic systems, leach fields, and utilities.

B. Existing lawns damaged by construction shall be replaced. The Contractor may cut and replace the lawn, or he may restore the areas with an equivalent depth and quality of loam, seeded and fertilized as specified in Section 02490, Loaming and Hydroseeding. These areas shall be maintained and reseeded, if necessary, until all work under the Contract has been completed and accepted. The Contractor shall perform any additional work required to restore easements to their original condition.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 03000
CONCRETE

PART 1 GENERAL

1.01 GENERAL

A. Concrete consisting of Portland cement, concrete aggregate, sand and water will be designated by the symbol consisting of two numbers. The first number will be the number of sacks of cement per cubic yard, and the last number the compressive strength at 28 days expressed in pounds per square inch. A sack of cement shall be defined as 94 pounds. The concrete shall be 6.0-4000 unless otherwise specified. Compressive strength tests where otherwise specified herein, shall be performed in accordance with ASTM C-39.

B. The Contractor shall be responsible for providing the mix design to the Engineer for approval.

1.02 SCOPE

This section of the Specifications shall include all labor and materials to construct all concrete work as shown on the Plans, herein specified, or both including the following:

A. All footings, slabs, floors, walls, beams, supports, walks, pedestals, curbs, vaults, and other concrete items, complete with metal reinforcement.

B. All formwork, formwork supports, formwork coatings and soaking, screens and levels required, and formwork removal.

C. Installing all inserts, grounds, dowels, blocks, sleeves and anchors, and safety treads as shown and/or specified in this or other sections.

PART 2 PRODUCTS

2.01 PORTLAND CEMENT

A. All cement to be used or furnished shall be Type I, Portland cement, conforming to ASTM C-150 unless otherwise specified. The Contractor shall furnish a certificate of compliance signed by the manufacturer identifying the cement and stating that the cement delivered conforms to ASTM C-150.

B. Whenever suitable facilities are available for handling and weighing bulk cement, such facilities shall be used. Otherwise, the cement shall be delivered in original unopened sacks that have been filled by the manufacturer. They shall be plainly marked with the manufacturer's name or brand and cement type. Each sack shall contain 94 pounds of cement.

C. Cement shall be stored in such a manner as to permit ready access for the purpose of inspection and sampling, and suitable protected against contamination or moisture. Should any cement show evidence of contamination, or be otherwise unsuitable, it shall not be used.

D. All Portland cement used in concrete for any individual structure shall be of the same brand and type unless otherwise approved by the Engineer.

2.02 AGGREGATES

A. Aggregates shall be sand and concrete aggregates conforming to the requirements prescribed in ASTM C-33 coarse aggregate gradation size number 467 and shall be approved by the Engineer prior to use.

B. Methods of handling materials resulting in segregation, degradation or the combining of materials, which result in any stockpile failing to meet specifications, shall not be permitted.

C. Aggregates which are found to have a silica-released alkali-reduced ratio greater than one, when tested in accordance with ASTM C289, may be used only when approved by the Engineer and provided low-alkali cement is used.

2.03 WATER

A. Water used for concrete shall be clear and free from oil, vegetable matter and other deleterious substances. Water shall not contain an amount of impurities that will cause a change in the time of setting of Portland cement or more than 25 percent nor a reduction in the compressive strength of mortar at fourteen days of more than 5% compared to results obtained with distilled water.

B. In conventionally reinforced concrete work, water shall not contain more than 1,000 ppm of chloride calculated as Cl, or more than 1,000 ppm of sulfates calculated as SO_4.

C. In non-reinforced concrete work, water shall not contain more than 2,000 ppm of chloride calculated as Cl, no more than 1,500 ppm of sulfate calculated as SO_4.

2.04 ADMIXTURES

A. Air entrainment shall be required on exposed plant walls or as directed by the Engineer. The air content shall not be less than 3% nor more than 6%. Admixtures shall conform to ASTM C-260. Test shall be conducted in accordance with C-231, 233 or 173. Water reducer-set retarder shall be 75 degrees F. or more per ASTM C-494.

B. No other admixtures of any type shall be used unless authorized by the Engineer. When an admixture is permitted or specified, it shall be measured accurately into each batch or load in liquid form by a mechanical dispensing device and method approved by the Engineer.

2.05 PROPORTIONING

A. Aggregates and cement shall be proportioned by weight.

B. Proportioning shall consist of combining the aggregates, each stored in a separate bin in the various gradations prescribed, with cement and water. Weigh hoppers shall be charged from bins located directly over them or from conveyor belts. When conveyor belts are used, separate belts shall be provided for each size aggregate. There shall be an approved moisture meter installed to indicate the moisture in the sand.

C. Bulk cement shall be weighed in an individual hopper and shall be kept separate from the aggregate until the batch ingredients are discharge into the mixer drum. The cement hopper shall be attached to a separate scale for individual weighing.

D. The amount of water to be added to the mixture shall be measured and discharged rapidly into the mixing drum through a valve with a positive cut-off. When water is measured by weight, it shall be weighed on a separate scale.

E. All weighing or metering devices, except moisture meters, used for proportioning materials shall be accurate to within one percent. They shall be sealed and certified by the recognized, legal Sealer of Weights and Measures. These certifications shall be dated within the past 12 months and shall be renewed whenever required by the Engineer. The moisture meter shall be accurate to within ½ of the one percent moisture. Whenever portable bunkers are set up at a new location, the scale assemblies shall be inspected and certified regardless of the date of scales were last tested.

F. Scales utilized in proportioning shall be either springless dial or multiple beam type. Scale graduations shall be no greater than the following:

Aggregate Scales	25 lbs.
Cement Scales	5 lbs.
Water Scales	5 lbs.

G. All scales shall be of such size and so arranged that they may be read easily from the operator's platform. If a multiple beam type scale is used, the scale shall be provided with an indicator operated by the main beam, which will give positive visible evidence of over or under weight. The indicator shall be so designed that it will operate during the addition of the last 400 pounds of any weighing. The other travel of the indicator hand shall be at least one-third of the loading travel. Indicators shall be enclosed against moisture and dust.

H. Weighing equipment shall be insulated against vibration and movement of the other operating equipment in the plant. When the entire plant is running, the scale reading at cut-off shall not vary from the weight designated by the Engineer by more than one percent (1%) for cement, one percent for the total aggregate in any batch.

2.06 MIXING

A. Machine mixing will be required in all cases other than those in which it would obviously prove to be impractical, in which event hand mixing will be permitted. Mixing shall be commenced as soon as possible after the cement is placed in contact with the aggregates, but at no time shall the intervening period exceed 30 minutes.

B. All concrete mixers shall be of such design and construction and so operated as to provide thoroughly and properly mixed concrete in which the ingredients are uniformly distributed. Mixers shall be maintained in proper and serviceable working condition, and any part or portion thereof that is out of order or becomes worn to such extent as to detrimentally affect the quality of mixing, shall be promptly repaired or replaced.

2.07 CONCRETE CONSISTENCY

A. The amount of water added at the mixer shall be regulated to take into account the free water in the aggregates. Free water is defined as the total water minus the water absorbed by the aggregate in a saturated surface-dry condition.

B. The amount of water used in the mixture shall not exceed the minimum amount necessary to permit practical placement and consolidation of the concrete, and shall be that required to produce concrete with a slump within the range shown as nominal in the following table:

Type of Work	**Nominal Slump (inches)**	**Maximum Slump (inches)**
Concrete Pavement	0-2	4
Non-reinforced Concrete	0-3	4
Reinforced Concrete Structures		
Heavy Sections	0-3	7
Thin Sections & Columns	0-4	7
Concrete Place Under Water	6-8	9

C. The concrete used in the work shall not have a slump greater that shown as maximum above, nor a free water content reading more than 312 pounds per cubic yard of concrete.

D. When adverse or difficult conditions affect the placement of concrete, the Engineer may authorize a greater slump to be used, provided both the water and cement are increased. Water shall be added at a ration not to exceed 30 pounds per sack of added cement per cubic yard of concrete, and such additional water and cement shall be at the Contractor's expense.

E. The consistency of concrete shall be determined in accordance with ASTM C-143.

F. If slump tests of individual samples taken at approximately the ¼ and ¾ points of the discharge differ by more than two inches; the mixer will not be accepted for further use until the condition is corrected.

2.08 TRANSIT MIXERS

A. The type, capacity, and manner of operation of the mixing and transporting equipment for ready-mix concrete shall conform to the current ASTM C-94 standards; "Standards for Operation of Truck Mixers and Agitators of the National Ready-Mixed Concrete Association" and the "Truck Mixer and Agitators Standards of the Truck Mixer Manufacturers Bureau." Transit mix concrete trucks shall be equipped with an automatic device for recording the number of revolutions of the drum during the mixing period. Each mixer and agitator shall have attached thereto in a prominent place, a metal plate or plates, installed by the manufacturer on which is plainly marked the capacity of the drum in terms of the volume of mixed concrete and the speed of rotation for the agitating and mixing speeds of the mixing drum or blades.

B. Each mixer shall have an identification number painted on the truck in such a location that it can be easily read from the batching platform.

C. The total volume of materials introduced into the mixer shall not exceed the manufacturer's guaranteed mixing capacity. If the concrete so mixed does not meet the uniformity requirements of this subsection, the amount of materials charged into the mixer shall be reduced.

D. The drum of the mixer shall be completely emptied of any previously mixed load. The proper proportions of aggregate, cement, and water for each load of concrete shall be placed in the mixer and shall be mixed for not less than 70, or more than the speed designated by the manufacturer of the equipment as mixing speed. Additional revolutions of the drum shall be at the speed designated by the manufacturer of the equipment as agitating speed. The revolving of the drum shall be continuous until the concrete is completely emptied from the drum.

E. When concrete is being placed for concrete structures, all wash water shall be emptied from the mixer before any portion of the succeeding load is placed therein. For all other work, the mixer shall be empty or may carry 10 gallons of water in the drum. Adequate control of ready-mixed concrete in the drum will sometimes require that additional water be added and mixed into the batch at the point of discharge. Water so added shall be mixed 3 minutes. Water shall not be added to the load during transit.

F. The total elapsed time between the addition of water at the batch plant and discharging the completed mix shall not exceed 90 minutes. Under conditions contributing to quick setting, the total elapse time permitted may be reduced by the Engineer.

G. The Engineer shall be provided with a legible certified weighmaster's certificate, which shall contain the following information:

1. Name of vendor
2. Name of contractor
3. Number of cubic yards in the load
4. Actual weights of cement and of each size of aggregate
5. Amount of water added at the plant
6. Amount of water in the aggregate
7. Brand and type of cement
8. Brand and amount of admixture
9. Time and date of batching

H. Space shall be provided on the certificates so that the amount of water added on the job may be indicated.

2.09 HAND MIXING

Hand mixed concrete shall be mixed on a watertight platform or in a mortar box in batches not to exceed 1/3 cubic yard each. The aggregates shall first be spread in a uniform layer over which the required quantity of cement shall be evenly distributed. The entire batch shall be turned with shovels until the ingredients are thoroughly blended before adding the water. After adding the proper amount of water, the batch shall again be turned with shovels until a uniform consistency is obtained. Methods of hand mixing which allow the loss of mixing water will not be permitted.

2.10 TRANSPORTING BATCHED MATERIALS AND MIXED CONCRETE

The compartments of trucks or other equipment used for the purpose of transporting proportioned dry aggregate and cement, or mixed concrete, shall be suitably constructed to adequately protect and prevent loss or leakage of the contents during charging, transit or discharging.

2.11 MEMBRANE BARRIER

Provide a polyethylene sheeting that is at least 6 mils thick and free from visible defects as a bond breaker at the interface of the flexible base and new concrete pavement.

2.12 FLY ASH

This specification covers the general and specific requirements for two (2) classes of fly ash. Classification will be based on chemical composition. Both classes of fly ash shall meet all requirements of the chemical and physical requirements for each class as shown in ASTM C 618 and the following tables.

Chemical Requirements	
Item	**Both Classes**
Calcium Oxide (CaO), Variation in percentage points of CaO from the average of the last 10 samples (or less provided 10 have not been tested) shall not exceed plus or minus	4.0
Magnesium Oxide (MgO), maximum, percent NOTE: When the autoclave expansion or contraction limit is not exceeded, a MgO content above five (5) percent may be acceptable.	5.0
Available Alkalis, as Na2O, maximum percent (when used in conjunction with reactive or potentially reactive aggregates)	1.5
Moisture Content, maximum, percent	2.0
Loss on Ignition, maximum, percent*	3.0
*Exception will be taken to Note A under ASTM C 618, Table 1 (Allowance of 12% LOI for class F fly ash). All fly ash will meet specification requirement stated in this table.	

Physical Requirements	
Item	**Both Classes**
Fineness, retained on the No. 325 (45µm) sieve	30.0 max.
Variation in percentage points retained on the No. 325 (45µm) sieve from the average of the last 10 samples (or less provided 10 have not been tested) shall not exceed plus or minus	5.0
Increase of drying shrinkage of mortar bars at 28 days, maximum, percent	0.03
Reactivity with cement alkalies, mortar expansion at 14 days, maximum, percent	0.02
Specific Gravity, maximum variation from average percent	5.0

A. Drying shrinkage shall be tested according to ASTM C 157.

B. Alkali reactivity shall be tested according to ASTM C 441.

C. Specific gravity shall be tested according to ASTM C 188.

D. All other physical requirements shall be tested according to ASTM C 311.

2.13. FIBER-REINFORCED CONCRETE FOR COLD JOINTS

The fiber-reinforced concrete made according to this Section must meet the requirements listed in Table 1. The qualification can be based on either of the test methods allowed in Table 1 (ASTM C1609 or Tex-475-A).

Material Requirements			
Property	**Test Method**	**Specimen Age**	**Requirement**
Minimum Equivalent Flexural Strength Ratio RDT,150 or Minimum Equivalent Tensile Strength Ratio	ASTM C1609 or Tex-475-A	7 days	21% or 19%
Minimum Residual Strength at Net Deflection of L/150 $fD150$ or Minimum Residual Strength @δ=0.1	ASTM C1609 or Tex-475-A		110 psi or 31 psi

PART 3 EXECUTION

3.01 CONCRETE CONSTRUCTION

A. General

1. Concrete chambers, vaults, walls, structural slabs, footings, foundations and similar structures shall be constructed in conformity with the plans and this sub-section. Concrete shall conform to the requirements herein.

2. Safe and suitable ladders shall be provided to permit access to all portions of the work.

B. Subgrade for Concrete Structures

1. Earth subgrade upon which concrete is placed shall be firm and free from water. Groundwater shall be kept below subgrade until the concrete has set. When the subgrade is dry earth, it shall be thoroughly dampened with water to ensure that no moisture will be absorbed from the fresh concrete.

2. When the design details for the project provide for the construction of filter or drain material consisting of gravel (or combination of gravel and sand), which material will be subgrade for concrete, the placing of steel reinforcement and placement of concrete shall follow the installation of the filter or drain material as closely as practical. The filter or drain material shall be kept de-watered to the extent necessary to prevent any portion of concrete materials being deposited in water.

3. When the concrete is to be deposited on rock, the rock shall be fully uncovered, cleaned, and its surface shall be removed to a depth sufficient to expose sound rock. Bedrock shall be roughly leveled off or cut to approximately horizontal and vertical steps. Seams in the rock shall be grouted under pressure or otherwise treated as the Engineer may direct.

C. Forms

1. Forms shall be of suitable material and of a type, size, shape, quality, and strength to ensure construction as designed. The forms shall be true to line and grade, mortar tight, and sufficiently rigid to resist deflection during placing of the concrete. The responsibility for their adequacy shall rest with the Contractor. All dirt, chips, sawdust, nails and other foreign matter shall be completely removed from forms before any concrete is deposited therein. The surfaces of forms shall be smooth and free from irregularities, dents, sags and holes that would deface the finished surfaces. Forms previously used shall be thoroughly cleaned of all dirt, mortar and foreign matter before being re-used.

2. Before concrete is placed in forms, all inside surfaces of the forms shall be thoroughly treated with releasing agent as specified herein. Care shall be exercised that no releasing agent is deposited on previously placed concrete.

3. Forms for all surfaces that will not completely be enclosed or hidden below the permanent surface or the ground shall be made of surfaced lumber, or material which will provide a surface at least equal to surfaced lumber or plywood. Any lumber or material, which becomes badly checked or warped, prior to placing concrete, shall not be used.

4. Plywood shall be placed with the grain of the outer plies in the direction of the longest span. Where plywood is attached directly to the studs or joists, the panels shall be not less than ⅝-inch-thick, and the studs and joists shall be spaced not more than 12 inches, center to center. Plywood less than ⅝-inch-thick, otherwise conforming to the requirements specified herein, may be used with a continuous

backing of ¾ -inch sheeting. All form panels shall be placed in a neat symmetrical pattern with the horizontal joists level and continuous. All joints shall be filled with an approved quick-setting compound and finished flush with the interior of the form.

5. Wooden forms for copings and curbs shall have a thickness of not less than 1⅝ inches and a width of not less than the full depth of coping or curbs.

6. No forms shall be removed until approval of Engineer is obtained. Forms shall be stripped after the required time and projecting wire snapped off. Removal shall not proceed faster than the required finishing procedure can be completed.

7. Forms shall remain in place a minimum of 24 hours and be removed only after Engineer's approval.

D. Placing Concrete, General

1. Chutes used in conveying concrete shall be sloped to permit concrete of the consistency required to flow without segregation. Where necessary to prevent segregation, chutes shall be provided with baffle boards or a reversed section at the outlet.
2. Where a sequence for placing concrete is shown on the plans, no deviation will be permitted unless approved by in writing by the Engineer.

3. Before depositing concrete, all debris, spreaders, etc., shall be removed from the space to be occupied by the concrete and forms shall be thoroughly wetted. All freestanding water shall be removed. Reinforcing steel and form shall be free of scale, oil firm, hardened concrete. Formwork shall have specified coatings.

4. Concrete shall be deposited as rapidly and as near as practicable in its final position and shall not be caused to flow in a manner to permit or cause segregation. Runaways shall be provided so that wheelbarrows or buggies containing concrete will not run over reinforcing steel or planks resting on steel. Just before placing new concrete on old concrete walls, a modified grout consisting of the same mix as the concrete minus one-half of the coarse aggregates shall be deposited to a depth of six inches before placing the regular concrete mix. Concrete shall be worked and vibrated mechanically with suitable appliances until it closes snugly against all surfaces and is in perfect and complete contact with all embedded reinforcement and other metals.

E. Notification

The Contractor shall give the Engineer written notice of at least 24-hours in advance of placing concrete in any part of the work so that the Engineer may make final inspection of the preparations of the locations for such placing. No concrete shall be placed except in the presence of the Engineer.

3.02 DEFECTIVE WORK

If the defective work is judged by the Engineer to be major in character or concrete does not conform with lines shown on drawings, the Contractor will be required to replace the work or repair it in a manner satisfactory to the Engineer at the Contractor's expense.

3.03 TESTS

A. General

Testing Laboratory fees will be at the expense of the Contractor. The Contractor shall cooperate and allow three test cylinders to be taken for each day's pour of concrete or each 150 cubic yards, whichever is greater. The inspection of the work and the certification of the Testing Laboratory or any other body shall not relieve the Contractor of obligation to fulfill his contract as specified, and defective work shall be replaced and unsuitable materials may be rejected, notwithstanding that such defective work or unsuitable materials may have been overlooked by the Engineer and the Testing Laboratory.

B. Aggregates

Aggregates shall be tested before the concrete mix is established and, whenever the source of an aggregate is changed for testing, a 10-pound sample of fine aggregate and a 10-pound sample of each average quality and grading of the aggregate in question, shall be delivered to the Testing Laboratory in sufficient time to avoid delay in the work.

C. Cylinders

One set of three test cylinders shall be made for each day's placement of 150 cubic yards or less of each class of concrete. All testing shall be in accordance to ASTM latest revisions of standard at time of bidding.

D. Strength

Should the strength of the concrete, as shown by the test specimens, fall below the specified value, the Engineer shall have the right to require additional curing of those portions of the structure represented by control specimens which failed to show the required strength. In the event that such additional curing does not give the strength required, the Engineer shall have the right to require strengthening or replacement of those portions of the structures, which fail to develop the required strengths. All extra work done as a result of any low strengths of the control specimens shall be perform at the expense of the Contractor.

END OF SECTION 03000

SECTION 03200
ASPHALT PAVEMENT RESTORATION

PART 1 GENERAL

1.01 DESCRIPTION

This section specifies the placing and furnishing of hot-mix asphalt pavement specifically as it applies to restoration after utility trenching.

1.02 SUBMITTALS

The Contractor shall submit to the Engineer, the mix design and product data of all materials for inspection and acceptance.

1.03 REFERENCE STANDARDS

A. Texas Department of Transportation (TxDOT)

1. TxDOT's Standard Specification's Item 340

PART 2 PRODUCTS

2.01 MATERIALS

A. Hot Mix Asphaltic Concrete Surface Course shall be plant mixed, hot laid Type D (Fine Graded Surface Course) 3.0 compacted inches thick, meeting the master specification requirements of TxDOT's Standard Specification's Item 340, and specific criteria for the job mix. The mix shall be designed for a stability of at least 40 when compacted to between 92 and 97 percent of the maximum theoretical density as measured by ASTM D2041.

B. Crushed Limestone Base shall be composed of crushed limestone. The Crushed Limestone shall meet the requirements of TxDOT's Standard Specifications, Item 247, Grade 1, Type A.

C. Primer: MC-30 Medium curing, liquid asphalt meeting TxDOT's Item 300 for Medium Curing Cutback asphalt. CONTRACTOR shall apply at the rate of 0.2 gal./sq. yd. to seal base and at a rate of 0.05 gal./sq. yd. to "seal" to concrete surface of gutter and other concrete surfaces.

D. Tack Coat: If required, MC-30 Medium curing, liquid asphalt meeting TxDOT's Item 300 for Medium Curing Cutback asphalt. CONTRACTOR shall apply at the rate of 0.05 gal./sq. yd. to "bond" to a previous asphaltic surface.

PART 3 EXECUTION

3.01 INSTALLATION

A. Include a tack coat when the binder course has been used as a temporary construction road or when presence of organic material prevents proper adhesion of finish course. Thoroughly sweep and clean or power wash before applying the tack coat.

B. Mixtures delivered to the site will be inspected and shall not possess signs of segregation of ingredients or surface crust. The temperature of the mix delivered to the spreader will be a minimum 250° F. Mixtures stored for any length of time in an asphalt storage silo will not be allowed to be placed on site.

C. The mixture will be thoroughly compacted using a mechanical drum roller, of sufficient capacity to accomplish the compaction, making a minimum of four (4) passes in each direction over the newly placed hot asphalt mat or until satisfied by the engineer in charge that it has been thoroughly compacted. All material placed shall receive final compaction before nightfall of the day placed, unless artificial light, satisfactory to the engineer, is provided. No mixture will be placed on wet or frozen surfaces or when wind conditions are such that rapid cooling will prevent satisfactory compaction. Mixtures will be placed as follows:

1. The density of all compacted completed paving will be 98% of the density obtained from laboratory compaction of a mixture composed of the same materials in like proportions. The Contractor will be responsible for providing a testing laboratory experienced in these testing procedures and will provide copies of all lab and field test results to all concerned.

3.02 CONSTRUCTION

A. All streets, sidewalks, gutters, and curbs damaged by the contractor's operations shall be restored to a condition at least equal to that in which they were found immediately prior to the beginning of operations.

B. Temporary paving will be placed in accordance with the requirements stated above and will be allowed to "weather" over the winter before final, permanent paving is placed. In any case, all structures located within the pavement area, i.e. rims, covers, gate boxes, etc, previously raised will be protected by "ramping up" with a layer of asphalt around each structure.

C. Prior to placement of final paving, the existing pavement will be inspected and any and all areas that have settled or are in need of repair, will be addressed under the supervision of the Engineer and to his overall satisfaction. All loose or damaged material in the existing pavement shall be removed and a leveling course shall be installed at depths and locations as directed by the Engineer to fill existing holes and depressions, or to improve roadway crowns.

D. All surfaces to receive final, new permanent paving shall be dry and thoroughly cleaned of foreign or loose material. A compatible prime or tack coat shall be applied, depending on the condition of the existing surface. All castings and edgestones shall be protected from the tack
E. coat.

F. Where curbing is present, the new pavement shall be planned so that the curb reveal will be the same prior to and following the placement of permanent paving.

G. Survey existing curbing to document in the Contract Documents the condition before any work begins. Curbing to be reset shall be carefully removed and stored. Any curbing damaged by the Contractor or lost due to his negligence shall be replaced at his expense.

H. The contractor shall maintain pavement placed by him under his contract for a period of one year and shall promptly fill all depressions and holes that may occur with similar materials to keep the pavement in a safe and satisfactory condition for traffic.

END OF SECTION 03200

SITE CLEARING

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Furnish all labor, materials, equipment and incidentals necessary to complete all clearing, grubbing and disposal of cleared materials as shown on the Drawings and specified herein.

1.02 RELATED WORK

A. Division 01 – General Requirements

B. Division 31 – Earthwork

1.03 SUBMITTALS

A. Submittals shall be made in accordance with the requirements of Section 013300 – Submittal Procedures.

B. Submit drawings clearly showing areas of clearing and stripping within project limits. Plan should also show any trees that are to be protected from clearing activities.

C. A Demolition Plan shall be submitted for any structures requiring demolition. The Demolition Plan should include information on special handling and disposal procedures.

1.04 DEFINITIONS

A. Interfering or Objectionable Material: Trash, rubbish, and junk; vegetation and other organic matter, whether alive, dead or decaying; topsoil.

B. Clearing: Removal of interfering or objectionable material lying on or protruding above ground surface.

C. Grubbing: Removal of vegetation and other organic matter including stumps and roots greater than 2 inches caliper to a depth of 6 inches below subgrade.

D. Scalping: Removal of sod without removing more than 3 inches of topsoil.

E. Stripping: Removal of topsoil remaining after applicable scalping is completed.

F. Project Limits: Areas, as shown or specified, within which work is to be performed.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 GENERAL

A. Clear, grub, and strip all areas within the clearing limits indicated on the Drawings.

B. Do not injure or deface vegetation that is not designated for removal.

C. Prior to the start of clearing, the Contractor is to review easement agreements to verify if there are any special provisions required.

3.02 SCHEDULING AND SEQUENCING

A. Prepare site only after adequate erosion and sediment controls are in place. Limit areas exposed to erosion during installation of temporary erosion and sediment controls.

3.03 LIMITS

A. Clearing, grubbing and stripping limits shall be as shown on the drawings.

B. Remove rubbish, trash, and junk from entire area within Project limits.

3.04 CLEARING

A. Clear areas within limits specified herein and shown on the Drawings.

B. Cut stumps not designated for grubbing flush with ground surface.

C. Cut off shrubs, brush, weeds, and grasses to within 2 inches of ground surface.

D. Any equipment, including chain saws, used to cut or plow trees or shrubs shall be disinfected after cutting/plowing each tree or shrub.

3.05 GRUBBING

A. Grub areas within the clearing limit as shown on the Drawings.

3.06 SCALPING

A. Do not remove sod until after clearing and grubbing is completed and resulting debris is removed.

B. Scalp areas within limits specified or shown.

3.07 STRIPPING

A. Do not remove topsoil until scalping is completed.

B. Strip all areas within the clearing limit indicated on the Drawings. Do not remove subsoil with topsoil.

C. Stockpile stripping meeting requirements for topsoil, separately from other excavated material.

3.08 DISPOSAL

A. Clearing and Grubbing Debris:

1. Dispose of debris offsite.

2. Burning is not permitted.

3. Dispose of unburned and noncombustible debris offsite.

4. Woody debris may be chipped. Chips may be sold to Contractor's benefit or used for landscaping onsite as mulch or uniformly mixed with topsoil, provided the resulting mix will be fertile and not support combustion. Maximum dimensions of chipped material used onsite shall be 1/4 inch by 2 inches. Dispose of chips that are unsalable or unsuitable for landscaping or other uses with unchipped debris.

5. Debris, tree trunks, roots, stumps and objectionable material shall be disposed offsite to locations that are approved by federal, state and local authorities, and that will not be visible from Project site.

6. Disposal of materials in streams shall not be permitted. No material shall be piled in streams and channels or in areas where it might be washed away by floods.

B. Stockpile topsoil in sufficient quantity to meet Project needs. Stockpile excess stripping material in an onsite location approved by the Engineer. All excess topsoil at the end of the project shall be disposed of offsite at the expense of the Contractor.

END OF SECTION

SECTION 31 23 00

EXCAVATION AND FILL

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Furnish all labor, materials, equipment, and incidentals required, and perform all operations in connection with the excavation and grading for all structures; excavation and placement and compaction of suitable material for the construction of the required embankments; dewatering and other drainage work as necessary for construction; place and compact backfill around completed structures; all fill required for completion of the work; vapor barrier membranes under slabs on grade; and dispose of unsuitable, waste, and surplus excavated materials complete as shown on the Drawings and as specified herein.

B. Provide the services of a licensed Professional Engineer registered in the State of Texas to prepare temporary excavation support system designs and submittals.

C. Furnish and install temporary excavation support and safety systems, including sheeting, shoring and bracing, to ensure the safety of personnel and protect adjacent structures, piping, etc., and meet appropriate requirements established in the Occupational Safety and Health Administration (OSHA) Safety and Health Regulations, Part 1926, Subpart P - Excavations, Trenching and Shoring, State of Texas, and other applicable regulations. Where conflict between OSHA, State of Texas, and other applicable regulations exists, the most stringent requirements shall apply.

D. Excavation shall include the removal of all earth, rock, and materials of any nature, including water, to the extent necessary to install the structures and embankments in conformance with the lines and grades shown on the Drawings and as specified.

E. Backfill shall include the refilling and consolidation of the fill in excavations up to the existing ground surface or finished grade as shown on the Drawings. The backfill from the trench bottom to above the top of the pipes and conduit when laid to the grade including the bedding layer sustaining the pipeline, as shown on the Drawings is termed "embedment". Backfill above the embedment is termed "final backfill".

F. Refer to Item No. 804, Excavation, Trenching, and Backfill for installation of transmission piping, utilities, and electrical conduit/ductbanks.

G. Waste material disposal consists of trees, stumps, logs, brush, roots, grass, vegetation, humus, rubbish, large rocks exceeding a dimension of six inches (6") in any direction, demolished equipment not retained by the Contractor, and other objectionable matter from operations such as clearing and grubbing, demolition, excavation, and grading.

1.02 RELATED WORK

A. Division 01 – General Requirements

B. Division 31 – Earthwork

1.03 SUBMITTALS

A. Submit the following in accordance with the requirements in Section 01 33 00 – Submittal Procedures:

1. Submit testing laboratory reports, as specified or required, to show compliance with specifications for material from off-site locations. The specified tests shall be performed by a certified independent testing laboratory retained and paid by the Contractor.

2. Submit details of excavation plans designed and prepared by a licensed Professional Engineer, who is registered in the State of Texas and has experience in soils engineering, for all structure excavation. The plans shall include details of any proposed shoring systems, systems to protect existing facilities, slope stability monitoring, and the Contractor's means and methods for controlling groundwater. The plans shall be submitted to the Engineer for record purposes prior to proceeding with any excavation work.

3. Submit details of temporary excavation support system plans for all trench excavations, where an existing structure or utility falls within a 2 horizontal to 1 vertical (2:1) slope from the bottom of the excavation, or where considerations dictate a plan. The plans shall be developed by the Contractor's licensed Professional Engineer, who is registered in the State of Texas and has experience in trench safety analysis. The plans shall be submitted to the Owner's Representative for record purposes prior to proceeding with any excavation work.

1.04 REFERENCE STANDARDS

A. American Association of State Highway and Transportation Officials

1. AASHTO T-180 - Standard Method of Test for Moisture-Density Relations of Soils Using a 10-lb Rammer and an 18-in. Drop

B. American National Standards Institute/American Society for Testing and Materials (ANSI/ASTM) latest version.

1. ASTM C33 - Standard Specification for Concrete Aggregate.

2. ASTM C40 - Standard Test Method for Organic Impurities in Fine Aggregates for Concrete.

3. ASTM C136 - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregate.

4. ASTM C150 - Standard Specification for Portland Cement.

5. ASTM D75 - Sampling Aggregates.

6. ASTM D698 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lb/ft^3 (600 kN-mm/m^3))

7. ASTM D1557 - Standard Test Methods for Laboratory Compacion Characteristics of Soil Using Modified Effort (56,00 ft-lb/ft^3 (2,700 kN-m/m^3))

8. ASTM D2922 - Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).

9. ASTM D4253 - Maximum Index Density of Soils Using a Vibratory Table

10. ASTM D4254 - Minimum Index Density of Soils and Calculation of Relative Density.

11. ASTM D4318 - Standard Test Method for Liquid Limit, Plastic Limit and Plasticity Index of Soils.

C. ASTM E1745 – Standard Specification for Plastic Water Vapor Retarders Used in Contract with Soil or Granular Fill Under Concrete Slabs.

D. Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges (2014) - Texas, Department of Transportation (TXDOT).

E. Manual of Water Supply Practices - Concrete Pressure Pipe - American Water Works Association (AWWA) M9.

F. Where reference is made to one of the preceding standards, the revision in effect at the time of bid opening shall apply.

1.05 QUALITY ASSURANCE

A. All field testing and inspection services will be provided by the Contractor's independent testing laboratory. The cost of such work, unless specifically stated otherwise, will be paid by the Contractor. Testing methods shall comply with the latest applicable ASTM Standards.

B. Materials shall be tested and observed as described in the following paragraphs. Allow free access to the work for selection of materials and observation.

1. At all structures, prior to placement of bedding material, concrete working mats, crushed stone base, or concrete fill, the geotechnical engineer shall observe the prepared subgrade to confirm its suitability for supporting the work to be placed thereon. Such observation shall include visual review, and in-place soil density tests as required.

2. Before and during placement of fill and backfill, the soils testing laboratory shall provide at least one density and moisture content test for each 232 m^2 (2,500 ft^2) of surface area for each compacted lift of fill.

C. Test pits for the purpose of locating underground utilities or structures in advance of the construction excavated by the Contractor shall be backfilled immediately after the desired information has been obtained and shall be performed in a manner consistent with trench backfill requirements. The backfilled surface shall be restored and maintained in a manner consistent with the original conditions.

1.06 CONTRACTOR'S RESPONSIBILITY

A. The Contractor shall be responsible for design and implementation of adequate support, safety, dewatering, and drainage systems and for all loss or damage resulting from partial or complete failure of protective measures.

B. The Contractor shall be responsible for dewatering of seepage and leakage past any existing valve, wall, or gate.

C. The Contractor shall protect the existing utilities during excavation work including that of test pits. The Contractor shall be fully responsible for any and all damages, which might be occasioned by the Contractor's failure to protect the existing utilities.

D. Unless otherwise specified, the Contractor is responsible for removal and disposal of waste material in accordance with applicable regulations.

E. Any submittals required for trench safety plan, dewatering and drainage plans, and similar temporary facilities, will be for reference purposes only and maintained for record purposes in the Owner's Representative files. Submittal of these items will not relieve the Contractor of any responsibility for the adequacy of support, safety, dewatering, and drainage systems.

1.07 PROTECTION OF FACILITIES

A. Before the start of earthwork operations, adequately protect utilities, trees, shrubs, and other permanent objects. Repair costs resulting from damage to permanent facilities due to negligence or lack of adequate protection will be charged to the Contractor.

B. Provide surface drainage during the period of construction to protect the work and to avoid nuisance to adjoining property.

C. The Contractor shall conduct operations in such fashion that trucks and other vehicles do not create a dirt nuisance in the streets. The truck beds shall be sufficiently tight, and shall be loaded in such a manner that objectionable materials will not be spilled onto the streets. Any dirt, mud, or other materials that are spilled onto the streets or deposited onto the streets by the tires of vehicles shall be promptly cleared away by the Contractor.

1.08 INSPECTION OF EXCAVATIONS

A. Do not place reinforcing steel or concrete in the excavation prior to inspection unless the Engineer's Representative has given approval to proceed without inspection.

1.09 DEFINITIONS

A. Common Fill: Refer to backfill placed outside the compacted select fill zone.

B. Compaction (or Relative Compaction): Refer to in-place dry density of soil expressed as a percentage of the maximum dry density of the same material.

C. Embankment: Refer to fill surrounding structures, which is placed during mass earthwork operations.

D. In-the Dry: No freestanding water or seepage entering the excavation. Soil conditions such that the in-place moisture content of the soil is sufficiently dry for fill placement on firm material as approved by the Owners Representative.

E. Maximum Dry Density (or Density): Refer to the maximum density defined by ASTM D698, unless otherwise specified. Determination of the density of backfill in-place shall be in accordance with the requirements of ASTM D2922. Density test intervals are defined in paragraph 3.07 of this Specification.

F. Optimum Moisture Content: The moisture density relationship appropriate to the specified level of compaction. It is determined by laboratory tests in accordance with the procedures specified in ASTM D698.

G. Select Fill: Refer to compacted fill placed under slabs or placed as backfill immediately outside the exterior of structure walls.

H. Structure: Refer to all buildings, wet wells, manholes, and below grade vaults. Stormwater structures and duct banks are not considered structures in these Specifications.

I. Trench: Refer to any excavation whose bottom width is less than twice the total depth of the excavation or whose depth is greater than five feet (5') for any structures and/or underground pipes and duct banks.

PART 2 PRODUCTS

2.01 MATERIALS

A. Crushed Rock

1. Crushed rock shall consist of sound and durable particles free from injurious amounts of salt, alkali, vegetable matter, or other material either free or as adherent coating. Its quality shall be reasonably uniform throughout.

2. 2. Gradation shall meet the following requirements for percentage by weight when tested in accordance with ASTM C136:

a. Standard Crushed Rock

Passing 38.1 mm (1-1/2") sieve	100%
Passing 25.4 mm (1") sieve	95-100%
Passing 12.7 mm (1/2") sieve	25-60%
Passing No. 4 sieve	0-10%
Passing No. 8 sieve	0-5%

b. Fine Crushed Rock

Passing 12.7 mm (1/2") sieve	100%
Passing 9.53 mm (3/8") sieve	95-100%
Passing No. 4 sieve	40-65%
Passing No. 8 sieve	0-10%

c. Coarse Crushed Rock

Passing 38.1 mm (1-1/2") sieve	100%
Retained on 19.1 mm (3/4") sieve	100%

B. Gravel

1. Gravel shall consist of uncrushed stones and shall not have by weight more than one percent organic matter, clays, or loam and not more than five percent by weight of any, one or combination of slate, shale, schist, or soft particles of sandstone.

2. Gradation shall meet the following requirements for percentage by weight when tested in accordance with ASTM C136:

Passing 38.1 mm (1-1/2") sieve	100%
Retained on 19.1 mm (3/4") sieve	95%

C. Sand For Embedment

1. Sand shall consist of clean, hard, durable, uncoated grains, free from lumps, and organic material.

2. Gradation shall meet the following requirements for percentage by weight when tested in accordance with ASTM C136:

Passing No. 4 sieve	80-100%
Passing No. 8 sieve	65-100%
Passing No. 16 sieve	40-80%
Passing No. 50 sieve	7-40%
Passing No. 100 sieve	2-20%
Passing No. 200 sieve	0-10%

D. Granular Material

1. Granular material shall be free flowing, such as sand or hydraulically graded crushed stone fines, or mixed sand and gravel. Material shall have no more than 10 percent fines and shall be free from lumps, stones over two inches in diameter, and organic matter.

E. Select Material

1. Structure: Where select material is shown or specified, use an approved material, free of organic matter and foreign substances, obtained from an approved off-site source. The material shall be gravel, fine rock cuttings, sand, or loam free from excessive clay. Rock cuttings shall have no dimension greater than (2"). The material shall have a plasticity index (PI) between 4 and 12 and a maximum liquid limit of less than 35 as determined by ASTM D4318. The material shall retain a minimum of 50 percent on the No. 200 sieve. Prior to bringing any of the proposed material to the site, submit, for review by the Owner's Representative, an analysis of the proposed material, including a moisture-density relationship curve prepared in accordance with ASTM D698 by a certified independent testing laboratory employed and paid by the Contractor.

2. Material for Basin Embankments: All material used in the construction of the embankment surrounding the structures and any other embankment fill areas shall be comprised of on-site lean to fat clays free of organic material and debris.

F. Concrete For Embedment and Encasement

1. Concrete for embedment and encasement shall be Class "B" concrete with a minimum compressive strength of 3,000 psi at 28 days. Dry mix will not be permitted. The concrete cushion portion of the embedment or encasement shall be mixed to give a slump of not more than one-inch (1"). Concrete for the sides and top, if specified, shall be mixed to obtain a slump of not less than one-inch (1") nor more than three inches (3"), and shall be placed after the concrete used for cushion portion of the embedment or encasement sets up.

G. Vapor Barrier Membrane

1. Polyethylene sheeting conforming to Polyethylene sheeting conforming to ASTM E1745 – Standard Specification for Plastic Water Vapor Retarders Used in Contract with Soil or Granular Fill Under Concrete Slabs, not less than 6-mil nominal thickness.

H. Filter Material

1. Where indicated on the Drawings or required in the work, use a mixture of coarse aggregate or fine aggregate for filter material. Proportion the mixture with two parts coarse aggregate to one part fine aggregate by volume.

2. Coarse aggregate shall consist of gravel, crushed gravel or crushed stone and shall have a gradation limit of three-quarter-inch (3/4") to No. 4 complying with ASTM C33 (Type 7).

3. Fine aggregate shall consist of natural sand and shall comply with the requirements of ASTM C33 for fine aggregate.

I. Stockpiled Topsoil for Finish Grading

1. Natural friable soil of region, free from lumps, clay, toxic substances, roots, debris, vegetation, stones over one-inch (1") in maximum dimension, and containing no salt or alkali.

J. Materials And Equipment for Dewatering and Drainage

1. Select materials and equipment as appropriate for the intended use.

PART 3 EXECUTION

3.01 PREPARATION

A. Test Pits:

1. Perform exploratory excavation work (test pits) to verify the location of underground utilities and structures and to check for unknown utilities and structures, prior to commencing excavation work.

2. Backfill test pits as soon as the desired information has been obtained. Backfilled surface shall be stabilized in accordance with approved erosion and sedimentation control plans.

3.02 EXCAVATION SUPPORT SYSTEMS

A. Protection of the excavation against caving or settling of the banks shall be the sole responsibility of the Contractor. The Contractor shall protect the sides of the excavation by sheeting and bracing as may be necessary. No actions or instructions by the Owner's Representative shall be regarded as the responsibility for security of the surrounding areas. Furnish, put in place, and maintain sheeting and bracing required to support the sides of the excavation and prevent loss of ground which could damage or delay the work or endanger workers, adjacent structures or vehicular traffic. If the Owner's Representative is of the opinion that at any points sufficient or proper supports have not been provided, he may order additional supports put in, and compliance with such order shall not relieve or release the Contractor from the responsibility for the sufficiency of such supports.

B. Sheeting, Shoring and Bracing:

1. Provide sheeting, shoring, and bracing of excavations at locations shown on the Drawings and where required to properly and safely complete the work. Construct sheeting, shoring, and bracing to prevent the excavation from extending beyond specified or indicated limits, to protect adjacent structures or improvements and to protect workmen and the public. The design of sheeting, shoring, and bracing shall be the responsibility of the Contractor.

2. Care shall be taken to prevent voids outside the sheeting. If voids are formed, they shall immediately be filled and compacted.

3. After completion of the structure, all sheeting, shoring, and bracing shall be removed unless approval has been granted by the Owner's Representative, in writing, to leave any or all of

it in place. The sheeting, shoring, and bracing shall be removed as excavations are backfilled in a manner that will prevent injurious caving of the excavation or damage to the structure.

4. Voids left or caused by removal of sheeting shall immediately be filled with suitable material and compacted.

C. Sheeting and bracing not left in place shall be carefully removed in such manner as not to endanger the construction or other existing structures, utilities, or property. Voids left or caused by withdrawal of sheeting shall be immediately refilled with sand by ramming with tools especially adapted to that purpose, by watering or otherwise as may be directed.

D. The right of the Owner's Representative to order sheeting and bracing left in place shall not be construed as creating any obligation to issue such orders. If the Owner's Representative does not issue such orders, this shall not relieve the Contractor from liability for damages to persons or property occurring from or upon the work occasioned by negligence or otherwise growing out of a failure on the part of the Contractor to leave in place sufficient sheeting and bracing to prevent any caving or moving of the ground.

3.03 EXCAVATION

A. General:

1. Excavation work shall be unclassified and includes removal of all types of materials encountered without exception. Make excavations to lines and grades indicated on the Drawings. Complete excavations within the tolerances specified.

2. Excavations for structures shall be suitably wide for construction of the structures, including excavation supports, dewatering and drainage systems, and working clearances.

3. Excavation shall be performed in-the-dry, and shall be accomplished by methods which preserve the undisturbed state of subgrade soils. Drainage and dewatering systems shall be in place and operational prior to beginning excavation work. In no case shall the earth be plowed, scraped, or excavated by any means that would disturb the finished subgrade. Hand excavation of the final three inches (3") to six inches (6") inches may be required to obtain a satisfactory, undisturbed subgrade. Subgrade soils which become soft, loose, "quick", or otherwise unsatisfactory for support of structures as a result of inadequate excavation, dewatering, or other construction methods shall be removed and replaced with lean concrete fill at no additional cost to the Owner.

4. When excavations have reached the required subgrade, including any allowances for working mats or base materials, but before the placement of working mats, base materials or embankment materials, notify the soils testing laboratory to verify the suitability of the existing subgrade soils for the anticipated foundation and structural loadings. If the existing subgrade soils are determined to be unsuitable, direction will be provided by the Owner's Representative regarding removal and replacement with suitable materials.

5. Over-excavation beyond the limits and depths required by the Contract Documents shall be replaced by lean concrete or other material acceptable to the Owner's Representative. Such replacement shall be at no additional cost to the Owner.

B. Structures:

1. Wherever practicable, cut all footing excavations to neat lines with a tolerance of minus one-inch (-1") to 0-inch (0"), and place concrete to bear against earth sides. Where beams are shown to be monolithic with slabs on ground, shape soil to the profile shown. Excavate a sufficient distance from walls, shafts, or similar elements of structures to allow for placing and removing forms and for inspection.

2. Excavate to the elevations shown on the drawings forming a level undisturbed surface free of mud or other soft material. When the bottom of the excavation, at the elevation shown, is not within the foundation bearing material shown on the drawings or is unsuitable for foundation bearing, notify the Owner's Representative. Remove all pockets of soft or otherwise unstable soils and replace with concrete or with suitable well-compacted soil as directed by the Owner's Representative.

3. Protect all open excavations from rainfall or excessive drying so as to maintain the foundation subgrade in a satisfactory, undisturbed condition. Keep excavations reasonably free of water at all times and completely free of water during placement of concrete. Soils below foundation, which become soft, loose or otherwise unsatisfactory for dewatering or other construction methods shall be removed and replaced with satisfactory material.

4. For footings, founded on rock, hard shale or similar material, remove all material. Clean and cut to a firm surface either level, stepped or serrated as shown on the drawings. Clean out seams and fill with concrete at the time footing concrete is placed.

C. Embankments:

1. After clearing and grubbing and before placing any fill, proof roll the foundation with a loaded tandum-axel dump truck weighing at least 25 tons to locate any soft or unstable zones. Any unstable soils should be over excavated and replaced with an approved low volume changes soil as approved.

2. Prior to any filling operations, samples of the proposed borrow and on-site materials proposed for use in the embankments should be obtained for laboratory moisture-density testing. The tests will provide a basis for evaluation of field compaction by in-place density tests during fill operations to evaluate that proper levels of compaction, including dry unit weight and moisture content, are being obtained.

3.04 SLABS ON GRADE

A. Slabs at Grade:

1. Subgrade. Scarify to a depth of six inches (6") below the cleared depth. Adjust moisture content within a range of optimum to optimum + 4 percentage points and recompact

within a range of 95 to 100 percent maximum density as determined by ASTM D 698. The recompacted subgrade shall be proof-rolled with a pneumatic tired roller in order to detect any soft areas. Soft or wet areas will require removal and replacement with select material of at least (12") compacted thickness (2 lifts). Depressions from stump removal shall be cleaned of all organic matter and filled with select material.

2. Fill. Upon completion of subgrade preparation, place select material in uniform layers of loose material, six inches (6") in depth, within the moisture and density range specified in 1. above. Previous lifts and/or subgrade should be protected from moisture loss.

3. Final Grade. Conform to lines and grades shown on the drawings.

B. Slabs Below Grade: Excavate to (12") above final sub-grade. In order to preserve the in situ moisture of the subgrade, do not excavate the final (12") until prior to the floor slab construction or seal slab, where specified. If the soil at the time of final exposure and concrete placement is not within zero to four percent above optimum moisture content as determined by the Owner's Representative testing laboratory, the top (6") shall be recompacted at the proper moisture level. Soft and wet areas not achieving compaction will require removal and replacement with select material of at least (12") compacted thickness (2 lifts).

C. Compaction:

1. The subgrade and fill material shall be compacted to a minimum of 95 percent and maximum of 100 percent of maximum density at 0 to 4% above optimum moisture as determined by ASTM D698. The methods used to secure the specified compaction and moisture content shall be the Contractor's responsibility. Wet soils shall be worked by plowing, disking, or scarifying and air drying as required to reduce the moisture content to optimum levels.

2. The compacting equipment and method of compaction shall be such that uniform density will be obtained over the entire area and depth of material being compacted. All fill materials deposited in place by scrapers, dump trucks, drag lines or similar equipment shall be thoroughly broken up before being spread into uniform layers.

3. Moisten layers between lifts to achieve bonding.

4. Field density tests shall be performed at a rate of 1 test per each 500 cubic yards of material placed with a minimum of three tests per lift.

D. Vapor Barrier Membrane:

1. As soon as practical after final grading, while the base material is still at its optimum moisture content, install a vapor barrier membrane over the prepared surface at all locations. Provide membrane in the widest practical seamless widths.

2. Lay the membrane material continuous with the joints lapped (6") in the direction of the concrete placement. Carefully fit the membrane tight around all penetrations.

3. Before placing concrete, patch all holes and tears in membrane with patches cemented in place with adhesive. Seal around penetrations for conduit, piping, etc., with cold mastic.

E. Mud slabs (lean concrete seal slabs) shall be placed after final grading or within 4 hours of the removal of the last (12") of an excavation, while the base material is at its optimum moisture content, at locations indicated in Paragraph 3.06.B of this Specification.

3.05 EMBANKMENTS

A. After performing the proofroll on the subgrade, scarify the exposed subgrade to a depth of 8 inches. Adjust the scarified soil to a workable moisture content that is above its optimum value to not more than 4 percent above optimum, as determined by test method ASTM D-698. Compact the soil to at least 95 percent of its maximum dry density.

B. Compaction:

1. Place loose fill in 9 inches or less thickness. The subgrade and fill material shall be compacted to a minimum of 95 percent and maximum of 100 percent of maximum density at 0 to 4% above optimum moisture as determined by ASTM D698. The methods used to secure the specified compaction and moisture content shall be the Contractor's responsibility. Wet soils shall be worked by plowing, disking, or scarifying and air drying as required to reduce the moisture content to optimum levels.

2. The compacting equipment and method of compaction shall be such that uniform density will be obtained over the entire area and depth of material being compacted. All fill materials deposited in place by scrapers, dump trucks, drag lines or similar equipment shall be thoroughly broken up before being spread into uniform layers.

3. Moisten layers between lifts to achieve bonding.

4. Field density tests shall be performed at a rate of 1 test per each 500 cubic yards of material placed with a minimum of three tests per lift.

3.06 FINAL BACKFILL PROCEDURES

A. Backfill at Structure:

1. Complete backfill to the surface of natural ground or to the lines and grades shown on the drawings. Use select material except where special materials are shown on the drawings or specified for all structural excavation. Deposit backfill in uniform layers and compact each layer as specified.

2. Place backfill as promptly as practicable after completion of each structure or portion of a structure. The bottom 1/4 of wall height may be backfilled when the walls attain 75 percent of the specified 28-day compressive strength. The remaining wall height may be backfilled when the specified 28-day compressive strength is attained. Remove concrete forms before starting backfill and remove shoring and bracing as the work progresses.

Take care to prevent any wedging action of backfill against the structure. Step-cut the slopes at 0.91 m (3') intervals bounding the excavation as required to prevent wedging.

B. Compacting Backfill: Place material in uniform layers of prescribed maximum thickness and wet or dry the material to 0 to 4 percent above optimum moisture content. Compact with power-driven hand tampers to the prescribed density.

1. Regular and Select Material. Place in (6") maximum layers, loose measure. Compact to at least 95 percent of maximum soil density as determined by ASTM D 698.

2. Sand and Filter Material. Place in (6") maximum layers, loose measure. Compact to not less than 70 percent of maximum soil density as determined by ASTM 4253 and 4254.

3. On-Site Soil for Use as Backfill: On-site soil that is used as backfill shall be compacted to between 92 and 97 percent of the maximum dry density as determined by the Standard Proctor test, ASTM D 698. In conjunction with the compacting operations, this fill material shall be brought to between two percent below and three percent above the optimum moisture content (-2 to +3).

C. Protection: Guard rails, curbing, signs, lighting, and fencing etc., in the vicinity of the Contractor's operations shall be adequately protected, and if necessary removed and restored after backfilling. Curbing, fencing, or guard rails which are damaged during construction shall be replaced with material fully equal to that existing prior to construction.

3.07 EXCAVATED MATERIALS

A. Excavated material to be used for backfilling and finish grading shall be placed adjacent to the work, without excessive surcharge on the trench bank and separate from stockpiled topsoil and grass. Material shall not obstruct free access to valves and hydrants and not obstruct the operation of other contractors working at the site. Obstructing traffic with excavated material will not be allowed.

B. Excess material and material which is unsuitable for backfilling shall be removed from the site by the Contractor.

C. Should conditions make it impracticable or unsafe to stack material adjacent to the trench, the material shall be hauled and stored at a location provided by the Contractor at no additional cost to the Owner.

END OF SECTION

SECTION 31 23 33
TRENCHING AND BACKFILLING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. This **WORK** shall consist of all labor, equipment, and materials necessary for excavation, trenching, and backfilling for utility lines and other related WORK.

1.02 RELATED SECTIONS

1) The following is a list of SPECIFICATIONS which may be related to this section:

a. Section 01 57 19, Temporary Environmental Controls

b. Section 31 23 00, Excavation and Fill.

c. Section 31 25 00, Erosion and Sedimentation Control.

1.03 REFERENCES

A. The following is a list of standards which may be referenced in this section:

1. ASTM International (ASTM):

a. D698, Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12 400 ft-lbf/ft3 (600 kN-m/m3)).

b. D4253, Standard Test Methods for Maximum Index Density and Unit Weight of Soils Using a Vibratory Table.

2. Colorado Department of Transportation (CDOT).

3. Occupational Safety and Health Administration (OSHA).

1.04 SUBMITTALS

A. Submit certification that bedding and pipe zone material meets SPECIFICATION.

PART 2 PRODUCTS

2.01 MATERIAL

A. Muck Excavation:

1. Muck excavation shall also include the replacement of excavated muck with uniformly graded rock ranging from three-quarter (3/4) inch to one and one-half (1-1/2) inches or as required by ENGINEER.

2. ENGINEER shall determine which type of aggregate or other material shall be used after observing the specific site conditions.

B. Bedding and Pipe Zone Materials:

1. Well-Graded Sand:

Sieve Size	Total Percent Passing by Weight
3/8-inch	100
No. 4	95-100
No. 8	80-100
No. 16	50-85
No. 30	25-60
No. 50	10-30
No. 100	2-10

2. Squeegee Sand:

Sieve Size	Total Percent Passing by Weight
3/8 - inch	100
No. 200	0-5

3. CDOT #67:

Sieve Size	Total Percent Passing by Weight
1 inch	100
¾ - inch	90-100
3/8 - inch	20-55
No. 4	0-10
No. 8	0-5

a. It shall be the responsibility of **CONTRACTOR** to locate material meeting the **SPECIFICATIONS**, to test its ability to consolidate to at least seventy-five percent (75%) relative density, and to secure approval of ENGINEER before such material is delivered to the **PROJECT**.

b. Relative density shall be determined as stipulated in ASTM D4253.

A. Backfill:

1. Use only backfill for trenches which is free from rocks, large roots, other vegetation or organic matter, and frozen material.

2. No rocks greater than three (3) inches in diameter shall be allowed.

B. Cut-Off Walls:

1. Clay Cut-Off Walls: More than fifty percent (50%) shall pass a No. 200 Sieve. The plasticity index shall be greater than twelve (12).

2. Controlled Low Strength Material Backfill: (Flo-Fill, See Section 31 23 23, Flowable Fill).

PART 3 EXECUTION

3.01 GENERAL

A. The following procedures shall be followed by **CONTRACTOR** in sequencing the WORK:

1. No more than one hundred fifty (150) feet of trench shall be left open at any time.

2. The entire trench shall be backfilled to within fifty (50) feet of the open trench upon conclusion of each day's **WORK**.

3. The trench shall not be backfilled until the pipe installation is found acceptable by ENGINEER.

4. Trench shall be backfilled within one hundred (100) feet of the pipe installation at all times.

5. Clean-up shall be maintained within four hundred (400) feet of the trench excavation.

B. Prior to placement in the trench, all pipes, fittings, and appurtenances shall be cleaned and examined for defects by CONTRACTOR.

1. If found defective, **CONTRACTOR** shall reject the defective pipe, fitting, or appurtenance.

2. **CONTRACTOR** shall advise **ENGINEER** of all defective materials.

C. Surplus Excavation:

1. All surplus excavation shall be placed, in an orderly manner.

2. If material is stockpiled on private property, written permission shall be obtained from the property owner and provided to ENGINEER.

3.02 BSTRUCTIONS AND DISPOSAL OF WASTE MATERIAL

A. **CONTRACTOR** shall remove obstructions that do not require replacement from within the trench or adjacent areas such as tree roots, stumps, abandoned piling, buildings and concrete structures, frozen material, logs, and debris of all types without additional compensation.

B. **ENGINEER** may, if requested, make changes in the trench alignment to avoid major obstructions, if such alignment changes can be made within the **WORK** limits without adversely affecting the intended function of the facility.

C. Excavated materials unsuitable for backfill or not required for backfill shall be disposed of in accordance with local regulations.

3.03 RENCH EXCAVATION

A. All existing asphalt or concrete surfacing shall be saw cut vertically in a straight line, and removed from the job site prior to starting the trench excavation. This material shall not be used in any fill or backfill.

B. Clearance:

1. The trench shall be excavated so that a minimum clearance of six (6) inches is maintained on each side of the pipe for proper placement and densification of the bedding or backfill material.

2. The maximum clearance measured at the spring line of the pipe shall be eighteen (18) inches regardless of the type of pipe, type of soil, depth of excavation, or the method of densifying the bedding and backfill.

3. Except as otherwise dictated by construction conditions, the excavation shall be of such dimensions as to allow for the proper pipe installation and to permit the construction of the necessary pipe connections.

4. Care shall be taken to ensure that the excavation does not extend below established grades.

a. If the excavation is made below such grades, the excess excavation shall be filled in with sand or graded gravel deposited in horizontal layers not more than six (6) inches in thickness after being compacted and shall be moistened as required to within two percent (2%) of the optimum moisture content required for compaction of that soil. After being conditioned to have the required moisture content, the layers shall be compacted to the required density.

b. **CONTRACTOR** shall stockpile excavated materials in a safe manner. Stockpiles shall be graded for proper drainage.

c. **CONTRACTOR** shall place and grade the trench base to the proper grade ahead of pipe laying. The invert of the trench shall be compacted to provide a firm unyielding support along entire pipe length.

d. Surplus excavation shall be disposed of by **CONTRACTOR** at **CONTRACTOR's** expense.

3.04 PROTECTION

A. Sheeting and Shoring:

1. **CONTRACTOR** shall protect excavations by shoring, bracing, sheet piling, underpinning, or other methods required to prevent any excessive widening or sloughing of the trench which may be detrimental to human safety, to the pipe or appurtenances being installed, or to existing facilities or structures.

2. The latest requirements of OSHA shall be complied with at all times including trenching and confined space entry requirements.

3. **CONTRACTOR** shall be responsible for underpinning adjacent structures which may be damaged by excavation WORK, including service utilities and pipe chases.

B. Weather and Frost:

1. **CONTRACTOR** shall protect bottom of excavations and soil adjacent to and beneath foundations from frost.

2. Do not place backfill, fill, or embankment on frozen surfaces.

3. Do not place frozen materials, snow, or ice in backfill, fill, or embankments.

4. Do not deposit, tamp, roll, or otherwise mechanically compact backfill in water.

C. Drainage and Groundwater:

1. The excavation shall be graded to prevent surface water runoff into trench or excavation.

2. Maintain excavations and trenches free from water during construction.

3. Remove water encountered in trenches to the extent necessary to provide a firm subgrade, to permit joints to be made in the dry, and to prevent the entrance of water into the pipeline.

4. Divert surface runoff and use sumps, gravel blankets, well points, drain lines, or other means necessary to accomplish the above.

5. Maintain the excavation or trench free from water until the structure, or pipe to be installed therein, is completed to the extent that no damage from hydrostatic pressure, flotation, or other cause will result.

6. Prevent water from entering into previously constructed pipe.

7. Do not use the pipe under construction for dewatering.

3.05 FOUNDATIONS ON UNSTABLE SOILS

A. If the bottom of the excavation is soft or unstable, and in the opinion of **ENGINEER**, cannot satisfactorily support the pipe or structure, a further depth and width shall be excavated and refilled to six (6) inches below grade with rock or other approved material, uniformly graded between three-quarter (3/4) inch and one and one-half (1-1/2) inches to provide a firm foundation for the pipe or structure. From six (6) inches below grade to grade, the appropriate bedding material shall be placed to provide support for the pipe or structure.

3.06 PIPE BEDDING

A. After completion of the trench excavation and proper preparation of the foundation, six (6) inches of bedding material shall be placed on the trench bottom for support under the pipe.

B. Bell holes shall be dug deep enough to provide a minimum of two (2) inches of clearance between the bell and the bedding material.

C. All pipes shall be installed in such a manner as to ensure full support of the pipe barrel over its entire length.

D. After the pipe is adjusted for line and grade and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe.

E. For all types of pipe, the limits of bedding shall be as shown on the trench section details on the DRAWINGS.

F. Bedding shall be compacted to seventy five percent (75%) relative density in accordance with ASTM D4253. Care shall be exercised to ensure sufficient tamping under the pipe to achieve uniform support.

3.07 BACKFILL AND COMPACTION

A. All muck excavation, bedding, and pipe zone material shall be imported unless otherwise designated by OWNER's geotechnical engineer.

B. Pipe:

1. The pipe trench shall be backfilled to the limits as shown on the DRAWINGS.

2. The backfill in all areas shall be compacted by vibrating, tamping, or a combination thereof to seventy five percent (75%) relative density for sand material as determined by the relative density of cohesionless soils test, ASTM D4253, or to ninety five percent (95%) of the Maximum Standard Proctor Density for cohesive soils as determined by ASTM D698.

3. All backfill shall be brought up to equal height along each side of the pipe in such a manner as to avoid displacement.

4. Bedding shall be distributed in 6-inch (6") maximum lifts over the full width of the trench.

5. Wet, soft or frozen material, asphalt chunks, or other deleterious substances shall not be used for backfill.

6. If the excavated material is not suitable for backfill, as determined by ENGINEER, suitable material shall be hauled in and utilized and the rejected material hauled away and disposed of.

7. Backfilling shall be conducted at all times in a manner to prevent damage to the pipe or its coating and shall be kept as close to the pipe laying operation as practical.

8. Backfilling procedures shall conform to the additional requirements, if any, of appropriate agencies or private right-of-way agreements.

C. Unsurfaced Areas: All surface cuts shall be, as a minimum, restored to a condition equal to that prior to construction.

D. Surfaced Areas:

1. All surface cuts shall be, as a minimum, restored to a condition equal to that prior to construction.

2. All gravel or paved streets shall be restored in accordance with the regulations and requirements of the agency having control or jurisdiction over the street, roadway, or right-of-way.

E. Grassed or Landscaped Areas:

1. In landscaped or agricultural areas, topsoil, to a depth of twelve (12) inches, shall be removed from the area of general disturbance and stockpiled.

2. After installation of all pipelines, appurtenances and structures and completion of all backfill and compaction, the stockpiled topsoil shall be redistributed evenly over all disturbed areas.

3. Care should be taken to conform to the original ground contour or final grading plans.

3.08 FIELD QUALITY CONTROL

A. In-place moisture density tests will be performed to ensure trench backfill complies with specified requirements. The following minimum tests will be performed.

1. Trench Bedding: One per two hundred (1 per 200) feet.

2. Backfill: One per two hundred (1 per 200) feet.

B. Backfill Compaction Tests:

1. Backfill compaction tests will be performed until compaction meets or exceeds requirements.

2. The cost of "passing" tests will be paid by OWNER.

3. Costs associated with "failing" tests shall be paid by CONTRACTOR.

C. Pipe bedding will be tested prior to placement of backfill.

D. Testing of all bedding and backfill material will be done in compliance with Occupational Safety & Health Administration (OSHA) – Excavations.

3.09 RESTORATION

A. Scarify surface, reshape, and compact to required density completed or partially completed areas of WORK disturbed by subsequent construction operations or by adverse weather.

B. Maintain and correct backfill, fill, and embankment settlement and make necessary repairs to pavement structures, seeding, and sodding which may be damaged as a result of settlement for the guarantee period.

C. Such maintenance and correction may be performed by subcontract.

D. Upon completion of the WORK, all plants, rubbish, unused materials, concrete forms, and other like material shall be removed from the job site.

E. The site shall be left in a state of order and cleanliness.

END OF SECTION

SECTION 31 25 00
EROSION AND SEDIMENT CONTROL

PART 1 - GENERAL

1.01 SUMMARY

a. Section Includes:

i. Implementation of the project's Storm Water Pollution Prevention Plan (SWPPP) and installation, maintenance, removal of erosion and sediment controls devices, and establishment of final stabilization.

b. B. Deviations from this City of Austin Standard Specification
   i. None.

c. C. Related Specification Sections include, but are not necessarily limited to:
   i. Division 0 – Bidding Requirements, Contract Forms and Conditions of the Contract

   ii. Division 1 – General Requirements

1.02 PRICE AND PAYMENT PROCEDURES

a. Measurement and Payment

i. Storm Water Pollution Prevention Plan <1 acre

1. Measurement

a. This Item is considered subsidiary to the various Items bid.

2. Payment

a. The work performed and the materials furnished in accordance with this Item are subsidiary to the structure or Items being bid and no other compensation will be allowed.

ii. Storm Water Pollution Prevention Plan ≥ 1 acre

1. Measurement for this Item shall be by lump sum.

2. Payment

a. The work performed and the materials furnished in accordance with this Item shall be paid for at the lump sum price bid for "SWPPP ≥ 1 acre".

3. The price bid shall include:

a. Preparation of SWPPP

b. Implementation

c. Permitting fees

d. Installation

e. Maintenance

f. Removal

g. Obtaining and/or complying with grading and/or fill permits, if required

h. Final stabilization

1.03 REFERENCES

a. Reference Standards

i. Reference standards cited in this Specification refer to the current reference standard published at the time of the latest revision date logged at the end of this Specification, unless a date is specifically cited

b. ASTM Standard:

i. ASTM D3786, Standard Test Method for Bursting Strength of Textile

ii. Fabrics—Diaphragm Bursting Strength Tester Method

iii. ASTM D4632, Standard Test Method for Grab Breaking Load and Elongation

iv. of Geotextiles

v. ASTM D4751, Standard Test Method for Determining Apparent Opening Size

vi. of a Geotextile

vii. ASTM D4833, Standard Test Method for Index Puncture Resistance of

viii. Geomembranes and Related Products

c. Texas Commission on Environmental Quality (TCEQ) TPDES General Permit No. TXR150000

d. TxDOT Departmental Material Specifications (DMS)

i. DMS-6230 "Temporary Sediment Control Fence Fabric"

1.04 SUBMITTALS

a. Storm Water Pollution Prevention Plan (SWPPP)

b. TCEQ Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity under the TPDES General Permit

c. Construction Site Notice

d. TCEQ Notice of Termination (NOT) for Storm Water Discharges Associated with Construction Activity under the TPDES General Permit

e. Notice of Change (if applicable)

f. Grading and/or fill permit, if required

END OF SECTION

BURIED PIPING INSTALLATION

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Contractor shall provide all labor, materials, equipment, and incidentals as shown, specified, and required to install and test all buried piping, fittings, and specials. The Work includes the following:

1. All types and sizes of buried piping, except where buried piping installations are specified under other Sections or other contracts.

2. Unless otherwise shown or specified, this Section includes all buried piping Work required, beginning at the outside face of structures or structure foundations, including piping beneath structures, and extending away from structures.

3. Work on or affecting existing buried piping.

4. Installation of all jointing and gasket materials, specials, flexible couplings, mechanical couplings, harnessed and flanged adapters, sleeves, tie rods, cathodic protection, and other Work required for a complete, buried piping installation.

5. Supports, restraints, and thrust blocks.

6. Pipe encasements, with the exception of piping embedded in concrete within a structure or foundation.

7. Field quality control, including testing.

8. Cleaning and disinfecting.

9. Incorporation of valves, meters, and special items shown or specified into piping systems in accordance with the Contract Documents and as required.

B. Coordination:

1. Review installation procedures under this and other Sections and coordinate installation of items to be installed with or before buried piping Work.

2. Coordinate with appropriate piping Sections of Division 40, Process Integration.

1.02 RELATED WORK

A. Section 31 71 19, Tunnel Excavation by Tunnel Boring Machine.

1.03 SUBMITTALS

A. Action Submittals:

1. Shop Drawings:

a. Laying schedules for concrete pipe and piping with restrained joints.

b. Details of piping, specials, joints, harnessing and thrust blocks, and connections to piping, structures, equipment, and appurtenances.

2. Product Data:

a. Manufacturer's literature and specifications, as applicable, for products specified in this Section.

3. Testing Procedures:

a. Submit proposed testing procedures, methods, apparatus, and sequencing. Obtain Engineer's approval prior to commencing testing.

B. Informational Submittals:

1. Certificates:

a. Certificate signed by manufacturer of each product certifying that product conforms to applicable referenced standards.

2. Field Quality Control Submittals:

a. Results of each specified field quality control test.

C. Closeout Submittals:

1. Record Documentation:

a. Maintain accurate and up-to-date record documents showing modifications made in the field, in accordance with approved submittals, and other Contract modifications relative to buried piping Work. Submittal shall show actual location of all piping Work and appurtenances at same scale as the Drawings.

b. Show piping with elevations referenced to Project datum and dimensions from permanent structures. For each horizontal bend in piping, include dimensions to at least three permanent structures, when possible. For straight runs of piping provide offset dimensions as required to document piping location.

c. Include profile drawings with buried piping record documents when the Contract Documents include piping profile drawings.

1.04 REFERENCE STANDARDS

A. ASTM C924, Practice for Testing Concrete Pipe Sewer Lines by Low- Pressure Test Method.

B. ASTM D2321, Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity-Flow Applications.

C. ASTM D2774, Practice for Underground Installation of Thermoplastic Pressure Piping.

D. ASTM F1417, Test Method for Installation Acceptance of Plastic Gravity Sewer Lines using Low-Pressure Air.

E. 14. ANSI/AWWA C105, Polyethylene Encasement for Ductile-Iron Pipe Systems.

F. ANSI/AWWA C111, Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings.

G. ANSI/AWWA C600, Installation of Ductile-Iron Water Mains and Their Appurtenances.

H. ANSI/AWWA C605, Underground Installation of Polyvinyl Chloride **[PVC]** Pressure Pipe and Fittings for Water.

I. ANSI/AWWA C606, Grooved and Shouldered Joints.

J. ANSI/AWWA C651, Disinfecting Water Mains.

K. AWWA M23, PVC Pipe - Design and Installation.

L. AWWA M41, Ductile-Iron Pipe and Fittings.

M. ASCE 37, Design and Construction of Sanitary and Storm Sewers.

N. American Concrete Pipe Association, Concrete Pipe Handbook.

O. Chlorine Institute, Inc., Piping Systems for Dry Chlorine, Pamphlet No. 6.

P. NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

1.05 QUALITY ASSURANCE

A. Regulatory Requirements:

1. Comply with requirements and recommendations of authorities having jurisdiction over the Work.

B. Obtain required permits for Work in roads, rights-of-way, railroads, and other areas of the Work.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Delivery:

1. Deliver materials to the Site to ensure uninterrupted progress of the Work.

2. Upon delivery inspect pipe and appurtenances for cracking, gouging, chipping, denting, and other damage and immediately remove from Site and replace with acceptable material.

B. Storage:

1. Store materials to allow convenient access for inspection and identification. Store material off ground using pallets, platforms, or other supports. Protect packaged materials from corrosion and deterioration.

2. Pipe and fittings other than PVC and CPVC may be stored outdoors without cover. Cover PVC and CPVC pipe and fittings stored outdoors.

C. Handling:

1. Handle pipe, fittings, specials, and accessories carefully in accordance with pipe manufacturer's recommendations. Do not drop or roll material off trucks. Do not drop, roll or skid piping.

2. Avoid unnecessary handling of pipe.

3. Keep pipe interiors free from dirt and foreign matter.

4. Protect interior linings and exterior coatings of pipe and fittings from damage. Replace pipe and fittings with damaged lining regardless of cause of damage.

PART 2 PRODUCTS

2.01 MATERIALS

A. Piping materials are specified in the Contract Drawings.

B. General:

1. Manufacturer shall cast or paint on each length of pipe and each fitting pipe material, diameter, and pressure or thickness class.

PART 3 EXECUTION

3.01 INSTALLATION

A. General:

1. Install piping as shown, specified, and as recommended by pipe and fittings manufacturer.

2. In event of conflict between manufacturer's recommendations and the Contract Documents, request interpretation from Engineer before proceeding.

3. Engineer will observe excavations and bedding prior to laying pipe by Contractor. Notify Engineer in advance of excavating, bedding, pipe laying, and backfilling operations.

4. Minimum cover over buried piping shall be 5 feet, unless otherwise shown or approved by Engineer.

5. Earthwork is specified in Item No. 804, Excavation, Trenching, and Backfill.

6. Excavation in excess of that required or shown, and that is not authorized by Engineer shall be filled at Contractor's expense with drainage fill furnished, placed, and compacted in accordance with Section 31 23 00, Excavation and Fill.

7. Comply with NFPA 24 for "Outside Protection", where applicable to water piping systems used for fire protection.

B. Separation of Sewers and Potable Water Piping:

1. Horizontal Separation:

a. Where possible, existing and proposed potable water mains and service lines, and sanitary, combined, and storm sewers shall be separated horizontally by clear distance of at least ten feet.

b. If local conditions preclude the specified clear horizontal separation, installation will be allowed if potable water main is in separate trench or on undisturbed earth shelf on one side of sewer and with bottom of potable water main at least 18 inches above top of sewer.

2. Exception:

a. Where it is not possible to provide minimum horizontal separation described above, construct potable water main of cement-lined ductile iron pipe with restrained push-on joint or restrained mechanical joint pipe complying with public water supply design standards of authority having jurisdiction. Hydrostatically test water main and sewer as specified in this Section prior to backfilling. Hydrostatic test pressure at crossing shall be at least 150 psi.

3. Vertical Separation:

a. Provide minimum vertical distance of 18 inches between outside of potable water main and outside of sewer when sewer crosses over potable water main.

b. Center a section of potable water main pipe at least 17.5 feet long over sewer so that sewer joints are equidistant from potable water main joints.

c. Provide adequate structural support where potable water main crosses under sewer. At minimum, provide compacted select backfill for ten feet on each side of crossing.

d. Exceptions:

1) Where it is not possible to provide minimum vertical separation described above, construct potable water main of cement-lined ductile iron pipe with restrained push-on joint or restrained mechanical joint pipe. Hydrostatically test water main and sewer as specified in this Section, prior to backfilling. Hydrostatic test pressure at crossing shall be at least 150 psi.

2) Encase either potable water main or sewer in watertight carrier pipe extending ten feet on each side of crossing, measured perpendicular to potable water main.

C. Plugs:

1. Temporarily plug installed pipe at end of each day of work or other interruption of pipe installation to prevent entry of animals, liquids, and persons into pipe, and entrance or insertion of deleterious materials into pipe.

2. Install standard plugs in bells at dead ends, tees, and crosses. Cap spigot and plain ends.

3. Fully secure and block plugs, caps, and bulkheads installed for testing to withstand specified test pressure.

4. Where plugging is required for phasing of the Work or subsequent connection of piping, install watertight, permanent type plugs, caps, or bulkhead acceptable to Engineer.

D. Bedding Pipe: Bed pipe as specified and in accordance with details on the Drawings.

1. Trench excavation and backfill, and bedding materials shall conform to Section 31 23 05, Excavation and Fill, as applicable.

2. Where Engineer deems existing bedding material unsuitable, remove and replace existing bedding with approved granular material furnished, placed, and compacted in accordance with Section 31 23 05, Excavation and Fill. Payment for additional excavation and providing granular material will be made under the unit price payment items in the Contract.

3. Where pipe is installed in rock excavation, provide minimum of three inches of granular bedding material underneath pipe smaller than four-inch nominal diameter, and minimum of six inches of granular bedding material underneath pipes four-inch nominal diameter and larger.

4. Excavate trenches below bottom of pipe by amount shown and indicated in the Contract Documents. Remove loose and unsuitable material from bottom of trench.

5. Carefully and thoroughly compact pipe bedding with handheld pneumatic compactors.

6. Do not lay pipe until Engineer approves bedding condition.

7. Do not bring pipe into position until preceding length of pipe has been bedded and secured in its final position.

E. Laying Pipe:

1. Conform to manufacturer's instructions and requirements of standards and manuals listed below, as applicable:

   a. Ductile Iron Pipe: ANSI/AWWA C600, ANSI/AWWA C105, AWWA M41.

   b. Concrete Pipe: AWWA M9.

   c. Steel Pipe: ANSI/AWWA C206, AWWA M11.

   d. Thermoplastic Pipe: ASTM D2321, ASTM D2774, ANSI/AWWA C605, AWWA M23, AWWA M45, AWWA, M55.

   e. \

2. Install pipe accurately to line and grade shown and indicated in the Contract Documents, unless otherwise approved by Engineer. Remove and reinstall pipes that are not installed correctly.

3. Slope piping uniformly between elevations shown.

4. Keep groundwater level in trench at least 24 inches below bottom of pipe before laying pipe. Do not lay pipe in water. Maintain dry trench conditions until jointing and backfilling are complete. Keep clean and protect interiors of pipe, fittings, valves, and appurtenances.

5. Start laying pipe at lowest point and proceed towards higher elevations, unless otherwise approved by Engineer.

6. Place bell and spigot-type pipe so that bells face the direction of laying, unless otherwise approved by Engineer.

7. Place concrete pipe containing elliptical reinforcement with minor axis of reinforcement in vertical position.

8. Excavate around joints in bedding and lay pipe so that pipe barrel bears uniformly on trench bottom.

9. Deflections at joints shall not exceed 75 percent of amount allowed by pipe manufacturer, unless otherwise approved by Engineer.

10. For PVC and CPVC piping with solvent welded joints, 2.5-inch diameter and smaller, and copper tubing, snake piping in trench to compensate for thermal expansion and contraction.

11. Carefully examine pipe, fittings, valves, and specials for cracks, damage, and other defects while suspended above trench before installation. Immediately remove defective materials from the Site and replace with acceptable products.

12. Inspect interior of all pipe, fittings, valves, and specials and completely remove all dirt, gravel, sand, debris, and other foreign material from pipe interior and joint recesses before pipe and appurtenances are moved into excavation. Bell and spigot-type mating surfaces shall be thoroughly wire brushed, and wiped clean and dry immediately before pipe is laid.

13. Field cut pipe, where required, with machine specially designed for cutting the type of pipe being installed. Make cuts carefully, without damage to pipe, coating or lining, and with smooth end at right angles to axis of pipe. Cut ends on push-on joint type pipe shall be tapered and sharp edges filed off smooth. Do not flame-cut pipe.

14. Do not place blocking under pipe, unless specifically approved by Engineer for special conditions.

15. Touch up protective coatings in manner satisfactory to Engineer prior to backfilling.

16. Notify Engineer in advance of backfilling operations.

17. On steep slopes, take measures acceptable to Engineer to prevent movement of pipe during installation.

18. Thrust Restraint: Where required, provide thrust restraint conforming to Article 3.02 of this Section.

19. Exercise care to avoid flotation when installing pipe in cast-in-place concrete, and in locations with high groundwater.

F. Jointing Pipe:

1. Ductile Iron Mechanical Joint Pipe:

a. Immediately before making joint, wipe clean the socket, plain end, and adjacent areas. Taper cut ends and file off sharp edges to provide smooth surface.

b. Lubricate plain ends and gasket with soapy water or manufacturer's recommended pipe lubricant, in accordance with ANSI/AWWA C111, just prior to slipping gasket onto plain end of the joint assembly.

c. Place gland on plain end with lip extension toward the plain end, followed by gasket with narrow edge of gasket toward plain end.

d. Insert plain end of pipe into socket and press gasket firmly and evenly into gasket recess. Keep joint straight during assembly.

e. Push gland toward socket and center gland around pipe with gland lip against gasket.

f. Insert bolts and hand-tighten nuts.

g. If deflection is required, make deflection after joint assembly and prior to tightening bolts. Alternately tighten bolts approximately 180 degrees apart to seat gasket evenly. Bolt torque shall be as follows:

Pipe Diameter (inches)	Bolt Diameter (inches)	Range of Torque (ft-lbs)
3	5/8	45 to 60
4 to 24	3/4	75 to 90
30 to 36	1	100 to 120
42 to 48	1.25	120 to 150

h. Bolts and nuts, except those of stainless steel, shall be coated with two coats, minimum dry film thickness of eight mils each, of high build solids epoxy or bituminous coating manufactured by Tnemec, or equal.

2. Ductile Iron Push-On Joint Pipe:

a. Prior to assembling joints, thoroughly clean with wire brush the last eight inches of exterior surface of spigot and interior surface of bell, except where joints are lined or coated with a protective lining or coating.

b. Wipe clean rubber gaskets and flex gaskets until resilient. Conform to manufacturer's instructions for procedures to ensure gasket resiliency when assembling joints in cold weather.

c. Insert gasket into joint recess and smooth out entire circumference of gasket to remove bulges and to prevent interference with proper entry of spigot of entering pipe.

d. Immediately prior to joint assembly, apply thin film of pipe manufacturer's recommended lubricant to surface of gasket that will come in contact with entering spigot end of pipe, or apply a thin film of lubricant to outside of spigot of entering pipe.

e. For assembly, center spigot in pipe bell and push pipe forward until spigot just makes contact with rubber gasket. After gasket is compressed and before pipe is pushed or pulled in the rest of the way, carefully check gasket for proper position around the full circumference of joint. Final assembly shall be made by forcing spigot end of entering pipe past gasket until spigot makes contact with base of the bell. When more than a reasonable amount of force is required to assemble the joint, remove spigot end of pipe to verify proper positioning of gasket. Do not use gaskets that have been scored or otherwise damaged.

f. Maintain an adequate supply of gaskets and joint lubricant at the Site when pipe jointing operations are in progress.

3. Ductile Iron Proprietary Joints:

a. Install pipe that utilizes proprietary joints for restraint or other such joints, in accordance with manufacturer's instructions.

4. Thermoplastic Pipe Joints:

a. Solvent Cement Welded Joints:

1) Bevel pipe ends and remove all burrs before making joints. Clean pipe and fittings thoroughly. Do not attempt to make solvent cement joints if temperature is below 40 degrees F. Do not make solvent cement welded joints in wet conditions.

2) Use solvent cement supplied or recommended by pipe manufacturer.

3) Apply joint primer and solvent cement and assemble joints in accordance with recommendations and instructions of manufacturer of joint materials and pipe manufacturer.

4) Take appropriate safety precautions when using joint primers and solvent cements. Allow air to circulate freely through pipelines to allow solvent vapors to escape. Slowly admit water when flushing or filling pipelines to prevent compression of gases within pipes.

b. Bell and Spigot Joints:

1) Bevel pipe ends, remove all burrs, and provide a reference mark at correct distance from pipe end before making joints.

2) Clean spigot end and bell thoroughly before making the joint. Insert O-ring gasket while ensuring that gasket is properly oriented. Lubricate spigot with manufacturer's recommended lubricant. Do not lubricate bell and O-ring. Insert spigot end of pipe carefully into bell until reference mark on spigot is flush with bell.

5. Mechanical Coupling Joints:

a. Mechanical couplings include: sleeve-type flexible couplings, split flexible couplings, ANSI/AWWA C606 grooved or shouldered end couplings, plasticized PVC couplings, and other mechanical couplings.

b. Prior to installing and assembling mechanical couplings, thoroughly clean joint ends with wire brush to remove foreign matter.

c. For mechanical couplings that incorporate gaskets, after cleaning apply lubricant to rubber gasket or inside of coupling housing and to joint ends. After lubrication, install gasket around joint end of previously installed piece and

mate joint end of subsequent piece to installed piece. Position gasket and place coupling housing around gasket and over grooved or shouldered joint ends. Insert bolts and install nuts tightly by hand. Tighten bolts uniformly to produce an equal pressure on all parts of housing. When housing clamps meet metal to metal, joint is complete and further tightening is not required.

d. For plasticized PVC couplings, loosen the stainless steel clamping bands and remove clamps from coupling. Slide coupling over plain ends of pipes to be joined without using lubricants. Place clamps over each end of coupling at grooved section and tighten with torque wrench to torque recommended by manufacturer.

G. Backfilling:

1. Place backfill as Work progresses. Backfill by hand and use powertampers until pipe is covered by at least one foot of backfill.

H. Connections to Valves and Hydrants:

1. Install valves and hydrants as shown and indicated in the Contract Documents.

2. Provide suitable adapters when valves or hydrants and piping have different joint types.

3. Provide thrust restraint at all hydrants and at valves located at pipeline terminations.

I. Transitions from One Type of Pipe to Another:

1. Provide necessary adapters, specials, and connection pieces required when connecting different types and sizes of pipe or connecting pipe made by different manufacturers.

J. Closures:

1. Provide closure pieces shown or required to complete the Work.

3.02 THRUST RESTRAINT

A. Provide thrust restraint on pressure piping systems where shown or indicated in the Contract Documents.

B. Thrust restraint may be accomplished by using restrained pipe joints orconcrete thrust blocks. Thrust restraints shall be designed for axial thrust exerted by test pressure as required by the Owner.

C. Place concrete thrust blocks against undisturbed soil. Where undisturbed soil does not exist, or for projects where the Site consists of backfill material, thrust restraint shall be provided by restrained pipe joints.

D. Restrained Pipe Joints:

1. Pipe joints shall be restrained by means suitable for the type of pipe being installed.

a. Ductile Iron, Push-on Joints and Mechanical Joints: Restrain with proprietary restrained joint system; lugs and tie rods; or other joint restraint systems approved by Engineer.

b. Thermoplastic Joints: Where bell and spigot-type or other non-restrained joints are utilized, provide tie rods across joint or other suitable joint restraint system, subject to the approval of Engineer.

c. Prestressed Concrete Cylinder Pipe Joints: Restrain utilizing clamp type restrained joint, snap ring-type restrained joint, or by welding. Concrete pipe requiring restraint shall have sufficient longitudinal steel reinforcement provided to handle thrust forces at maximum design stress of 12,500 psi. Longitudinal thrust forces must be transmitted directly to steel joint bands using welded connections sufficient to carry stresses involved. No allowance for the concrete to handle tensile forces is allowed. Thrust restraint shall be in accordance with ANSI/AWWA Manual M9.

d. Joints for Concrete Pipe Other than Prestressed Concrete Cylinder Pipe: Restrain joints utilizing clamp type restrained joint or snap ring-type restrained joint.

E. Concrete Thrust Blocks:

1. Provide concrete thrust blocks on pressure piping at changes in alignment of 15 degrees or more, at tees, plugs and caps, and where shown or indicated in the Contract Documents. Construct thrust blocks of Class B concrete.

2. Install thrust blocks against undisturbed soil. Place concrete so that pipe and fitting joints are accessible for repair.

3. Concrete thrust block size shall be as shown on the Drawings or as approved by Engineer.

3.03 WORK AFFECTING EXISTING PIPING

A. Location of Existing Underground Facilities:

1. Locations of existing Underground Facilities shown on the Drawings should be considered approximate.

2. Determine the true location of existing Underground Facilities to which connections are to be made, crossed, and that could be disturbed, and determine location of Underground Facilities that could be disturbed during excavation and backfilling operations, or that may be affected by the Work.

3.04 FIELD QUALITY CONTROL

A. General:

1. Test all piping in this Section.

2. When authorities having jurisdiction are to witness tests, notify Engineer and authorities having jurisdiction in writing at least 48 hours in advance of testing.

3. Conduct all tests in presence of Engineer.

4. Remove or protect pipeline-mounted devices that could be damaged by testing.

5. Provide all apparatus and services required for testing, including:

   a. Test pumps, compressors, hoses, calibrated gages, meters, test containers, valves, fittings, and temporary pumping systems required to maintain Owner's operations.

   b. Temporary bulkheads, bracing, blocking, and thrust restraints.

6. Provide air if an air test is required, power if pumping is required, and gases if gases are required.

7. Unless otherwise specified, Owner will provide fluid required for hydrostatic testing. Contractor shall provide means to convey fluid for hydrostatic testing into piping being tested. Contractor shall provide fluid for other types of testing required.

8. Repair observed leaks and repair pipe that fails to meet acceptance criteria. Retest after repair.

9. Unless otherwise specified, testing shall include existing piping systems that connect with new piping system. Test existing pipe to nearest valve. Piping not installed by Contractor and that fails the test shall be repaired upon authorization of Owner. Unless otherwise included in the Work, repair of existing piping or Underground Facilities will be paid as extra Work.

B. Testing:

1. Unless otherwise specified, required test pressures are at lowest elevation of pipeline segment being tested.

2. Test Pressure:

   a. Test pressure as required by the Owner based on maximum anticipated sustained operating pressure and methods described in applicable ANSI/AWWA manual or standard that applies to the piping system.

3. Hydrostatic Testing:

   a. Preparation for Testing:

1) For thermoplastic pipe, follow procedures described in Section 7 of ANSI/AWWA Standard C605.

2) For other piping follow procedures described in ANSI/AWWA Manual M9, except that minimum wetting period required immediately prior to testing for asbestos cement pipe shall be 24 hours rather than the 48 hours prescribed for concrete pipe. Wetting period is not required for pipe that is not cement mortar-lined.

4. Test Procedure:

   a. Fill pipeline slowly to minimize air entrapment and surge pressures. Fill rate shall not exceed one foot of pipe length per second in pipe being tested.

   b. Expel air from pipe as required. Obtain approval of Engineer prior to tapping pipe for expelling air.

   c. Examine exposed joints and valves and make repairs to eliminate visible leakage.

   d. After specified wetting period, add fluid as required to pressurize line to required test pressure. Maintain test pressure for a stabilization period of ten minutes before beginning test.

   e. Timed test period shall not begin until after pipe has been filled, exposed to required wetting period, air has been expelled, and pressure stabilized.

   f. Timed Test Period: After stabilization period, maintain test pressure for at least two hours. During timed testing period, add fluid as required to maintain pressure within five psig of required test pressure. Test pressure shall then remain steady for one hour, indicating no leakage.

   g. Pump from test container to maintain test pressure. Measure volume of fluid pumped from test container and record on test report. Record pressure at test pump at 15 minute intervals for duration of test.

5. Allowable Leakage Rates: Leakage is defined as the quantity of fluid supplied to pipe segment being tested to maintain pressure within five psi of test pressure during timed test period. Allowable leakage rates for piping are:

   a. Rates based on formula or table in ANSI/AWWA Manual M41:

      1) Metal pipe joined with rubber gaskets as sealing members, including the following joint types:

      2) Bell and spigot and push-on joints.

      3) Mechanical joints.

      4) Bolted sleeve type couplings.

5) Grooved and shouldered couplings.

b. Rates based on make-up allowance in ANSI/AWWA Manual M9:

6) Prestressed concrete cylinder pipe and other types of concrete pipe joined with O-ring rubber gasket sealing members.

c. Rates based on formula or table in ANSI/AWWA C605:

7) Plastic pipe joined with O-ring gasket sealing members.

C. Vertical Deflection Test for Thermoplastic, FRP, and HDPE Pipe:

1. Conduct vertical deflection test at least thirty days after backfill has been placed.

2. Manually pull pin-type vertical gauge mounted on sled through pipe. Gauge shall be manufactured by Quality Test Products, or equal. Set gauge so that sled will stop if vertical deflection of pipe exceeds five percent. Excavate and re-install piping that fails deflection test, and retest.

3. Use rigid ball or mandrel for deflection test, which shall have diameter of at least 95 percent of base inside diameter or average inside diameter of piping, depending on which is specified in applicable ASTM standard, including appendix, to which pipe is manufactured. Perform test without mechanical pulling devices. Re-install and retest pipe segments that exceed deflection of five percent.

3.05 CLEANING AND DISINFECTION

A. Cleaning, General: Clean pipe systems as follows:

1. Thoroughly clean all piping, including flushing with water, dry air, or inert gas as required, in manner approved by Engineer, prior to placing in service.

2. Flush chlorine solution and sodium hypochlorite piping with water.

3. Piping 24-inch diameter and larger shall be inspected from inside and debris, dirt and foreign matter removed.

4. For piping that requires disinfection and has not been kept clean during storage or installation, swab each section individually before installation with five percent sodium hypochlorite solution.

B. Disinfection:

1. Disinfect all potable and finished water piping.

2. Suggested procedure for accomplishing complete and satisfactory disinfection is specified below.

a. Prior to disinfection, clean piping as specified and flush thoroughly.

b. Conform to procedures described in ANSI/AWWA C651. Use continuous feed method of disinfecting, unless alternative method is acceptable to Engineer.

3. Water for initial flushing, testing, and disinfection will be furnished by Owner. Contractor shall provide all temporary piping, hose, valves, appurtenances, and services required. Cost of water required for redisinfection will be paid by Contractor to Owner at water utility's standard rates.

4. Chlorine shall be provided by Contractor.

5. Bacteriologic tests will be performed by Owner. Certified test laboratory report will be provided to Contractor, if requested.

6. Chlorine concentration in water entering the piping shall be between 50 and 100 ppm, such that minimum residual concentration of 25 mg/L remains after24-hour retention period. Disinfect piping and all related components. Repeat as necessary to provide complete disinfection.

7. After required retention period, flush chlorinated water to closed drain line, unless otherwise acceptable to Engineer. Properly dispose of chlorinated water in accordance with Laws and Regulations. Do not discharge chlorinated water to storm sewers, ditches, or overland.

END OF SECTION

HYDROSTATIC TESTING

PART 1 GENERAL

1.01 SCOPE OF WORK

A. This Section specifies the general requirements for testing the various piping systems shown on the Construction Plans and specified elsewhere in these Specifications.

1.02 SUBMITTALS

A. Test Records:

1. Records shall be maintained of all tests performed.

2. Test records shall include:

a. Date of Testing

b. Identification of Piping Tested

c. Test Fluid

d. Test Pressure

e. Signatures of Contractor and Engineer

3. If leaks are found, they shall be noted, on the record. After correction, retesting as specified for original test.

4. Records of test shall be maintained by the Contractor and furnished to the Engineer.

B. Valves specified to be manufactured in accordance with AWWA and/or other standards must be submitted with an appropriate affidavit of compliance.

C. Operation and Maintenance Manuals: Operating and maintenance instructions shall be furnished as provided in Section 01 78 23 Operation and Maintenance Data. The instructions shall be prepared specifically for this installation and shall include all required cuts, drawings, equipment lists, descriptions, and other information required to instruct operating and maintenance personnel unfamiliar with such equipment.

1.03 REFERENCE STANDARDS

A. American Water Works Association (AWWA) C600-93 Section 4 Hydrostatic Testing

1.04 QUALITY ASSURANCE

A. Hydrostatic tests consisting of pressure tests and leakage tests shall be conducted on all newly-installed water distribution system pressure pipes and appurtenances. The tests shall

be in accordance with the provisions listed in this specification and with the provisions of AWWA C600 or M23 as applicable.

PART 2 PRODUCTS

2.01 TEST FLUIDS

A. Hydrostatic Test: Water should be used as the test fluid whenever possible. In those systems where water cannot be used the test fluid may be either the one to be used in the system or the one agreed upon by the Engineer and the Contractor.

B. Service Pressure Test: The fluid for which the system is designed shall be the test fluid.

C. Pneumatic Test: Compressed air shall normally be used. Other gases may be used when specified or directed by the Engineer. Test pressures shall be 110% of the anticipated maximum operating pressure, but not exceeding 100 psig, and not less than 5 psig at the highest point in the system.

2.02 TEST EQUIPMENT

A. Hydrostatic Test:

1. Water - Of sufficient capacity to deliver the required test pressure.

2. Strainer - On inlet side of the pump to prevent foreign matter from entering the system.

3. Valves - Shall be provided on the suction and discharge side of the pump.

4. Heater - To allow heating of the test fluid when elevated temperatures are required for test.

5. Relief Valve - Set at a pressure to relieve at 20 to 25% above the required test pressure.

6. Pressure Gage(s) - Capable of reaching 50% over the test pressure. These should be located at the pump discharge and any other place deemed convenient by the Contractor.

7. Pressure gages and relief valves shall be checked for accuracy before use in test procedures.

B. Service Pressure Test:

1. A pressure gage capable of registering 25 psi over the design pressure shall be installed down-stream from the supply shut-off valve if one is not included in the system

C. Pneumatic Test:

1. Building supply air to deliver the required test pressure if available, or provide a compressor capable of the required test pressure.

2. Valves shall be provided on the discharge side of the pump.

3. Relief valve to relieve at 10 to 15% over the test pressure.

4. Pressure gage(s) capable of reaching 50% over the test pressure. A gage shall be located on the pump discharge and other location as required.

PART 3 EXECUTION

3.01 HYDROSTATIC TEST

A. This test Specification shall be used to hydrostatically test piping systems for structural integrity and leaks. The test shall be performed at ambient temperature unless otherwise specified.

B. A hydrostatic test shall be performed after services are connected and final grading and placement are complete.

C. Preparation For Test:

1. Determine the fluid to be used for the test, and, if other than ambient temperature is required, what the test temperature will be.

2. When a fluid other than water is used for a test, the equipment used for the test shall be of a material compatible with the test fluid. Normally this would be equal to the piping material.

3. Vents shall be provided at the high points of the system and drains provided where means of venting or draining do not exist.

4. Remove or block off, all relief valves, rupture discs, alarms, control instruments, etc. that shall not be subjected to the test pressure.

5. All discs, balls, or pistons from check valves shall be removed if they interfere with filling of the system. Open all valves between inlet and outlet of the section to be tested.

6. Connect pump and provide temporary closures for all of the external openings in the system. Use caution to ensure that the closures are properly designed and strong enough to withstand the test pressure.

7. All joints, including welds, are to be left un-insulated and exposed for examination during test.

8. A joint previously tested in accordance with this specification may be covered or insulated.

9. Piping designed for vapor or gas shall be provided with additional temporary supports, if necessary, to support the weight of the test liquid.

10. Expansion joints shall be provided with temporary restraint for additional pressure under test or shall be isolated from the test.

11. Flanged joints, where blanks are inserted to isolate equipment during the test, need not be tested.

D. Unless otherwise noted, joints for items shall be made up utilizing the same procedures as specified under the applicable-type connecting pipe system.

E. Test Procedures:

1. Allow the test fluid to enter the system. Open vents to allow displacement of all entrapped air. For all pipelines exceeding 500-ft in length, the maximum rate of filling shall be limited to that which produces a maximum nominal flow velocity of one foot per second in the pipe to be tested.

2. Close vents and restrict personnel in the test area to those involved in the test.

3. Raise the pressure slowly with the pump until the predetermined test pressure is reached. Maintain pressure for duration of time specified in System Specification Section, keeping personnel at a safe distance.

4. Reduce the pressure about 20% and hold it at that point while the entire system is carefully inspected for leaks, cracks, or other signs of defects.

5. If defects are found, the pressure shall be released, the system drained, the defects corrected and the test repeated.

6. After a satisfactory test has been completed, the line shall be drained.

F. Flushing:

1. Lines tested with water shall be completely drained.

2. Lines shall be flushed, after test.

3.02 SERVICE PRESSURE TEST

A. This test Specification shall be used to test piping systems using service pressure and the fluid for which the system is used. It shall not be used to test piping systems conveying combustible or flammable liquids or systems that comply with ANSI B31 codes. Insulated lines shall have all joints left exposed until completion of the test.

B. The test pressure shall be equal to the maximum pressure that the line will be subjected to under normal operating conditions as determined by the Engineer.

C. Test Procedures:

1. Liquids

a. See that all personnel, not involved in the test, vacate the area.

b. Allow the system fluid to enter the system slowly while venting the air at the extreme far and uppermost points. For all pipelines exceeding 500-ft in length, the maximum rate of filling shall be limited to that which produces a maximum nominal flow velocity of one foot per second in the pipe to be tested.

c. When the system is full and all air is vented, close the vents.

d. Allow the pressure in the system to build up to the full line pressure.

e. Inspect entire system for leaks.

2. Gas or Vapor (Including Compressed Air and Steam)

a. See that all personnel not involved in the test vacate the area.

b. In systems that do not have a pressure gage near the main shut-off valve, a gage shall be installed.

c. Allow the system fluid to enter the system slowly until the full operating pressure is reached.

d. Shut off main supply valve. Observe the gage for 15 minutes. The pressure gage shall not drop during this time.

e. If the gage drops, indicating the presence of leaks, the systems shall be inspected visually and, if necessary, with soap suds or commercially available leak detectors to locate the leak(s).

3. If leaks are found, the lines shall be relieved of pressure, purged if necessary and repaired. Tests shall be repeated for repaired sections.

3.03 PNEUMATIC TEST

A. This procedure for a pneumatic test of piping systems shall be used when directed by the Engineer when water, or other liquid, cannot be introduced into the line, or as a supplement to a hydrostatic test. It shall not be used to test non-metallic (plastic) pipe.

B. Safety:

1. All pneumatic tests shall be done under the supervision of Contractor and in the presence of the Engineer.

2. New Construction: The Engineer's permission shall be secured before testing.

3. Renovation Projects: The Owner representative and the Engineer must be informed and their permission secured before testing.

4. Only those people actively participating in the test shall be allowed in the test area.

5. Safety glasses and hard-hats must be worn.

C. Test Procedures:

1. Increase the pressure in the line gradually, in steps, to the specified pressure. Checks shall be made at 25 psig and at 5 psig intervals until the test pressure is reached using sound, soap solution or a drop in indicated pressure.

2. When the specified pressure for the test is reached, shut off the valve in the supply line from the pump.

3. Maintain the test pressure long enough to visually inspect all joints or a minimum of 10 minutes. There shall be no drop in the test pressure in this time.

4. Leaks shall be repaired and the line retested. All leaks shall be noted on the Test Record form.

5. After satisfactory completion of the test, vent the line and allow it to return to atmospheric pressure. Connection can then be made to the supply line.

END OF SECTION

<DATE>

Mike Andrews, General Manager
Springs Hill Special Utility District
5510 S. ST HWY 123 bypass
Seguin, TX 78155
Via email at mandrews@springshill.org

RE: Non-Exclusive Assignment of Easement Rights and Obligations

Dear Mr. Andrews:

Pursuant to the Capital Improvement Funding Agreement executed between the City of Seguin ("City") and Springs Hill Special Utility District ("SHSUD") on or about _____ ___, 2025, I am writing to provide SHSUD with the City's assignment of rights and obligations in the Public Utility Easement located on the northern end of Seguin Independent School District's property identified in Guadalupe Central Appraisal District's records as Parcel #133837, which was recorded in the Official Public Records of Guadalupe County as Document Number _____.

This Assignment of rights and obligations in the above-referenced Public Utility Easement shall be perpetual and non-exclusive. Since the assignment is non-exclusive, it may be necessary for SHSUD to coordinate with other utility providers prior to conducting any work or maintenance within the easement area. The City will maintain a record of any and all utilities within the easement area, so please contact City of Seguin Utilities at least five (5) business days prior to performing any work or maintenance within the easement area.

Please sign below indicating your acceptance of this Assignment and the terms and conditions associated with the underlying Public Utility Easement.

If you need any clarification regarding this assignment or the terms of the underlying Public Utility Easement, please do not hesitate to contact me.

Sincerely,

Mark D. Kennedy
City Attorney

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PERMANENT UTILITY EASEMENT

STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

DATE: May 23rd, 2025

GRANTOR: Seguin Independent School District, an independent school district and political subdivision of the State of Texas

GRANTOR'S MAILING ADDRESS: 1221 E. Kingsbury Street
Seguin, Texas 78155

GRANTEE: City of Seguin, a Texas home rule municipal corporation

GRANTEE'S MAILING ADDRESS: 205 North River Street
Seguin, Texas 78155

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

EASEMENT PROPERTY: Being a variable width permanent utility easement containing 1.06-acres (46,056 square feet) of land in Guadalupe County, Texas, said location being more particularly described and depicted in **Exhibit A** and **Exhibit B**, respectively, attached hereto and incorporated herein for all purposes.

EASEMENT PURPOSE: GRANTOR grants, sells and conveys to GRANTEE, and its successors and assigns, a perpetual, non-exclusive, variable width easement under the Easement Property for the sole and exclusive purpose of the installation, construction, operation, maintenance, repair, upgrade and removal of two (2) water lines, , together with service connections, SCADA (Supervisory Control and Data Acquisition) connections, including fiber and communication lines and access to vault system that is visible and at grade, and all other necessary below-ground or at grade appurtenances thereto (collectively, the "**Utilities' Facilities**"), together with the right of ingress and egress in, through, upon, over, under and across the Easement Property for the sole and exclusive purpose of constructing, reconstructing, inspecting, maintaining, and removing of the Utilities' Facilities (collectively, the "**Easement**") within the Easement Property; provided, however, such grant is being made and accepted subject to all, without limitation, encumbrances, regulations, restrictions, laws, statutes, ordinances, obligations or other matters that now or hereafter affect the Easement Property.

GRANTEE agrees to the following obligations:

(1) **Driveway Open Access Requirement**: GRANTEE agrees that GRANTEE will leave the GRANTOR's property's driveways open for free, uninterrupted and unfettered ingress/egress during business hours and other times associated with activities by GRANTOR and/or GRANTOR's occupants, permittees, tenants and invitees on GRANTOR's property.

(2) **Restoration**: Within 30 days after the GRANTEE has substantially completed construction of the utility facility , GRANTEE agrees, at its sole cost and expense, to restore the surface of the Easement Property to at least the same, if not better, condition as existed immediately prior to any such construction or performance of activities, including, without limitation, (i) removing all rock, gravel, caliche, or other materials foreign to the natural condition of the Easement Property that arise as a result of GRANTEE's activities, (ii) leveling and filling with top soil all holes, ruts, or other surface disturbances in such a manner as to restore the surface to the same natural contour of the surrounding property, (iii) cleaning the area so that all objects, materials, and/or structures foreign to the natural condition of the property are removed and eliminated, (iv) restoring all fences to at least the same, or better, condition as they were prior to GRANTEE's activities, and (v) repairing or replacing in good and workmanlike manner any underground or surface matters of any kind (e.g. pipelines, improvements, utilities) that become in need of repair and/or are damaged based on this agreement. GRANTEE will construct and maintain soil conservation devices on the Easement Property and adjacent portions of GRANTOR's property as may be reasonably required to prevent damage to the property from soil erosion resulting from operations of GRANTEE hereunder. Without limiting the generality of the foregoing, GRANTEE must mechanically compact all fill material to prevent any subsidence. To the extent there exists or hereafter arises any subsidence or erosion attributable to this agreement, the Utilities' Facilities or the rights granted to GRANTEE herein, GRANTEE has the ongoing obligation to refill with top soil, re-compact and re-grade all affected areas and take any further action necessary to return the surface to at least the same, if not better, condition than adjacent, undisturbed areas and prevent future subsidence or erosion within no more than 30 days after its discovery of same or upon being provided notice of same by a third party.

GRANTOR reserves the right to fully use and enjoy the Easement Property for any purpose, including, without limitation, (a) granting other easements and/or rights-of-way over, under, through and across the Easement Property and/or (b) constructing, maintaining, repairing and operating other pipelines, fences, roads, streets, alleys, sidewalks, underground communication conduits, electric transmission and distribution lines, telephone lines, gas, water, drainage and sewer pipelines, and other utilities, over, under, through, and across the Easement Property; provided, however, the Utilities' Facilities and rights of GRANTEE granted herein will not be materially and adversely interfered with, endangered, obstructed, or injured with GRANTOR's use thereof; provided, however, no building will be placed on said Easement Property and the right of way herein granted without the prior written approval of GRANTEE, such approval not to be unreasonably withheld, conditioned or delayed.

At all times that this agreement is in effect, GRANTEE must, at its sole cost and expense, exercise due care and diligence in the use of the rights and privileges granted herein and keep the

Utilities' Facilities in a safe and properly maintained condition. GRANTEE must promptly make all necessary or appropriate repairs and replacements of the Utilities' Facilities, and keep the Utilities' Facilities in good order, condition and repair in compliance with all applicable governmental and regulatory laws, orders, rules, regulations, standards, licensing, permitting, and/or other requirements.

GRANTOR grants to GRANTEE the right to remove from within said Easement Property and properly dispose of trees and parts thereof, or other obstructions, which does unreasonably interfere with GRANTEE's exercise of the rights granted hereunder; provided however, any tree or canopy thereof labeled as protected on **Exhibit C** attached hereto shall not be subject to disposal or removal under any circumstances whatsoever.

GRANTEE understands and agrees that the Easement Property shall not be used for staging or storage of materials. Furthermore, at all times during the term of this agreement, GRANTEE shall not interfere with the use and operation of the Easement Property by the GRANTOR, or such party's occupants, invitees, permittees, tenants, successors and/or assigns. GRANTEE understands and agrees that no barriers, impediments, or obstructions of any kind shall be erected, built, or placed on the Easement Property. During construction activities, GRANTEE, at its sole cost and expense, shall keep the Easement Property in a neat and clean condition, free and clear of trash, rubbish, loose dirt and construction materials.

GRANTEE shall maintain or cause the general contractor and the subcontractors to maintain customary liability and property damage insurance protecting GRANTOR from the risk involved in connection therewith with limits that are customary for such work, and cause GRANTOR to be added as an additional insured on any such insurance policies; provided, however, if GRANTEE elects to self-insure all of the required insurance coverages referenced above, then, prior to any such access or construction activities on or under this agreement, GRANTEE must provide to GRANTOR a self-insured letter evidencing GRANTEE's contractual agreement to insure GRANTOR and GRANTOR's property against damages to person or property. If GRANTEE does not elect to self-insure and/or as relates to the insurance required to be obtained by the general contractor and the subcontractors as required herein, all insurance must be written on an "occurrence" basis with a financially responsible company licensed to issue such insurance in the State of Texas. Prior to any access on GRANTOR's property, GRANTEE shall provide legally sufficient evidence that the insurance required herein is in full force and effect.

GRANTEE must bury all of the Utilities' Facilities to a sufficient depth so it will not interfere with any of the GRANTOR's activities on, under, across and over the Easement Property and/or GRANTOR's other property, with such depth being a minimum of 48 inches below the surface of the Easement Property, and ensure all trench backfill is performed in a manner that maintains the integrity of existing topsoil necessary for revegetation. GRANTEE may place line markers and appurtenances related to the line, including but not limited to manhole covers and valves as long as such items are flush and even with the surface of the Easement Property and are not vertical in any manner whatsoever.

If either party fails to perform, fulfill or observe any agreement herein to be performed, fulfilled or observed, with such failure continuing for fifteen (15) days after such party receives

written notice of same, then the non-defaulting party will be entitled to: (a) take reasonable actions to cure the default; (b) recover from the defaulting party the actual out-of-pocket costs and expenses incurred in curing the default, including, but not limited to, actual attorney's fees, court costs, deposition costs, travel and expert witnesses' fees; and/or (c) pursue any other applicable remedies under law, equity, contract, statute or otherwise. This agreement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance with the conditions and requirements detailed herein. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm; *provided, however*, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity. The failure of (or delay in taking any action by) any person entitled to enforce any of the terms of this agreement to enforce the same will in no event be deemed a waiver of the right to enforce these terms and conditions thereafter or consent to such default by said person. All rights, privileges and remedies afforded to any party under this agreement will be deemed cumulative and not exclusive, with the exercise of any remedy not being deemed to be a waiver of any other right, remedy, or privilege provided for herein or available at law, equity, contract, statute or otherwise, including the right to recover damages. All sums due to any party hereunder shall bear interest at the maximum lawful rate of interest, compounded annually, from the date after the applicable cure period for remedying such default has expired without the default being cured until paid.

Furthermore, GRANTEE acknowledges, stipulates and agrees that, to the fullest extent permitted by applicable law, (i) its obligations under this agreement are contractual in nature and (ii) it fully and generally waives, releases, disclaims and acquits any defenses to GRANTEE's exercise of its rights and remedies for GRANTEE's failure to comply with its obligations hereunder, including, without limitation, any immunity defense and/or GRANTOR's right to file suit against GRANTEE to enforce the same and mandatorily collecting any and all fees, costs, and expenses GRANTOR incurs (including, but not limited to, court costs, expert fees and attorney's fees) attributable to its enforcement of its rights hereunder.

Time is of the essence with respect to GRANTEE's obligations and requirements under this agreement.

If any provision of this agreement is held to be illegal, invalid or unenforceable under present or future laws effective during the term of this agreement, then the legality, validity, and enforceability of the remaining provisions of this agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable provision there shall be added automatically as a part of this agreement a provision as close in meaning to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

This agreement and the rights and privileges granted hereby, may be assigned or conveyed by GRANTEE, its successors and permitted assigns, in whole or in part, or in undivided interests, vesting in such assignee any and all rights, interests, and estates so assigned and leaving in GRANTEE, its successors or permitted assigns, all rights, interests and estates not assigned but reserved, and the same may be owned, exercised or operated, either jointly or separately. In the event of an assignment of all or a portion of the rights granted under this agreement by GRANTEE,

all terms and provisions of this agreement shall be binding on any assignee and GRANTEE will still remain primarily liable for any activities or operations attributable to this agreement.

TO HAVE AND TO HOLD the Easement unto GRANTEE, its successors and assigns, until the use of the Easement by GRANTEE, its successors and assigns shall be permanently abandoned. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Easement unto said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof by, through, or under GRANTOR, but not otherwise.

This agreement is effective upon the signing of this document by both GRANTOR and GRANTEE.

[Signatures on following page]

WITNESS our hand this 23 day of May, 2025.

GRANTOR:

SEGUIN INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas

By: Elizabeth Oaks
Elizabeth Oaks, Chief Financial Officer

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the 23 day of May, 2025 by Elizabeth Oaks, the Chief Financial Officer for Seguin Independent School District, an independent school district and political subdivision of the State of Texas.

KAREN REININGER
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/20/28
NOTARY ID 12663349-1

Karen Reininger
Notary Public in and For
The State of Texas

My Commission expires: 8/20/28

EXHIBIT A

Easement Property - Legal Description

EXHIBIT A

Trihydro Corporation
1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130
PHONE (830) 626-3588
jhickman@trihydro.com
TBPELS Firm Registration #10194320

WATERLINE EASEMENT

BEING, a 1.06 acre (46,056 square feet) tract of land out of the J. D. Clements Survey, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 40.33 acre tract described in deed to Seguin Independent School District as recorded in Volume 448, Page 155, of the Deed Records, Guadalupe County, Texas (D.R.G.C.TX.), said easement being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the north right-of-way line of Highway 90 Alternate marking the southwest corner of said 40.33 acre tract same being the southeast corner of a called 2.320 acre tract described in deed to Chan and Kim Property, Inc. recorded in Document No. 202099019984 of the Official Public Records, Guadalupe County, Texas (O.P.R.G.C.TX.);

THENCE, North 05°14'15" West, a distance of 715.02 feet along the common line of said 40.33 acre tract and said 2.320 acre tract to a calculated point for the **POINT OF BEGINNING** of the herein described waterline easement;

THENCE, North 05°14'15" West, a distance of 28.42 feet to a point for corner being on the southeast right-of-way line of West Kingsbury Street, marking the northeast corner of said 2.320 acre tract and the northwest corner of said 40.33 acre tract;

THENCE, North 56°22'12" East, a distance of 123.67 feet along said southeast right-of-way line of West Kingsbury Street, same being the northwest line of said 40.33 acre tract to a calculated point;

THENCE, departing said southeast right-of-way line of West Kingsbury Street, over and across said 40.33 acre tract the following three (3) courses and distances:

1. South 78°47'24" East, a distance of 28.36 feet to a calculated point;
2. North 56°22'19" East, a distance of 1543.57 feet to a calculated point; and
3. North 01°12'02" West, a distance of 23.76 feet to a calculated point on said southeast right-of-way line of West Kingsbury Street and the northwest line of said 40.33 acre tract;

CONTINUED ON FOLLOWING PAGE

EXHIBIT **A** 1 OF 3	PREPARED FOR: **1.06 AC (46,056 SQ. FT.) WATERLINE EASEMENT OWNER: SEGUIN INDEPENDENT SCHOOL DISTRICT**	**CITY OF SEGUIN IH-10 AND FM 464 WATERLINE EXTENSION**	DRAWN BY: PME CHECKED BY: JMH DATE: 7/17/2024 SCALE: NONE FILE: SISD-40.33 AC	PREPARED BY: Trihydro Corporation New Braunfels Branch Office Texas Survey Firm 10194320 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/625.0337 (F) 830/626.3601

EXHIBIT A

Trihydro Corporation
1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130
PHONE (830) 626-3588
jhickman@trihydro.com
TBPELS Firm Registration #10194320

THENCE, North 56°22'12" East, a distance of 29.62 feet along said southeast right-of-way line of West Kingsbury Street to a 1/2-inch iron rod found on said southeast right-of-way line of West Kingsbury Street marking the northeast corner of said 40.33 acre tract, same being the northwest corner of a called 5.964 acre tract (Tract 8) described in deed to Barbara Rush, Trustee, or Successor in Trust Under the Rush Living Trust recorded in Document No. 2017016110 O.P.R.G.C.TX., from which a TXDOT Type II monument found bears North 56°14'12" East, a distance of 365.19 feet;

THENCE, South 01°12'02" East, a distance of 53.31 feet departing said southeast right-of-way line of West Kingsbury Street along the common line of said 40.33 acre tract and said 5.964 acre tract to a calculated point;

THENCE, departing the common line of said 40.33 acre tract and said 5.964 acre tract, over and across said 40.33 acre tract the following seven (7) courses and distances:

1. South 56°22'12" West, a distance of 1567.66 feet to a calculated point;
2. North 78°47'24" West, a distance of 28.36 feet to a calculated point;
3. South 56°22'12" West, a distance of 24.60 feet to a calculated point;
4. South 04°55'06" East, a distance of 121.56 feet to a calculated point;
5. along a curve to the left, through a central angle of 89°56'21", having a radius of 19.76 feet, an arc distance of 31.02 feet, a chord bearing of South 40°48'59" West, a chord distance of 27.93 feet to a calculated point;
6. North 04°55'06" West, a distance of 130.10 feet to a calculated point; and
7. South 56°22'12" West, a distance of 79.46 feet to the **POINT OF BEGINNING**, being on the common line of said 40.33 acre tract and said 2.320 acre tract and containing 1.06 acre (46,056 square feet). The easement to include temporary construction easements as shown on exhibit attached hereto. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

John Mark Hickman, RPLS 7001
Job No.: 90G-001-001
Date: 7/17/2024



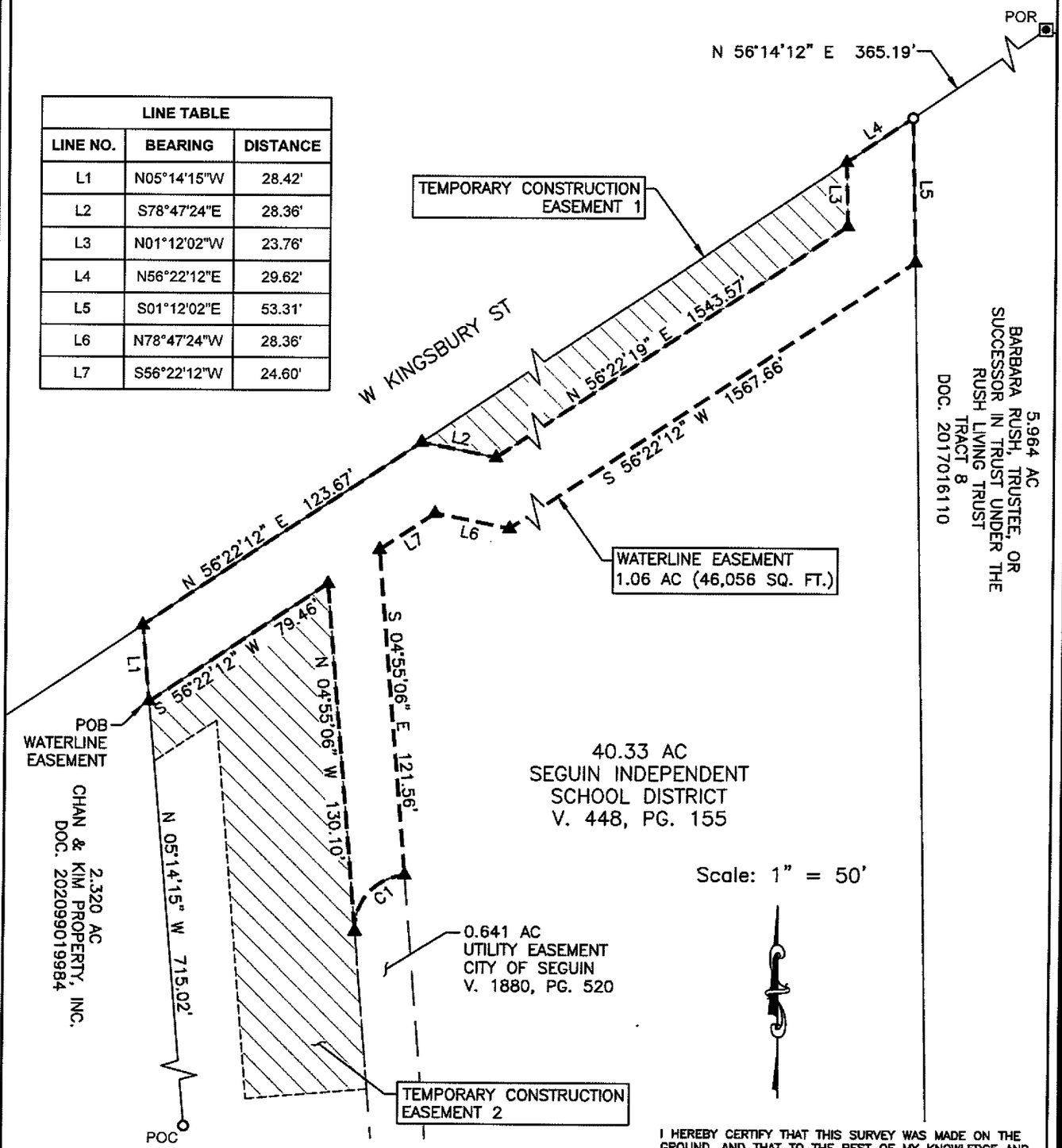
EXHIBIT A 2 OF 3	PREPARED FOR: 1.06 AC (46,056 SQ. FT.) WATERLINE EASEMENT OWNER: SEGUIN INDEPENDENT SCHOOL DISTRICT	CITY OF SEGUIN IH-10 AND FM 464 WATERLINE EXTENSION	DRAWN BY: PME CHECKED BY: JMH DATE: 7/17/2024 SCALE: NONE FILE: SISD-40.33 AC	PREPARED BY: Trihydro CORPORATION New Braunfels Branch Office Texas Survey Firm 10194320 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/625.0337 (F) 830/626.3601

EXHIBIT B

Easement Property - Depiction

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.02'	19.76'	89°56'21"	S40°48'59"W	27.93'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N05°14'15"W	28.42'
L2	S78°47'24"E	28.36'
L3	N01°12'02"W	23.76'
L4	N56°22'12"E	29.62'
L5	S01°12'02"E	53.31'
L6	N78°47'24"W	28.36'
L7	S56°22'12"W	24.60'



LEGEND:

○	1/2" IRON ROD FOUND
◉	MONUMENT FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
POR	POINT OF REFERENCE
———	PROPERTY LINE
- - - -	PERMANENT EASEMENT
▨	TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS
REGISTERED
JOHN MARK HICKMAN
7001
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JOHN MARK HICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR

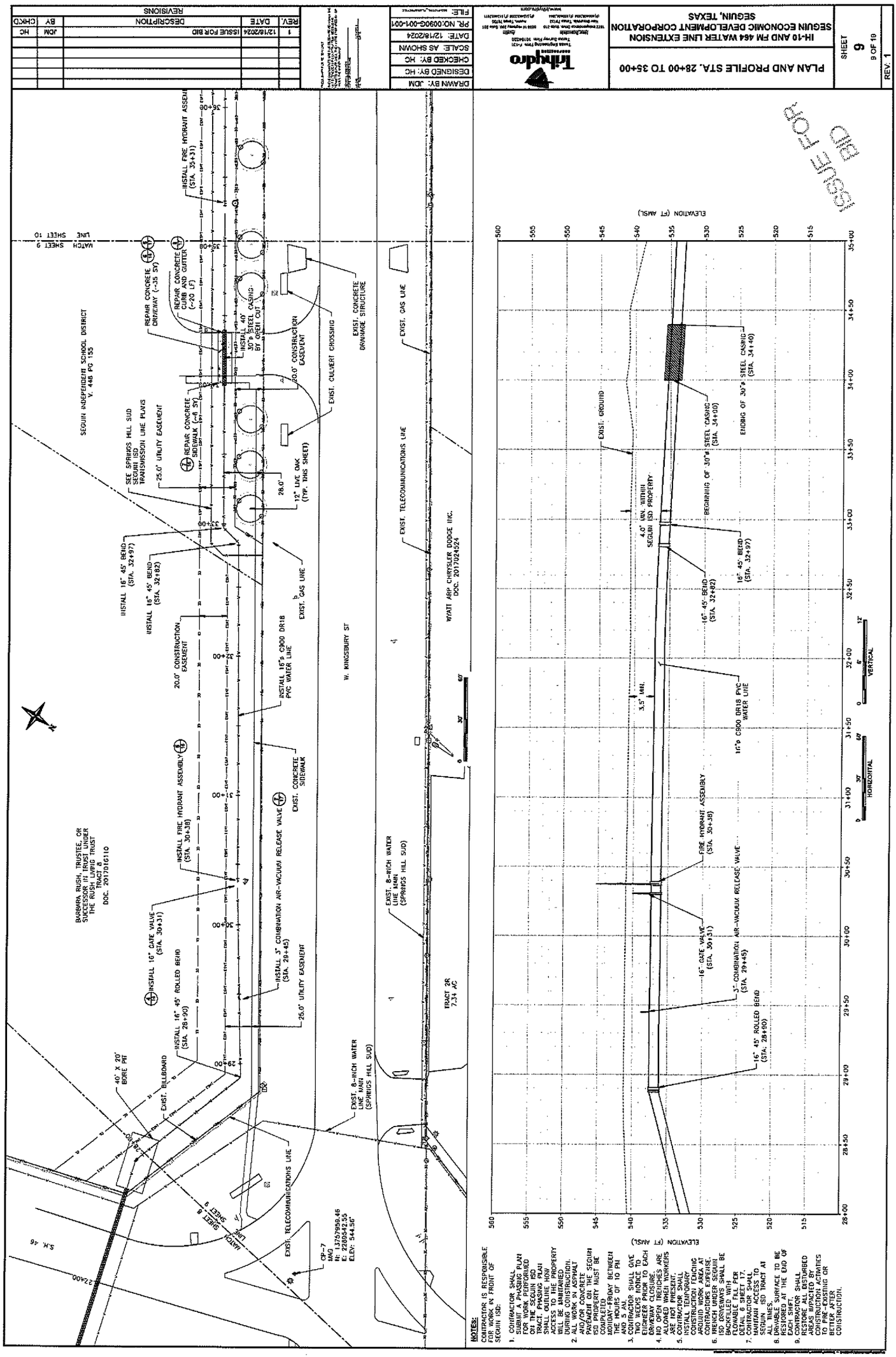
7001
TEXAS REGISTRATION NO.

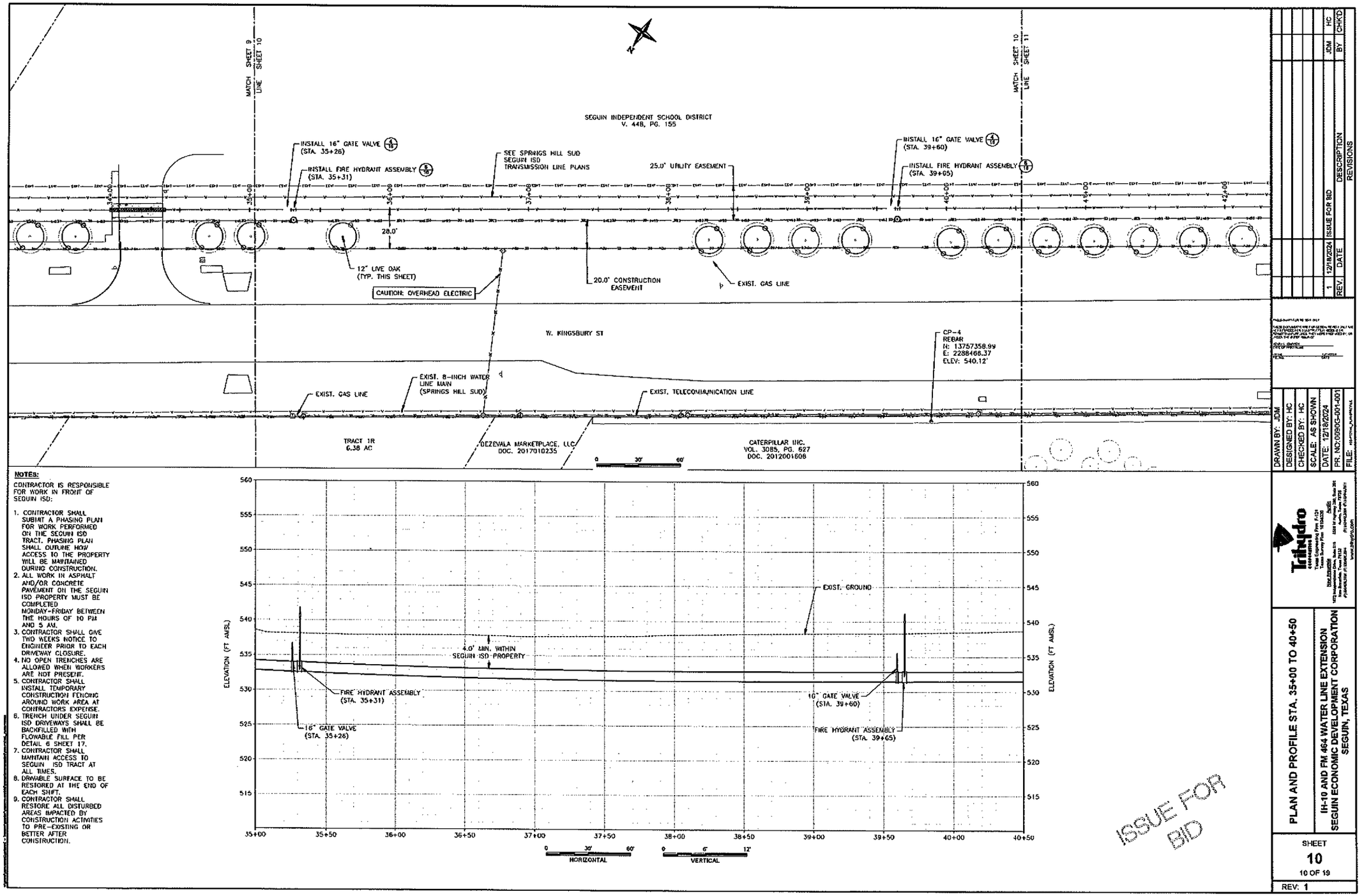
JOB # SISD-40.33 AC
DATE: 7/17/24

EXHIBIT A 3 OF 3	PREPARED FOR: 1.06 AC (46,056 SQ. FT.) WATERLINE EASEMENT OWNER: SEGUIN INDEPENDENT SCHOOL DISTRICT	CITY OF SEGUIN IH-10 AND FM 464 WATERLINE EXTENSION	DRAWN BY: PME CHECKED BY: JMH DATE: 7/17/2024 SCALE: AS SHOWN FILE: SISD-40.33 AC	PREPARED BY: Tribydro New Braunfels Branch Office Texas Survey Firm 10194320 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/625.0337 (F) 830/626.3601

EXHIBIT C

Construction Plan and Tree Survey


PLAN AND PROFILE STA. 28+00 TO 35+00
IH-10 AND FM 464 WATER LINE EXTENSION
SEGUIN ECONOMIC DEVELOPMENT CORPORATION
SEGUIN, TEXAS
SHEET 9
9 OF 19
REV: 1
Tetra Tech
DRAWN BY: JDM
DESIGNED BY: HC
CHECKED BY: HC
SCALE: AS SHOWN
DATE: 12/18/2024
PR. NO: 200906-001-001
FILE:
REVISIONS
REV. DATE DESCRIPTION BY CHKD
1 12/18/2024 ISSUE FOR BID JDM HC
MATCH SHEET 9 LINE
MATCH SHEET 10 LINE
SEGUIN INDEPENDENT SCHOOL DISTRICT V. 448 PG 155
SEE SPRINGS HILL SUD SEGUIN ISD TRANSMISSION LINE PLATS
25.0' UTILITY EASEMENT
REPAIR CONCRETE DRIVEWAY (~35 SY)
REPAIR CONCRETE CURB AND GUTTER (~20 LF)
REPAIR CONCRETE SIDEWALK (~6 SY)
INSTALL 40' 30" STEEL CASING BY OPEN CUT
20.0' CONSTRUCTION EASEMENT
EXIST. CULVERT CROSSING
EXIST. CONCRETE DRAINAGE STRUCTURE
EXIST. GAS LINE
EXIST. TELECOMMUNICATIONS LINE
12" LIVE OAK (TYP. THIS SHEET)
28.0'
INSTALL 16" 45° BEND (STA. 32+97)
INSTALL 16" 45° BEND (STA. 32+82)
20.0' CONSTRUCTION EASEMENT
INSTALL 16"ø C900 DR18 PVC WATER LINE
EXIST. GAS LINE
W. KINGSBURY ST
WYATT ARP CHRYSLER DODGE INC. DOC. 2017024524
INSTALL FIRE HYDRANT ASSEMBLY (STA. 30+38)
EXIST. CONCRETE SIDEWALK
INSTALL 16" GATE VALVE (STA. 30+31)
INSTALL 16" 45° ROLLED BEND (STA. 28+90)
INSTALL 3" COMBINATION AIR-VACUUM RELEASE VALVE (STA. 29+45)
25.0' UTILITY EASEMENT
EXIST. 8-INCH WATER LINE MAIN (SPRINGS HILL SUD)
TRACT 2R 7.34 AC
BARBARA RUSH, TRUSTEE, OR SUCCESSOR IN TRUST UNDER THE RUSH LIVING TRUST TRACT 1 DOC. 201701011O
40' x 20' BORE PIT
EXIST. BILLBOARD
EXIST. TELECOMMUNICATIONS LINE
S.H. 46
CP-7 N: 13757959.46 E: 2289542.55 ELEV: 544.56'
ELEVATION (FT AMSL)
EXIST. GROUND
4.0' MIN. WITHIN SEGUIN ISD PROPERTY
BEGINNING OF 30"ø STEEL CASING (STA. 34+10)
ENDING OF 30"ø STEEL CASING (STA. 34+40)
16" 45° BEND (STA. 32+82)
16" 45° BEND (STA. 32+97)
3.5' MIN.
16"ø C900 DR18 PVC WATER LINE
FIRE HYDRANT ASSEMBLY (STA. 30+38)
16" GATE VALVE (STA. 30+31)
3" COMBINATION AIR-VACUUM RELEASE VALVE (STA. 29+45)
16" 45° ROLLED BEND (STA. 28+90)
HORIZONTAL
VERTICAL
NOTES:
CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO PERMIT OF SEGUIN ISD:
1. CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR WORK PERFORMED ON THE SEGUIN ISD TRACT. PHASING PLAN SHALL OUTLINE HOW ACCESS TO SEGUIN ISD PROPERTY WILL BE MAINTAINED DURING CONSTRUCTION.
2. ALL WORK IN ASPHALT AND/OR CONCRETE PAVEMENT ON SEGUIN ISD PROPERTY MUST BE COMPLETED MONDAY-FRIDAY BETWEEN THE HOURS OF 10 PM AND 5 AM.
3. CONTRACTOR SHALL GIVE TWO WEEKS NOTICE TO ENGINEER PRIOR TO EACH BORE/JACK.
4. NO OPEN TRENCHES ARE ALLOWED WHEN WORKERS ARE NOT PRESENT.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND WORK AREA AT CONTRACTORS EXPENSE. BEHIND UNDER SEGUIN ISD ACCESS ROADS SHALL BE BACKFILLED WITH FLOWABLE FILL PER DETAIL 6 SHEET 17.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO SEGUIN ISD TRACT AT ALL TIMES.
7. ASPHALT SURFACE TO BE RESTORED AT THE END OF EACH SHIFT.
8. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO PRE-EXISTING CONDITION ACTIVITIES TO PRE-EXISTING OR BETTER AFTER CONSTRUCTION.



NOTES:

CONTRACTOR IS RESPONSIBLE FOR WORK IN FRONT OF SEGUIN ISD:

1. CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR WORK PERFORMED ON THE SEGUIN ISD TRACT. PHASING PLAN SHALL OUTLINE HOW ACCESS TO THE PROPERTY WILL BE MAINTAINED DURING CONSTRUCTION.
2. ALL WORK IN ASPHALT AND/OR CONCRETE PAVEMENT ON THE SEGUIN ISD PROPERTY MUST BE COMPLETED MONDAY-FRIDAY BETWEEN THE HOURS OF 10 PM AND 5 AM.
3. CONTRACTOR SHALL GIVE TWO WEEKS NOTICE TO ENGINEER PRIOR TO EACH DRIVEWAY CLOSURE.
4. NO OPEN TRENCHES ARE ALLOWED WHEN WORKERS ARE NOT PRESENT.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND WORK AREA AT CONTRACTORS EXPENSE.
6. TRENCH UNDER SEGUIN ISD DRIVEWAYS SHALL BE BACKFILLED WITH FLOWABLE FILL PER DETAIL 6 SHEET 17.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO SEGUIN ISD TRACT AT ALL TIMES.
8. DRIVABLE SURFACE TO BE RESTORED AT THE END OF EACH SHIFT.
9. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS IMPACTED BY CONSTRUCTION ACTIVITIES TO PRE-EXISTING OR BETTER AFTER CONSTRUCTION.

ISSUE FOR BID

REV.	DATE	DESCRIPTION	BY	CHK'D
1	12/18/2024	ISSUE FOR BID	JDM	HC

REVISIONS

DRAWN BY: JDM
DESIGNED BY: HC
CHECKED BY: HC
SCALE: AS SHOWN
DATE: 12/18/2024
PR. NO.00903-001-001
FILE:

Tatuhydro

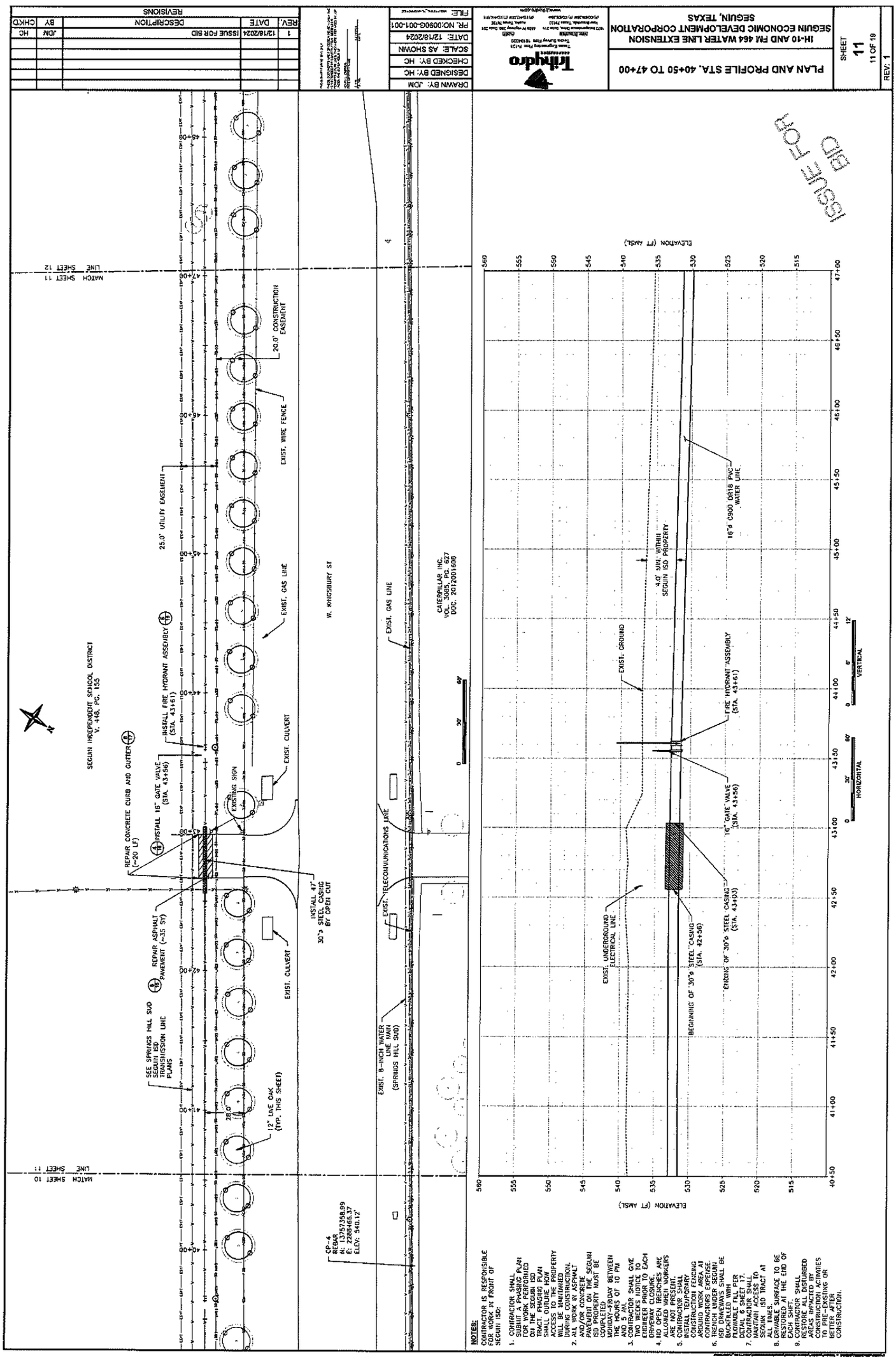
PLAN AND PROFILE STA. 35+00 TO 40+50

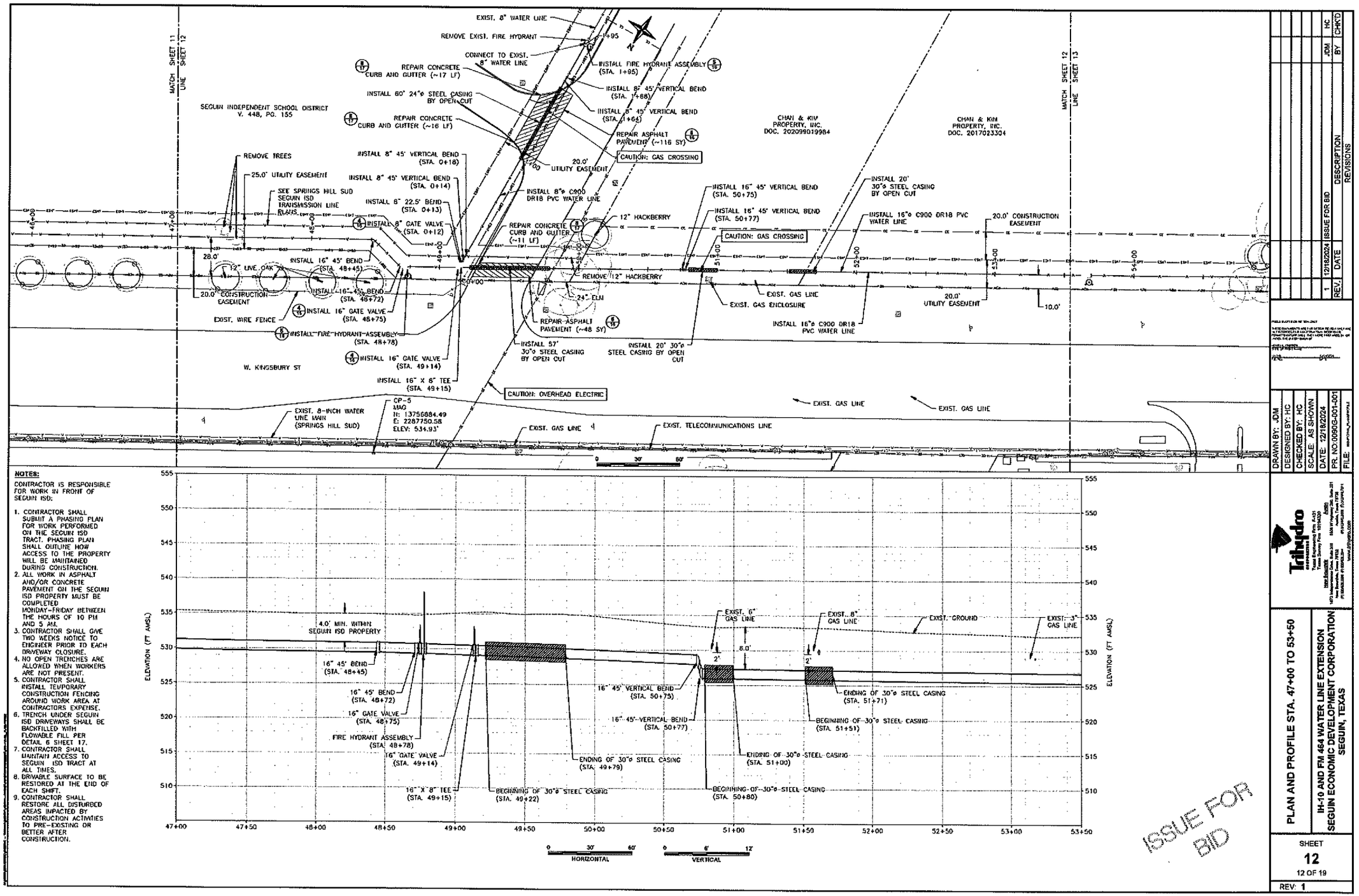
IH-10 AND FM 464 WATER LINE EXTENSION
SEGUIN ECONOMIC DEVELOPMENT CORPORATION
SEGUIN, TEXAS

SHEET
10
10 OF 19

REV: 1

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202599012775 PAGE: 14 OF 17


PLAN AND PROFILE STA. 40+50 TO 47+00
IH-10 AND FM 464 WATER LINE EXTENSION
SEGUIN ECONOMIC DEVELOPMENT CORPORATION
SEGUIN, TEXAS
SHEET 11
11 OF 19
REV: 1
Issued for Bid
REVISIONS
REV. DATE DESCRIPTION BY CHK'D
1 12/18/2024 ISSUE FOR BID JDM HC
DRAWN BY: JDM
DESIGNED BY: HC
CHECKED BY: HC
SCALE: AS SHOWN
DATE: 12/18/2024
PR. NO:30936-001-001
FILE:
SEGUIN INDEPENDENT SCHOOL DISTRICT V. 446, PG. 155
W. KINGSBURY ST
EXIST. GAS LINE
EXIST. TELECOMMUNICATIONS LINE
EXIST. 8-INCH WATER LINE MAIN (SPRINGS HILL SUD)
CATERPILLAR INC. VOL. 3065, PG. 627 DOC. 201209016
25.0' UTILITY EASEMENT
20.0' CONSTRUCTION EASEMENT
EXIST. WIRE FENCE
EXIST. CULVERT
EXISTING SIGN
INSTALL FIRE HYDRANT ASSEMBLY (STA. 43+61)
INSTALL 16" GATE VALVE (STA. 43+56)
REPAIR CONCRETE CURB AND GUTTER (~20 LF)
REPAIR ASPHALT PAVEMENT (~35 SY)
INSTALL 47' 30"ø STEEL CASING BY OPEN CUT
SEE SPRINGS HILL SUD SEGUIN ISD TRANSMISSION LINE PLANS
12" LIVE OAK (TYP. THIS SHEET)
CP-4 REBAR N: 13757358.99 E: 2286618.37 ELEV: 540.12'
MATCH SHEET 10 LINE
MATCH SHEET 11 LINE
MATCH SHEET 12 LINE
NOTES:
CONTRACTOR IS RESPONSIBLE FOR WORK IN FRONT OF SEGUIN ISD:
1. CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR WORK PERFORMED ON THE SEGUIN ISD TRACT. PHASING PLAN SHALL OUTLINE HOW ACCESS TO THE PROPERTY WILL BE MAINTAINED DURING CONSTRUCTION.
2. ALL WORK IN ASPHALT AND/OR CONCRETE PAVEMENT ON THE SEGUIN ISD PROPERTY MUST BE COMPLETED MONDAY-FRIDAY BETWEEN THE HOURS OF 10 PM AND 4 AM.
3. CONTRACTOR SHALL GIVE TWO WEEKS NOTICE TO EISENHOWER PRIOR TO EACH CONSTRUCTION PHASE.
4. NO OPEN TRENCHES ARE ALLOWED WHEN WORKERS ARE NOT PRESENT.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND WORK AREA AT CONTRACTORS EXPENSE.
6. PERIMETER OF SEGUIN ISD DRIVEWAYS SHALL BE BACKFILLED WITH FLOWABLE FILL PER DETAIL SHEET 17.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO SEGUIN ISD TRACT AT ALL TIMES.
8. DRIVING SURFACE TO BE RESTORED AT THE END OF EACH SHIFT.
9. CONTRACTOR SHALL ENSURE ALL DISTURBED AREAS ARE BACKFILLED AND CONSTRUCTION ACTIVITIES TO PRE-EXISTING OR BETTER AFTER CONSTRUCTION.
ELEVATION (FT AMSL)
EXIST. GROUND
EXIST. UNDERGROUND ELECTRICAL LINE
4.0' MIN. WITHIN SEGUIN ISD PROPERTY
16"ø C900 DR18 PVC WATER LINE
FIRE HYDRANT ASSEMBLY (STA. 43+61)
16" GATE VALVE (STA. 43+56)
BEGINNING OF 30"ø STEEL CASING (STA. 42+56)
ENDING OF 30"ø STEEL CASING (STA. 43+03)
HORIZONTAL
VERTICAL



GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202599012775 PAGE: 16 OF 17

This page has been added by the submitter for the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202599012775
I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/23/2025 03:22:55 PM PAGES: 17 VICTORIA
TERESA KIEL, COUNTY CLERK



Teresa Kiel

CITY OF SEGUIN **RESOLUTION NO. _____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THE CITY MANAGER TO EXECUTE A CAPITAL IMPROVEMENT FUNDING AGREEMENT BETWEEN THE CITY OF SEGUIN AND SPRINGS HILL SPECIAL UTILITY DISTRICT RELATED TO THE SEDC 121 PROJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Seguin ("the City") and Springs Hill Special Utility District ("SHSUD") are both making improvements to their Water Utility network in the same area; and

WHEREAS, one of the properties being crossed by the City's and SHSUD's waterline projects is owned by Seguin Independent School District ("SISD"); and

WHEREAS, in order to create efficiencies and to minimize the impact of two waterline projects on the SISD property, the City has proposed to construct SHSUD's waterline within its easement at the same time the City's waterline is being constructed, to be paid pro rata by SHSUD, after which the Permanent Utility Easement may be shared by the City and SHSUD; and

WHEREAS, Staff recommends approval of the Capital Improvement Funding Agreement for the reasons stated above;

NOW BE IT RESOLVED by the City Council of the City of Seguin, Texas:

PART 1. The City Manager is hereby authorized to execute a Capital Improvement Funding Agreement between the City of Seguin and Springs Hill Special Utility District related to the SEDC 121 Project.

PART 2. This Resolution is effective on the date it was adopted.

PASSED AND ADOPTED on the 1st day of July 2025.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller
City Secretary

SEGUIN TEXAS

ECONOMIC DEVELOPMENT CORPORATION

To: Donna Dodgen, Mayor
Seguin City Council

CC: Steve Parker, City Manager
Mark Kennedy, City Attorney

From: Josh Schneuker
Director of Economic Development | SEDC Executive Director

Date: 07-01-2025

Subject: TBA Douglas Phase 5 Services

Historical Background

In August 2023, the Seguin City Council approved Resolution No. 2023R-136 authorizing the City Manager to enter into a contract with TBA Douglas, a commercial architecture and planning firm based in San Antonio, for professional services related to The Nolte Project, located at 101 E. Nolte Street.

Since that time, TBA Douglas has led efforts on multiple phases of the project. Phase 1 focused on evaluating existing site conditions and identifying redevelopment strategies aligned with City goals. Phase 2 engaged the community and stakeholders through a series of public meetings held in February and March 2024. Phase 3 centered on the establishment of Planned Unit Development (PUD) standards for the site, and Phase 4 involved preparing, issuing, and assisting with the Request for Qualifications (RFQ) and Request for Proposals (RFP) to solicit interest from qualified developers.

In anticipation of selecting a developer, the project is now entering Phase 5, which is the Developer Contracting phase. TBA Douglas has prepared a scope of work that outlines their services to assist the City during the Exclusive Negotiation Period. This work will include developing a Memorandum of Understanding (MOU) with the selected developer, preparing a Conveyance and Development Agreement, and identifying any special terms or requirements that should be included in the final redevelopment agreements.

Action Requested and Proposed Terms of Financing

City Council is being asked to approve a resolution authorizing the continuation of professional services with TBA Douglas for Phase 5 of The Nolte Project in an amount not to exceed $78,280.00. This will allow TBA Douglas to assist the City throughout the Developer Contracting process.

Fiscal Impact

The total cost for Phase 5 services is not to exceed $78,280.00. Funding for this phase will come from the Seguin Economic Development Corporation's professional services budget allocated for The Nolte Project.

Staff Recommendation

Staff recommends approval of the resolution authorizing the City Manager to execute the Proposal for Professional Services for Phase 5 with TBA Douglas. Their continued involvement is critical to advancing The Nolte Project into the next phase of implementation and ensuring the successful negotiation of development agreements.

Attachments

- TBA Douglas Phase 5 Proposal

CITY OF SEGUIN **RESOLUTION NO. ____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AUTHORIZING THE CONTINUATION OF WORK WITH TBA DOUGLAS FOR PHASE 5 (DEVELOPER CONTRACTING) OF THE NOLTE PROJECT, LOCATED AT 101 E. NOLTE STREET, SEGUIN, TX.

WHEREAS, TBA Douglas is a commercial architecture and planning firm based in San Antonio, Texas, with experience in new construction, renovation and adaptive reuse, interior design, and master planning services; and

WHEREAS, on August 22, 2023, the Seguin City Council approved Resolution No. 2023R-136, authorizing the City Manager to execute a contract with TBA Douglas for professional services associated with The Nolte Project located at 101 E. Nolte Street; and

WHEREAS, Phase 1 services performed by TBA Douglas included evaluating existing site conditions, identifying development considerations aligned with City goals and objectives, and providing recommendations to promote the redevelopment of the property; and

WHEREAS, Phase 2 services focused on gathering community and stakeholder input, with engagement sessions held on February 21, March 7, and March 20, 2024; and

WHEREAS, Phase 3 services centered on establishing Planned Unit Development (PUD) standards for the future redevelopment of the site; and

WHEREAS, Phase 4 services involved the preparation, issuance, and support of the Request for Qualifications (RFQ) and Request for Proposals (RFP) processes for The Nolte Project; and

WHEREAS, TBA Douglas has prepared a Scope of Work for Phase 5 services, which will focus on assisting the City during the Exclusive Negotiation Period. This includes the preparation of a Memorandum of Understanding (MOU) with the selected developer, development of a Conveyance and Development Agreement, and identification of special requirements to be considered and incorporated into the final agreements.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City Council hereby approves the continuation of work with TBA Douglas for Phase 5 of The Nolte Project in an amount not to exceed $78,280.00. Phase 5 services will

support the City during the Exclusive Negotiation Period, including the development of an MOU, Conveyance and Development Agreement, and identification of special requirements to be incorporated into the final documents.

SECTION 2. The City Manager is authorized to execute the Proposal for Professional Services for Phase 5 with TBA Douglas.

SECTION 3. This resolution is effective on the date of its passing.

PASSED AND APPROVED this 1st day of July 2025.

_____

DONNA DODGEN, MAYOR

ATTEST:

_____

Kristin Mueller
City Secretary

TBA | DOUGLAS

City of Seguin

Proposal for Professional Services

Phase 5 - Developer Contracting

Nolte Redevelopment Site

101 E. Nolte Street, Seguin, TX.

5-19-25

Prepared for:
Steve Parker
City Manager
City of Seguin
830.401.2302
sparker@seguintexas.gov

TBA | DOUGLAS

PROJECT OVERVIEW

TBA Douglas is pleased to present this proposal to the **City of Seguin** for **Phase 5 – Developer Contracting** of the Nolte downtown site located at **101 E. Nolte Street**, Seguin, TX.

SCOPE OF SERVICES

TBA Douglas proposed the following scope of work:

Phase 5 – Developer Contracting

Consultant team will assist City in negotiation of contract terms for the redevelopment of the Nolte site. Initial agreement will be a **Memo of Understanding** followed by a **Conveyance and Developers Agreement.** In addition, **special requirements** for consideration will be identified in incorporated as a suppliant

Memo of Understanding

- Meeting 1 – Kickoff (w/ City leadership & stakeholders)
- Establish forum for negotiation w/ developer (roles & responsibilities)
- Schedule w/ Milestones
- Draft MOU Term Sheet
- Meeting 2 – MOU Initial Terms (w/ City leadership & stakeholders)
- Present draft terms for review and discussion
- Issue draft terms sheet to developer
- Meeting 3 – MOU Terms
- Review of developers edits
- Respond to developer's comments/terms
- Negotiation of terms
- Establish final terms sheet
- City Council Approval

Conveyance and Development Agreement Phase

- Meeting 4 – Kickoff (w/ City leadership & stakeholders)
- Define C&D agreement Objectives
- Draft C&D agreement
- Meeting 5 – Initial Draft C&D agreement
- Present/review draft C&D agreement
- Review of developers edits
- Meeting 6 – Interim C&D agreement
- Respond to developer's comments/terms
- Negotiation of terms
- Establish final C&D agreement
- City Council Approval

Special Requirements

- Initial Meeting
- Determine Roles & Responsibilities
- Schedule w/ Milestones
- Draft Term Sheet
- City Council Approval

FEE PROPOSAL

Phase 5 – Developer Contracting (5-6 months)

▪ Memo of Understanding (2m)	$ 19,800
▪ Conveyance and Development Agreement (3m)	$ 39,400
▪ Special Requirements (2m)	$ 16,800
	$ 76,000

ADDITIONAL SERVICES

Proposed Future Phases

Phase 6 – Design Review
Phase 7 – Transaction Coordination
Phase 8 – Construction Review

Hourly Billing Rates

TBA Douglas hourly rates will be the basis for calculating the cost of any additional services requested by the Client. TBA Douglas will not undertake any additional services without your written authorization. TBA Douglas project team hourly rates for the duration of the project are per attached "Exhibit A".

Reimbursable Expenses

Reimbursable expenses shall not exceed 3% of the total project fee. Any additional cost incurred beyond this amount will need prior approval from the client.

The following items shall be paid as a reimbursable expense:

- All transportation expenses related to the project.

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- Travel expenses.
- Reproduction and plotting.
- Overnight or special shipping charges.
- Messenger services.
- Purchase or rental of specialized equipment specifically requested by the client.
- Fees and reimbursable expenses paid to consultants authorized by the client.
- All regulator fees required by project.

Reimbursable expenses will be billed at 1.10 except for certain in-house activities that will be billed according to the following schedule:

Auto Mileage	IRS Standard Mileage Rate
Plan printing	$ .51 / square foot (one set)
	$ .19 / square foot (additional sets)
CADD Plots	$ 15.00 each

Reproduction of additional sets of documents beyond those specifically identified as deliverables and only when specifically requested by the Client and supported with proper documentation in the form of itemized invoices, shall be paid as a reimbursable expense.

Payment

The Client shall pay TBA Douglas monthly based on the progress of the work. Reimbursable expenses shall be invoiced monthly as the work progresses. Terms shall be net Thirty (30) days from the date of receipt of the invoice.

Your signature below will serve as acceptance of this proposal.

TBA Douglas

Name Andrew Douglas, AIA

Title Principal signature/date

City of Seguin

Name Steve Parker

Title City Manager City of Seguin signature/date

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EXHIBIT A

BILLING RATE SCHEDULE

CLASSIFICATION	2025 BILLING RATES
Principal	$275
Senior Project Manager	$209
Project Manager	$180
Project Staff / Draftsperson	$110
Senior Interior Designer	$120
Interior Design Staff	$110
Construction Administrator	$180
Specification Writer	$134
Administrative	$100

Billing Rates Subject to Change 1/1/26