



**NOTICE AND AGENDA OF REGULAR CALLED MEETING
HEATH CITY COUNCIL
200 LAURENCE DRIVE - HEATH, TX 75032
TUESDAY, JANUARY 9, 2024 at 6:30 PM**

1. Call to Order – Regular Meeting, Invocation and Pledge of Allegiance.

2. Public Comment

This is an opportunity for the public to address the Council on any matter, except public hearings included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, please sign in prior to the start of the Council Meeting. Each speaker shall approach the podium and state his/her name and street address before speaking. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. The Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code §551.042).

3. Consent Agenda

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

3.a Action Regarding the Minutes of the December 12, 2023 Regular Meeting.

3.b Action Regarding a Resolution for Flock Camera Placement. *(Chief Seery)*

3.c Action Regarding a Resolution approving proposed fee increases to solid waste and household hazardous waste collection rates due to inflation-related cost increases as reflected in the consumer price index for the Dallas-Fort Worth metropolitan area, and to authorize the City Manager to negotiate and execute a renewal agreement with Doliver Enterprises, LLC., dba HHW Solutions, for household hazardous waste collection services.. *(K. Lasher/M. Shook)*

4. Additional Items for Individual Consideration

4.a Discussion Regarding an update on the Alternate Water Source Study from Freeman-Millican, Inc. *(R. Dormier)*

4.b Consider and Act on a Resolution accepting the submitted qualifications from the firm of Hill & Wilkinson, General Contractors, as recommended by the City of Heath Parks Board on April 24, 2023, to become the Construction Manager at Risk (CMAR) for the Renovations and Improvements to the Towne Center Park. *(K. Lasher)*

4.c Discussion and Action Regarding the Approval of a Master Services Agreement, Licensing Agreement and Purchasing Agreement with Hydro Pro Solutions and Master Meter {Harmony} for materials and services needed to implement Phase 1 of the Advanced Metering Infrastructure {AMI} program in an amount not to exceed \$800,000.00 and authorize the City Manager to execute agreements. *(M. Shook)*

- 4.d** Discussion and Action Regarding Putt Brothers proposal to perform meter register replacement and investigate lead service lines in an amount not to exceed \$90,000.00 and authorize the City Manager to execute agreements. This is part of the AMI program & TCEQ requirement. *(M. Shook)*
- 4.e** Discussion and Update on the building permit moratorium and on water conservation ordinances pertaining to proposed landscaping and irrigation regulations. *(K. Lasher/M. Johnson)*

5. Council/City Manager Comments

Regarding Items of Community Interest – Pursuant To Texas Government Code Section 551.0415 The Mayor, Council And City Manager May Report On The Following Items: (1) Expression Of Thanks, Congratulations Or Condolences; (2) Information Regarding Holiday Schedules; (3) Recognition Of Individuals; (4) Reminders About Upcoming City Council Events; (5) Information Regarding Community Events; (6) Announcements Involving Imminent Threat To Public Health And Safety.

6. Executive Session

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:

- 6.a Section 551.071:** Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding: (i) zoning and platting standards, Local Government Code shot clock, and Trilogy final plat; (ii) Trilogy development in McLendon-Chisholm city limits and extraterritorial jurisdiction;(iii) request from City of Forney relating to North Texas Municipal Water District's Buffalo Creek Interceptor System; (iv) extension of the moratorium on property development under Chapter 212, Subchapter E of the Texas Local Government Code; and (v) DPS property.
- 6.b Section 551.071:** Consultation with Attorney regarding pending or contemplated litigation or settlement offer regarding: (i) City of Heath v. McLendon-Chisholm, Cause No. 1-22-1204; and (ii) MC Trilogy Texas, LLC v. City of Heath, et al., Cause No. 3:22-cv-02154-D.
- 6.c Section 551.072:** Deliberate the purchase, exchange, lease, or value of real property regarding: DPS Property.
- 6.d Section 551.074:** Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee, regarding: (i) City Manager

7. Reconvene into Open Session

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

8. Adjourn

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Agenda Posted this 4th day of January, 2024 at 5:00 p.m.



Norma Duncan, City Secretary

MINUTES
REGULAR CALLED MEETING
HEATH CITY COUNCIL
TUESDAY, DECEMBER 12, 2023 at 6:30 PM

ATTENDING: KELSON ELAM, MAYOR
PAUL RUFFO, MAYOR PRO TEM
RICH KRAUSE
BRENT WEAVER
ABSENT: SHARON CALDWELL
JIM CHESTER
DONNA ROLATER

Mayor Kelson Elam called to order the Regular meeting at 6:30 p.m. Councilman Richard Krause delivered the Invocation and led the Pledge of Allegiance.

2. Public Comment

- Roy Stacy, 2321 Woodmont Circle – adjacent property owner at 1409 Laurence Drive, stated that his concerns were the drainage problems coming from Fulton Academy and the additional parking and traffic problems that will come from the new buildings.
- David Larsen, 620 Sorita Circle – was present along with some neighbors from Darr Estates to show their unified support regarding the horrific fire in their neighborhood in October. Larsen stated that the community needed a better understanding of what happened and what the plans are to rectify the problem with the fire meters.

3. Consent Agenda

3.a Action Regarding the Minutes of the November 8, 2023 Special Meeting and November 14, 2023 Regular Meeting.

MOTION: APPROVE CONSENT AGENDA REGARDING MINUTES.

MOTION MADE: WEAVER
SECONDED: RUFFO
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

4. A presentation Regarding the Engineering Study for Alternate Water Source.

Larry Freeman, Freeman-Millican, Inc., City Engineers, provided a presentation regarding the City of Heath's Alternate Water Source Study. Freeman provided background and stated that in an effort to promote water conservation in the City, Heath has implemented year around water conservation by assigning days to water for each address in the City and has implemented a development moratorium to restrict new developments while the City staff and City Council update ordinances related to water usage including landscaping and other water conservation measures that can be identified as useful tools to reduce overall water demand. On September 12, 2023, the City hired Freeman-Millican, Inc. to contact and meet with any potential water providers in the vicinity of Heath and to report back on December 12th with an update and findings. The scope of the study included meeting with providers of treated and untreated water. At a minimum, the scope included meeting with available providers in the NTMWD system and the City of Dallas. City Engineers met with RCH, WSC, the City of Rockwall, NTMWD and the City of Dallas. The project goals and objectives are to provide domestic water needed for the ultimate buildout of Heath, preserve use of our Rockwall investment in infrastructure, provide redundancy in delivery facilities for water to the City and to investigate availability of untreated water for use in irrigation. Freeman summarized the preliminary findings by stating that before we can fully evaluate the best provider for Heath, we are awaiting a draft contract from NTMWD and their water model results for the Hwy 80 corridor. We expect to receive these in late December. Based on proximity to Heath, the NTMWD connection

near FM 460 and US Hwy 80 will be the most economical construction and will allow a remote pump station to serve the City from the south in a similar manner to the Rockwall location to the north. Because of the added distance to connect to the Lake Tawakoni or City of Dallas locations, it is unlikely the Dallas or RCH options will be the most economical solution for the City. The City of Dallas would be a source of untreated Lake Ray Hubbard water for a dedicated irrigation system for high water users such as city parks, golf courses, and schools. In order to do this a separate water pumping and delivery system would be needed. It would be constructed with purple colored PVC pipe which is used for non-potable water systems. In this manner, the pipe is not accidentally connected to for drinking water purposes. Depending on the demand for this type system, a new 4, 6, or 8-inch water line would be built from new pumping facilities along the lake to delivery points along the route. At those points, storage and pumping facilities would be needed to operate the irrigation system. It is unclear at this time how much impact this will have to reduce the maximum day demand in summer, but it will definitely reduce the total amount of treated water needed for the City. The next steps will be once we receive the additional information from NTMWD, we can fully evaluate each of the proposed options and make a recommendation for consideration by the City Council. If NTMWD provides the remaining information in December, we believe we can wrap up the report with recommendations for city council consideration at the January 23, 2024 meeting. Councilman Weaver clarified that it is not possible to get dual sources of treated water from different suppliers. Keeping the NTMWD connection through the City of Rockwall and a getting a second provider, such as the city of Dallas, that is not supplied by NTMWD is not allowed because neither water supplier would allow you to mix their water with the other supplier's water in either system because of the risk of cross-contamination, etc. Therefore, the City is bound to one potable water supplier and additional connections and sources must ultimately be provided by that same supplier. Another possible solution would be to develop our own treatment plant to treat water from Lake Ray Hubbard to supply the entire city, but we do not yet know the cost of this in comparison to building a pipeline to Forney. These are a few of the dynamics that we hope to see in the study.

4.b Discussion and Action Regarding CIP Fire Hydrant Priority Timeline & Funding.

City Engineer Richard Dormier, stated that the original study was done in 2018 and today's list includes the remaining projects. The list is a Fire Flow Capital Improvements Plan that ranks the projects, includes the number of lots that the improvements would impact, range of fire flow based on Model GPM and the cost in 2018 vs 2023. The recommended budget is \$11,500 that includes a 25% inflation factor (4.5% per year). The ultimate goal is to provide a minimum 1,500 GPM fire flow to all lots. This list includes Darr Estates, Candelite Park, Twin View, Myers Road, Sunny Estates & Halford, Las Lomas Loop, K&K Subdivision, Moraine, Hilltop Estates, Kyser Springs Road and Dwyer Court & Serenity Lane. Staff recommends acknowledgement of this list and recommends approval to begin with Darr Estates this fiscal year. The Mayor clarified that this year, we can begin with Darr Estates and look at the list every year to determine which project would be next.

MOTION: APPROVE THE STAFF RECOMMENDED FIRE HYDRANT PROPERITY LIST FOR THE FIRE FLOW CAPITAL IMPROVEMENT PLAN AS PRESENTED.

MOTION MADE: WEAVER
 SECONDED: RUFFO
 APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
 ABSENT: CALDWELL, CHESTER, ROLATER

4.c Case No. ZA-2023-04R: Conduct a Public Hearing, consider, and act on an application to change the zoning on 2.463 acres of land from Towne Center Overlay District with a base zoning classification of Local retail (LR) District to a Planned Development (PD) for Towne Center Overlay District, with specific uses being excluded, for "bank office uses only." The subject property is land described as Tract 1, Antonio Rodriguez Survey, Abstract No. 231, and is zoned (LR) Local Retail District within the Towne Center Overlay District. The property is located at the intersection of FM 550 and FM 549. (Rockwall CAD ID No. 13000) A related Conditional Use Permit and Site Plan cases have been submitted under case files CUP-2023-03R and SP-2023-01R.

Assistant City Manager Kevin Lasher stated that he would be presenting the following three items together and motions to be made separately for each case. The three items are associated with the American National Bank project and they include a zoning case, Site Plan and CUP. Case No. ZA-2023-04R includes a public hearing for a request for a zoning change on 2.463 acres from Towne Center Overlay District with a base zoning classification of Local retail (LR) District to a Planned Development (PD) for Towne Center Overlay District, with specific uses being excluded, for "bank office uses only." Case No: SP-2023-01R includes a Site Plan for a proposed one-story, 7,857.94 square foot bank and office building on 2.463 acres of land. Case No. CUP-2023-03R includes a public hearing for a Conditional Use Permit for a four-lane drive-through bank teller facility for a 7,857.94 square foot bank and office building on 2.463 acres of land. After some revisions, there will be a second CUP for an additional height at the tower element necessitated by some additional revisions that the architect made last week. Lasher provided some history stating that this is a resubmitted site plan that was previously denied without prejudice by the City Council on June 27th. The original submittal included a story-story building containing approximately 19,781 square feet and had two Conditional Use Permit requests for approval of a two-story building in the Towne Center Overlay District, and for drive-through ATM/teller lanes. There were also eight variances included with the initial submittal. A companion zoning case was also submitted that would exclude specific retail and commercial uses and reduce the required parking ratio to reduce impervious area. The P&Z Commission reviewed the original submittal on May 2nd. The Commission determined there were too many variances being considered for approval and recommended denial of the request without prejudice by a unanimous vote. On April 27, 2023, the Architectural Review Board reviewed the plans and voted five to one to recommend approval as presented. A CUP for a height variance would be required for the exterior tower element as the base floor area of the tower would exceed 240 SF. Approximately 250 SF is the base floor area. The CUP would not be required if the base was less than or equal to 240 SF per § 159.29 TOWNE CENTER OVERLAY DISTRICT (F) (4) (c) 1., which states: ...An [height] exception is allowed for vertical architectural elements, such as towers, belvederes, and similar elements. Such elements may be up to 35 ft. in height if they have a footprint no greater than 240 sq. ft. This exception may extend to a maximum of 45 ft. in height for institutional and religious buildings. Furthermore, the applied CUP requirement for the additional 2'-8" in tower height is established in § 159.27 (LR) LOCAL RETAIL DISTRICT REGULATIONS (E) (15). The additional 2'-8" in height will not involve the construction of a 2nd story for the building. The previous lighting variance is being removed as the applicant's amended lighting plan no longer reflects FC readings above 5.0 outside of the 50-foot radius zones adjacent to the teller area. The zoning case is structured as a Planned Development (PD) District for a Financial Institution and related office uses within the Local Retail (LR) District and the Towne Center Overlay District. Lasher provided land uses that shall be permitted and prohibited within the PD.

In Summary, the amended submittal package now includes two CUP requests for the ATM/Teller lanes and for additional building height at the tower element to accommodate added architectural embellishments to the parapet wall. The two variances are to the 600-foot block width provision established by the Overlay District. The subject property is slightly over 800' long and is defined by TxDOT roadway boundaries, and to allow an approximate one-foot-high parapet for the roof canopy above the teller lanes as shown on Elevation B1 on Sheet A-202. Per § 159.29 TOWNE CENTER OVERLAY DISTRICT (F) (4) (b) 1. For buildings with flat roofs, the minimum height of a roof parapet wall shall be three feet and six inches in height, as measured from the highest elevation of the finished roof deck. The Overlay District is silent with respect to the proposed drive-through motor bank use. Since the property has a base zoning classification of LR, the CUP for the drive-through lanes would be required under § 159.27 LOCAL RETAIL DISTRICT REGULATIONS (C) (1); and CUP requirement for the additional 2'-8" in tower height is established in § 159.27 (LR) LOCAL RETAIL DISTRICT REGULATIONS (E) (15). Councilman Weaver clarification that the corner element is a height variance to the corner entry feature more so than a tower element and commended the architect for the additional historic cornice brickwork that has been added. The architect added notable classic architectural elements throughout the building and screen wall that reflect the classic historic Texas main street architecture defined for the Town Center Overlay District. Scott Clanton, MG Architects was present and reiterated that in respect to the tower height, the Commission and the Council asked for more height and that made a positive difference in the overall presentation of the building.

HEARING to receive comments regarding the request.

Mayor Elam opened the public hearing at 8:11 p.m.

- Cyndi Brown, 5 Westchester Court – stated that her property is across the empty field from this property and stated that she did not receive a public hearing notice and her concern was with the lighting since it was removed.

Mayor Elam closed the public hearing at 8:15 p.m.

Discussion and action regarding the request.

Councilman Weaver clarified that the reason the previous lighting variance was struck was not because we are allowing more lighting but was struck because the Council and the Commission urged the applicant to reduce their lighting footprint. The applicant complied and the lighting was brought down allowing the variance to no longer be necessary.

MOTION: APPROVE ORDINANCE NO. 231212B REGARDING ZONING CHANGE FOR TOWNE CENTER OVERLAY DISTRICT “BANK OFFICE USES ONLY”.

MOTION MADE: MAYOR ELAM
 SECONDED: WEAVER
 APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
 ABSENT: CALDWELL, CHESTER, ROLATER

- 4.d Case No: SP-2023-01R - Consider and act on a Site Plan for the American National Bank, a proposed one-story, 7,857.94 square foot bank and office building on 2.463 acres of land described as Tract 1, Antonio Rodriguez Survey, Abstract No. 231. The site is zoned (LR) Local Retail District within the Towne Center Overlay District. The property is located at the intersection of FM 740 and FM 549. (Rockwall CAD ID No. 13000) A related Zoning Change and Conditional Use Permit cases have been submitted under case files ZA-2023-04R and CUP-2023-03R.

MOTION TO APPROVE SITE PLAN WITH TWO VARIANCES: 1) VARIANCE TO THE 600-FOOT BLOCK WIDTH PROVISION ESTABLISHED BY THE OVERLAY DISTRICT. THE SUBJECT PROPERTY IS SLIGHTLY OVER 800' LONG AND IS DEFINED BY TXDOT ROADWAY BOUNDARIES; AND 2) VARIANCE TO ALLOW AN APPROXIMATE ONE-FOOT-HIGH PARAPET FOR THE ROOF CANOPY ABOVE THE TELLER LANES AS SHOWN ON ELEVATION B1 ON SHEET A-202. AN APPROXIMATE ONE-FOOT-HIGH PARAPET FOR THE ROOF CANOPY ABOVE THE TELLER LANES IS SHOWN.

MOTION MADE: RUFFO
 SECONDED: MAYOR ELAM
 APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
 ABSENT: CALDWELL, CHESTER, ROLATER

- 4.e Case No. CUP-2023-03R: Conduct a Public Hearing, consider, and act on an application for a Conditional Use Permit, as required by Section 159.27 (c) (1) of the Local Retail (LR) District as established in the Code of Ordinances, City of Heath, for a five (5) lane drive-through bank teller facility for a 7,857.94 square foot bank and office building on 2.463 acres of land described as Tract 1, Antonio Rodriguez Survey, Abstract No. 231. The site is zoned (LR) Local Retail District within the Towne Center Overlay District. The property is located at the intersection of FM 550 and FM 549. (Rockwall CAD ID No. 13000) A related Zoning Change and Site Plan cases have been submitted under case files ZA-2023-04R and SP-2023-01R.

MOTION TO APPROVE ORDINANCE NO. 231212C REGARDING CONDITIONAL USE PERMITS 1) THE OVERLAY DISTRICT IS SILENT WITH RESPECT TO THE PROPOSED DRIVE-THROUGH MOTOR BANK USE. SINCE THE PROPERTY HAS A BASE ZONING CLASSIFICATION OF LR, THE CUP FOR THE DRIVE-THROUGH LANES WOULD BE REQUIRED UNDER § 159.27 LOCAL RETAIL DISTRICT REGULATIONS (C) (1); AND 2) CUP REQUIREMENT FOR THE ADDITIONAL 2'-8" IN TOWER HEIGHT IS ESTABLISHED IN § 159.27 (LR) LOCAL RETAIL DISTRICT REGULATIONS (E) (15).

MOTION MADE: RUFFO
SECONDED: MAYOR ELAM

Councilman Weaver clarified that the drive-through lane Conditional Use Permit was for four drive-through lanes not five.

APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.f Case No. FV-2023-05: Conduct a Public Hearing and consider action on Ordinance granting a Variance to Chapter 157 of the Code of Ordinances that limits the height of fences in the yard abutting a street to a maximum height of four feet (4') and prohibits the use of chain link fence material to allow the expansion of an existing six-foot (6') all-black, vinyl-coated chain link fence surrounding portable classroom buildings at Linda Lyons Elementary School, described as Lot 1, Block A, Heath School Addition, addressed as 2186 Trophy Drive. (Rockwall CAD No. 90523; Kaufman CAD No. 193171).

Assistant City Manager Kevin Lasher stated that this was a public hearing for a fence variance application by Rockwall ISD for a six-foot all-black, vinyl-coated chain link fence surrounding portable classroom buildings at Linda Lyons Elementary School. On January 25, 2022, the city approved a similar fence variance and a new ten-foot wide concrete walk and steel canopy connecting the modular classrooms to the main building. On March 8, 2022, Council approved a second fence variance resulting from the review process for the January 25th variance. The variance allowed an existing fence on the school campus constructed without a fence permit and the fence variance necessary to allow the height and materials of construction. The resolution granting this variance established a sunset clause on the black vinyl-coated chain link fence materials requiring the replacement of the fence in 10 years or upon replacement of 50% or more of the fence to meet community requirements for wrought iron fence materials. On December 12, 2023, the subject application is a request to expand the fence and variance approved on January 25th to enclose additional modular classrooms. The modular classrooms will be temporary through July 2025 until RISD is able to complete the new Middle School #4 campus in the district bond program to disperse and alleviate the number of children currently at each middle school campus. Neighborhood notices were mailed to property owners within 500 feet and four responses were received in favor and none in opposition. Tim Lyssy, Director Facility Planning and Construction at Rockwall ISD was present and provided some background stating that the district did not know they would be adding two additional buildings that resulted in this variance request. This is a temporary solution and a future bond should alleviate the congestion by building a new elementary.

HEARING to receive comments regarding the request.

Mayor Elam opened the public hearing at 8:28 p.m. No one present to speak regarding the request and the Mayor closed the public hearing at 8:28 p.m.

Discussion and action regarding the request.

MOTION: APPROVE ORDINANCE NO. 231212D REGARDING A FENCE VARIANCE TO ALLOW THE EXPANSION OF AN EXISTING SIX-FOOT ALL-BLACK, VINYL-COATED CHAIN LINK FENCE SURROUNDING PORTABLE CLASSROOM BUILDINGS AT LINDA LYONS ELEMENTARY SCHOOL AND INCLUDE A SUNSET CLAUSE REQUIRING A REPLACEMENT OF THE FENCE IN 10 YEARS OR UPON REPLACEMENT OF 50% OR MORE OF THE FENCE TO MEET COMMUNITY REQUIREMENTS FOR WROUGHT IRON FENCE MATERIALS.

MOTION MADE: RUFFO
SECONDED: MAYOR ELAM

Councilman Weaver recommended including a similar sunset clause to this approval that would require the replacement of the fence in 10 years or upon replacement of 50% or more of the fence to meet community requirements for wrought iron fence materials

APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.g Case No. FV-2023-06: Conduct a Public Hearing and consider action on Ordinance granting a Variance to the Heath Code of Ordinances, Section 157.02(C) that limits fences in the side yard abutting a street to a maximum height of four feet (4') to allow a six-foot (6') ornamental wrought iron fence on residential property addressed 100 Falcon Point Drive and further described as Lot 1, Block A, Falcon Point Phase One. (Rockwall CAD No. 64535).

Assistant City Manager Kevin Lasher stated that applicants and property owners Seth & Chelsea Atwell have requested a fence variance to allow a six-foot ornamental wrought iron fence on residential property. Notice of Public Hearing was mailed to property owners within 500 feet and within the city limits of the City of Heath by November 27, 2023. Four responses have been returned in favor and no responses in opposition.

HEARING to receive comments regarding the request.

Mayor Elam opened the public hearing at 8:33 p.m.

- Seth Atwell, 100 Falcon Point – stated that the main reason for this fence variance request was for the safety of his son along the busy McDonald Road. The four-foot minimum requirements would not ensure safety to his pets or his child as they can easily jump the fence. This six-foot fence would also help with the liability risk when he builds a pool.

Mayor Elam closed the public hearing at 8:36 p.m.

Discussion and action regarding the request.

Councilman Weaver informed that the intent of the ordinance is to not have a tall, imposing fence directly on the public right-of-way and to avoid such a fence right up against a public sidewalk. Council's practice has been that if we do grant these types of variances, we grant them under the condition that the fence is installed at or behind the build line. In this case, the fence is behind the build line and more than 50 feet away from the right-of-way, so he is in favor of this request.

MOTION: APPROVE ORDINANCE NO. 231212E REGARDING A FENCE VARIANCE TO ALLOW A SIX-FOOT ORNAMENTAL WROUGHT IRON FENCE ON RESIDENTIAL PROPERTY ADDRESSED 100 FALCON POINT DRIVE.

MOTION MADE: KRAUSE
SECONDED: RUFFO
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.h Case No. FP-2023-07: Consider and act on the Final Plat of Lots 1-4, Block A, Fulton Addition, Being a Replat of Lots 1-2, Block A, Fulton Addition, City of Heath, Rockwall County, Texas, containing four lots on 14.75 acres at the southwest corner of Laurence Drive (Smirl Drive) and Laurence Drive (FM 740). Rockwall CAD No. 80251 and 80525.

Assistant City Manager Kevin Lasher stated that this is a Final Plat and a Replat of Fulton Addition to establish four lots to accommodate the planned expansion of the campus on a Site Plan submitted for review on July 31, 2023. The Site Plan is not part of the Final Plat requirements. There is significant drainage on this property that include approximately 27 feet of elevation grade that will require a retaining wall and detention pond. The staff Development Review Committee reviewed the site plan and provided comments to the applicant on August 10, 2023. The original Final Plat of Fulton Addition included the property boundaries shown on the subject plat. In 2008, the Final Plat was amended to dedicate right-of-way and easements along Laurence Drive. In 2014, a Final Plat/Replat created what is now labeled Lot 4 to expedite selling that lot. The school has since reacquired that lot and is folding it back into the subject final plat. Lot 1 is 4.12 acres on the west side of the property adjacent to Hillview Estates containing a converted residence. Lot 2 is 2.12-acre adjacent to Smirl Drive containing the existing campus main buildings. Lot 3 is 7.11-acres and is the location of the planned expansion of the campus to include a proposed new 62,000 SF Kindergarten through 8th grade classroom building with a gymnasium, natatorium, associated parking areas, and site improvements. This building and site improvements are the subject of a site

plan and the site plan has been reviewed by staff and awaits revisions. When revisions are submitted, the review will move on to the ARB, Planning and Zoning Commission, and City Council. The campus is connected to the City's sanitary sewer system and water system. Drainage plans have been reviewed by the City Engineer. Water drains from west to east on the property. The proposed grading and paving of the site and the channeling provided by drainage easements/drive aisles and a new retaining wall on the east property line are sufficient to handle site drainage needs and correct historic drainage problems for the residents between the school property and 740. Access to the campus is from Smirl Drive via internal drive aisles labeled as Fire Access Easements. The planned campus expansion will increase the student population (PreK-8th grade) from 200 to 500. The applicant submitted a Traffic Impact Analysis (TIA) that addresses traffic impact on Smirl and the queuing of drop-off/pick-up circulation traffic on-site. TXDOT approved the initial TIA finding that no additional capacity or improvements are necessary on Smirl/Laurence, and all drop-off queuing can be accommodated on-site with multiple staggered drop-off/pick-up times divided by grade level with traffic stacking in the purple access easements shown on the plat. Laher stated that this is the first replat with new public improvements submitted since the 2023 Legislative Session took civil construction plans off the Shot Clock. Until September, the city had to approve construction plans within 30 days or include plan revisions as conditions on the plat motion. While we still must act on plat applications within 30 days of filing, we can separate the plan review timeline from the plat timeline. The City Engineer must approve construction plans before construction can begin. All public improvements must be inspected and approved by Public Works and accepted by the City Engineer. Once improvements are accepted and maintenance bonds provided, the plat can be signed by the Mayor and P&Z Chair and filed at the County. Then, building permits can be issued in compliance with the filed plat and the approved site plan. The Final Plat of Fulton Addition conforms to the SF-43 Zoning District regulations and the City of Heath Subdivision Regulations and by state statute, the plat approval is a ministerial function. The motion options are to approve, to approve with conditions citing statute or ordinance sections, or to deny with reason citing specific statute or ordinance sections.

City Engineer Richard Dormier was present to speak regarding the Drainage. He asked to correct the retaining wall height to indicate up to 14 feet with an average height of 8 feet. Councilman Weaver stated that while he was in support of the school, there is serious concern regarding the drainage, and the solution to the drainage now causes another concern of a 14 foot retaining wall in these neighbor's back yards. There are aesthetic, safety and privacy issues and it's painful to be told that this is ministerial and we do not have a choice except to approve. We can look to the applicant to be a good neighbor and solve these issues with a solution that doesn't include a 14 foot retaining wall in the neighbor's back yards. Applicant Allan Ross, Architect for Fulton School, we have been working on this for over a year, the issue of grading and draining, we are well aware of the problem and want to be good neighbors as well and are working towards a solution and want to work with staff. We will come forward with a renewed Site Plan application addressing the issues discussed. City Attorney, Cynthia Kirchoff read aloud the platting statute. If the plat meets all of the city code requirements or the subdivision ordinance regulations, then you must approve it. The Council reiterated they were displeased and do not support the proposed design and extremely frustrated that state law requires them to approve it anyway.

MOTION: APPROVE FINAL PLAT OF FULTON ADDITION LOCATED AT THE SOUTHWEST CORNER OF LAURENCE DRIVE AND SMIRL DRIVE.

MOTION MADE: MAYOR ELAM
SECONDED: RUFFO
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.i Consider and act on Resolution No. 231212A regarding interlocal agreement with the Heath Economic Municipal Benefits Corporation to finance costs of a public safety facility for police and fire departments and renovations to Towne Center Park.”

Director of Finance Jay Ayers stated that this Resolution was regarding an interlocal agreement with the Heath Economic Municipal Benefits Corporation to finance costs of a public safety facility for police and fire departments and renovations to Towne Center Park. HMBC conducted a public

hearing and approved this resolution to initiate the execution of a interlocal agreement. City Councils approval will finalize the execution of this agreement. HMBC will make a lump sum payment of \$3 million to the City of Heath towards the construction of the Public Safety facility. Additionally, HMBC will pay \$473,925 on an annual basis for 20 years to pay a portion of the principal and interest on Certificates of Obligation, Series 2023 as such principal and interest become due and payable. Staff recommends approval of this Resolution executing an interlocal agreement between HMBC and City of Heath. Mayor Elam explained that the MBC is tasked with infrastructure and have collected some funds that we now need to put for infrastructure. The \$3 million has accumulated over time and now we have a park, a fire station and a public works building that we can use these funds to build. It's a good thing for the city as this infrastructure gets us to build out.

MOTION: APPROVE RESOLUTION NO. 231212A REGARDING AN INTERLOCAL AGREEMENT WITH THE HEATH ECONOMIC MUNICIPAL BENEFITS CORPORATION TO FINANCE COSTS OF A PUBLIC SAFETY FACILITY FOR POLICE AND FIRE DEPARTMENTS AND RENOVATIONS TO TOWNE CENTER PARK."

MOTION MADE: MAYOR ELAM
SECONDED: WEAVER
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.j Discuss and consider adoption of Ordinance No. 231212A considering all matters incident and related to the issuance, sale, and delivery of "City of Heath, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2023," authorizing the issuance of the Certificates; approving and authorizing instruments and procedures relating to said Certificates; and enacting other provisions relating to the subject.

Director of Finance Jay Ayers stated that this ordinance was for the approval of the issuance, sale, and delivery of City of Heath, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2023. Ayers thanked the staff and Greg Schaecher and Jorge Delgado with Hilltop Securities for all the work on the back end that made this a smooth process. City Manager Adams announced that our conservative estimate was 4.55% and we came in at 3.87% putting us in an amazing situation. Joe Delgado, Vice President, Hill Securities provided a presentation that included the Fall 2024 Debt Issuance, Funding of Parks, Public Works and Public Safety Facilities, and explained the Issuance of Certificates of Obligation, Series 2023. These Certificates of Obligation will fund the City's Capital Improvement Program (CIP) and partner with the Heath Municipal Benefits Corporation (HMBC) and remit to the City \$3,000,000 from available funds on hand to pay a portion of the CIP. Also, partner with the HMBC to remit to the City \$473,925 on an annual basis for 20 years to pay a portion of the principal and interest on the proposed debt. The CIP is Town Center Park \$12,250,000; Public Works Facility \$6,250,000; and Public Safety Facility \$15,000,000 for a total of \$33,500,00 of which \$3,000,000 HMBC cash contribution for a total Net CIP Debt Funded \$30,500,000. Debt Instrument is the Combination Tax & Ltd. Surplus Revenue Certificates of Obligation, Series 2023. Amortization/Repayment Period is 20 years. Repayment Source is the City's Debt Service (I&S) Property Tax Rate and Annual Transfers from the HMBC. Method of Sale: Competitive Open Market Sale. Bond Rating: Rating Affirmed at "AA+" by Standard & Poor's. There were five total bids received and the lowest bid was from BOK Financial Securities. City Manager Adams stated that because the rates are coming in so strong, in January we are asking Hilltop to review our existing debt in hopes to refinance other debt for additional cost savings.

MOTION: APPROVE ORDINANCE NO. 231212A REGARDING THE ISSUANCE, SALE, AND DELIVERY OF "CITY OF HEATH, TEXAS COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023".

MOTION MADE: KRAUSE
SECONDED: WEAVER
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.k Consider and act on a Resolution approving and authorizing the City Manager to execute a Professional Services Agreement with the firm Kimley-Horn, Dallas for Phase 3, final design and construction documentation for renovations and improvements to Towne Center Park.

Assistant City Manager Kevin Lasher stated that this item was for a Resolution for a Professional Services Agreement with Kimley-Horn regarding the construction drawings for Phase 3 of the Towne Center Park renovations and improvements. The agreement is for final engineering services and construction bid drawing production for use by the selected Construction Manager at Risk (CMAR). On January 9, 2024, a Resolution will be brought before the City Council for the selection of the recommended Parks Board CMAR candidate, Hill & Wilkinson. A portion of the proceeds from the Series 2023 certificates will be used to fund this agreement and the CMAR contract for the renovations and improvements to Towne Center Park. Base services and tasks (tasks no. 1 through 15) performed by Kimley-Horn for a total lump sum fee of \$856,000. The total contracted amount for all tasks 1 through 20 would not exceed \$944,000 without authorization from the City of Heath. The design fees factored into the Opinion of Probable Construction Cost (OPCC) have been included into the budget requirements described in the Certificates of Obligation. The budgeted design fees established in the OPCC document are listed under the category "Soft Costs & Contingencies," under items "Design Fees" at \$893,000, and LOMR Preparation at \$60,000. (25K to be actual cost) 35 36. These two budget estimates result in a total budget amount of \$953,000. The total fee for this agreement of \$944,000 is \$9,000 below the anticipated budgeted amounts listed in the OPCC. The OPCC was reviewed by the Parks Board on March 16, 2023, and presented to the City Council on April 28, 2023. Funding will be provided by the Certificates of Obligation issued by the City of Heath in the aggregate principal amount of \$[29,985,000] to fund the city's contractual obligations for Towne Center Park. Emily Frake, Kimley-Horn Planner and Landscape Architect was present.

MOTION: APPROVE RESOLUTION NO. 231212B REGARDING A PROFESSIONAL SERVICES AGREEMENT WITH THE FIRM KIMLEY-HORN, DALLAS FOR PHASE 3, FINAL DESIGN AND CONSTRUCTION DOCUMENTATION FOR RENOVATIONS AND IMPROVEMENTS TO TOWNE CENTER PARK

MOTION MADE: MAYOR ELAM
SECONDED: RUFFO
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

- 4.l Discuss and act on a Special Warranty Deed and Maintenance Agreement between TR Heath Partners, Ltd. (grantor) and the City of Heath (grantee) for the transfer of ownership of a 4.1-acre park site and improvements as established on the final plat of Heath Crossing Phase 4A and 4B, Block A, Community Park, an addition to the City of Heath, according to the plat recorded under number 20210000004690, in the Plat Records of Rockwall County, Texas, with park maintenance responsibilities being assigned to the Fairways at Heath Crossing Homeowners Association.

Assistant City Manager Kevin Lasher stated that this item was for the approval of a Special Warranty Deed and Maintenance Agreement between TR Heath Partners, Ltd. (grantor) and the City of Heath (grantee) for the transfer of ownership of a 4.1-acre park site and improvements as established on the final plat of Heath Crossing Phase 4A and 4B. Chris Thompson with TR Heath Partners, Ltd., has completed the required punch list items developed by the City Engineer and Public Works departments for the 4.1-acre park site dedicated by the approved final plat referenced above. Section A.1.d. i thru v. of the approved Facilities Agreement for Heath Crossing, Phases 4 and 5, states the Developer (TR Heath Partners) shall dedicate in fee-simple the 4.1 acres of land at time of initial Final Plat approval for Phase 4A of the Heath Crossing subdivision for the future development of a neighborhood park. The City's legal counsel has recommended that any direct conveyance of parkland to the City needed to be accomplished by a deed instrument. Legal counsel also recommended that the park maintenance responsibilities be formalized with the responsible HOA through the approval of a Maintenance Agreement. The term of the Agreement begins with an initial period of twenty years. Thereafter, the Agreement will automatically renew for two and five-year

terms. Unless terminated in accordance with other provisions of the Agreement, either party may opt not to renew and may terminate at least 180 days prior to expiration. Following the effective date of this Agreement, the City may undertake maintenance in the Park, provided the City gives at least sixty days written notice. The Association shall be responsible for the maintenance of the Park and shall keep and maintain the Park in a good state of appearance and repair. The repairs include: entrance drive, paved parking lot, paved trails and the mowing of adjoining and maintained grassed areas at the locations determined by the Association, bridge structures, ground cover and irrigation systems and equipment. Chris Thompson was present to answer any questions.

MOTION: APPROVE SPECIAL WARRANTY DEED & MAINTENANCE AGREEMENT BETWEEN TR HEATH PARTNERS, LTD. AND THE CITY OF HEATH FOR THE TRANSFER OF OWNERSHIP OF A 4.1 ACRE PARK SITE AND IMPROVEMENTS OF HEATH CROSSING PHASE 4A AND 4B, BLOCK A, COMMUNITY PARK,

MOTION MADE: KRAUSE
SECONDED: MAYOR ELAM
APPROVED: PASSED UNANIMOUSLY BY THOSE PRESENT
ABSENT: CALDWELL, CHESTER, ROLATER

4.m Discussion regarding the 2024 Submittal Calendars for Plats, Plans and Zoning Applications.

Assistant City Manager Kevin Lasher provided the 2024 Calendar Application Review Schedule for the City of Heath for preliminary and final plats. This schedule takes into consideration the latest legislation regarding the shot clock and the second calendar regarding zoning applications and site plans.

4.n Discussion regarding Designating a Representative on the 2024 Facilities Bond Committee.

Mayor Elam received a request from Rockwall ISD asking if the City of Heath would provide a council member to be on their 2024 Facilities Bond Committee. The Mayor nominated Jim Chester as a Representative on the 2024 Facilities Bond Committee.

5. Council/City Manager Comments

City Manager Aretha Adams thanked staff for a successful Christmas in Heath event that took place last Friday and gave a shout-out to Suzanne, Public Works, DPS and everyone that came out. Happy New Year and Merry Christmas. Mayor Elam announced that Ms. Adams has submitted her resignation and recommended Assistant City Manager Kevin Lasher assist with the transition and asked for an item on the January 9th Council Meeting in Executive Session regarding this transition.

6. Executive Session

At 10:11 p.m., Mayor Elam recessed the meeting to Executive Session (closed meeting) stating that in accordance with Texas Government Code Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following: Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding: (i) zoning and platting standards, Local Government Code shot clock, and Trilogy final plat; and (ii) Trilogy development in McLendon-Chisholm city limits and extraterritorial jurisdiction; Section 551.071: Consultation with Attorney regarding pending or contemplated litigation or settlement offer regarding: (i) City of Heath v. McLendon-Chisholm, Cause No. 1-22-1204; (ii) MC Trilogy Texas, LLC v. City of Heath, et al., Cause No. 3:22-cv-02154-D; and (iii) acquisition of real property for future pump station No 2; and Section 551.072: Deliberate the purchase, exchange, lease, or value of real property regarding: acquisition of real property for future pump station No. 2.

At 10:38 p.m, Mayor Elam closed Executive Session and reconvened the meeting into open session stating that no action was taken in the Executive Session.

Mayor Elam adjourned the meeting at 10:38 p.m.

APPROVED:

ATTEST:

KELSON ELAM
MAYOR

NORMA DUNCAN
CITY SECRETARY



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 3.b

Item:

Action Regarding a Resolution for Flock Camera Placement. *(Chief Seery)*

Background:

Resolution for the previously approved Flock Safety automatic license plate reading (ALPR) cameras. This no-cost MUA will allow for Flock Safety to complete installation in the Texas Department of Transportation (TXDOT) right-of-way. With the successful installation of these cameras our Flock Safety Program installation phase will be completed.

Financial Impact:

N/A

Legal Impact:

N/A

Comprehensive Plan Impact:

N/A

Staff Recommendation:

Approval of Resolution No. 240109A, authorizing the City Manager to enter into a Multiple-Use Agreement with the Texas Department of Transportation (TxDOT) allowing the installation and operation of Automated License Plate Recognition Cameras in TxDOT right-of way.

Attachments:

[RES 240109A- _TxDOT_Multiple_Use_Agreement.pdf](#)

RESOLUTION NO. 240109A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTIPLE-USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ALLOWING THE INSTALLATION AND OPERATION OF AUTOMATED LICENSE PLATE RECOGNITION CAMERAS IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Heath has determined the addition of Automatic License Plate Recognition (ALPR) Cameras will increase public safety and aid the Department of Public Safety in its crime prevention efforts and strategies; and

WHEREAS, the City Council desires to engage with the Texas Department of Transportation (TxDOT) and asks that Flock safety be allowed to place ALPR Cameras in TxDOT right-of-way on behalf of the City of Heath; and

WHEREAS, the City Council finds it to be in the public interest to authorize the City Manager to sign a Multiple-Use Agreement with TxDOT.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, THAT:

SECTION 1.

The City Council hereby authorizes the City Manager to enter into a Multiple-Use Agreement with TxDOT for the installation and operation of ALPR Cameras in TxDOT right-of-way.

SECTION 2.

This resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL this 9th day of January 2024.

Kelson Elam, Mayor

ATTEST:

Norma Duncan, City Secretary



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 3.c

Item:

Action Regarding a Resolution approving proposed fee increases to solid waste and household hazardous waste collection rates due to inflation-related cost increases as reflected in the consumer price index for the Dallas-Fort Worth metropolitan area, and to authorize the City Manager to complete and execute a renewal agreement with Doliver Enterprises, LLC., dba HHW Solutions, for household hazardous waste collection services. *(K. Lasher/M. Shook)*

Background:

Ordinance No. 161213A was adopted by the City Council on December 13, 2016, awarding an exclusive Franchise Agreement “Agreement” to Progressive Waste Solutions of Texas, Inc. d/b/a Waste Connections of Texas. Per Section 12 of the Agreement, the Agreement start date was February 1, 2017, with an initial five-year term. The Agreement also included an automatic renewal for a second five-year term if neither party provided written notice of intent to terminate 180 days prior to the Agreement expiration date. This autorenewal clause was exercised, and the current expiration date of the Agreement is January 31, 2027.

Section 10 of the Agreement provides for an annual rate adjustment to reflect the percentage change in the Consumer Price Index (CPI-U) for the **DFW area**. The CPI-U used will be the CPI-U published by the Department of Labor’s Bureau of Labor Statistics (the Bureau) during the month ninety days preceding the anniversary date of the agreement. The amount of increase or decrease shall be equal to the percentage that the CPI-U-DFW has increased or decreased over the previous twelve-month period.

The latest data available from the Bureau reflects an annual increase in the DFW market CPI-U of 4.56%. The adjustment would be effective February 1, 2024, and would cause an adjustment to the residential base rate from \$21.36 per month to \$22.33 per month. This rate adjustment would represent an increase of \$0.97 per home per month. The request letter from Progressive, dated November 13, 2023, is included below as **Attachment 1**.

Last year, Progressive was approved for a rate increase of 9.16% based on the September 2022 CPI-U-DFW. A history of monthly rate increases, dating back to 2017 to present, is included below as **Attachment 2**.

HHW Waste Solutions' contract with the city expired on December 31, 2023. They have requested that

their contract be renewed to reflect a similar increase based on the same inflation index figure. This would increase the cost per home from \$1.08 per home per month to \$1.13 per home per month. Their emailed request dated 11/2/2023 is included below as **Attachment 3**.

Financial Impact:

The increase of 4.56% for Progressive will have the following effect on their rates:

Progressive Current Rate	Progressive Adjusted Rate	Current City Base Rate <small>(9.5% Admin Fee)</small>	New City Base Rate <small>(9.5% Admin Fee)</small>
Residential \$21.36/month	\$22.33/month	\$23.39/month	\$24.45/month

A 4.56% adjustment will be applied to all other services associated with the Progressive franchise agreement.

The City applies a 9.5% administrative fee to the Progressive rate **only** for services billed by the City. The administrative fee is not applied to fees for services that are billed directly by Progressive Waste Solutions/Waste Connections.

If the City Council approves the proposed rate increase, staff will present the amended 2024 Fee Schedule at the January 23, 2024, Council Meeting for action.

Legal Impact:

.

Comprehensive Plan Impact:

.

Staff Recommendation:

The requested annual rate adjustment would be in compliance with the current Progressive solid waste franchise agreement and the proposed HHW agreement. Therefore, staff recommends approval of Resolution No. 240109A, included below as **Attachment 4**, reflecting the rate increases for inclusion into the Amended 2024 Fee Schedule.

Attachments:

- [Attachment 1 - Waste Connections Notice Letter for 2024 Adj - 11-13-2023.pdf](#)
- [Attachment 2 - Solid Waste Contract Rate History 1-2024.pdf](#)
- [Attachment 3 - RE_ Heath HHW Extension.pdf](#)
- [Attachment 4 - Res 240109A Annual Rate Adjustment Waste Connections n HHW.pdf](#)



WASTE CONNECTIONS
Connect with the Future®

City of Heath
Attn: Kevin Lasher – Asst. City Manager
200 Laurence Drive
Heath, TX 75032

November 13, 2023

Solid Waste Collection, Hauling, and Disposal Contract

Dear Mr. Lasher,

The agreement between the City of Heath and Waste Connections provides consideration for annual adjustments to the rates for services reflecting any change in the DFW market Consumer Price Index (CPI-U). The latest data available from the Bureau of Labor and Statistics reflects an annual increase in the DFW market CPI-U of 4.56%. A visual has been included on the following page for reference.

While we always do our best to keep expenses low, industry cost pressures have increased and we are formally requesting to adjust current rates by 4.56% in accordance with our agreement. This adjustment is requested to be effective February 1, 2024. The impact will be an adjustment in the residential base rate from \$21.36/month to \$22.33/month, representing an increase of \$0.97 per home. There will be a commensurate adjustment in all other services associated with the franchise agreement.

Please feel free to call me at 817-733-4221 with any questions or concerns about this proposed rate adjustment.

Thank you for your continued partnership and support.

Sincerely,

Bradley Wainscott
District Manager
Waste Connections

Waste Connections Lone Star, Inc.

Solid Waste Service Rates - Effective 2/1/2024

City of Heath

*All rates are inclusive of the 5% franchise fee

Service Description	Service Frequency	Current Monthly Rate Effective 2/1/2023	Proposed Rate Adjustment %	Proposed Monthly Rate Effective 2/1/2024
MONTHLY RESIDENTIAL CART SERVICE				
Residential Service Rate	Monthly Per Unit	\$21.36	4.56%	\$22.33
MONTHLY COMMERCIAL CART SERVICE				
Commercial Service Rate - 1 Cart	Weekly	\$25.07	4.56%	\$26.21
MONTHLY COMMERCIAL CONTAINER				
3 Yd Container	Weekly	\$105.21	4.56%	\$110.01
3 Yd Container	2 times per week	\$209.71	4.56%	\$219.27
3 Yd Container	3 times per week	\$313.45	4.56%	\$327.74
3 Yd Container	4 times per week	\$417.93	4.56%	\$436.99
3 Yd Container	5 times per week	\$522.43	4.56%	\$546.25
3 Yd Container	6 times per week	\$626.91	4.56%	\$655.50
4 Yd Container	Weekly	\$123.59	4.56%	\$129.23
4 Yd Container	2 times per week	\$245.24	4.56%	\$256.42
4 Yd Container	3 times per week	\$365.71	4.56%	\$382.39
4 Yd Container	4 times per week	\$487.57	4.56%	\$509.80
4 Yd Container	5 times per week	\$609.52	4.56%	\$637.31
4 Yd Container	6 times per week	\$731.39	4.56%	\$764.74
6 Yd Container	Weekly	\$152.08	4.56%	\$159.01
6 Yd Container	2 times per week	\$297.49	4.56%	\$311.06
6 Yd Container	3 times per week	\$444.07	4.56%	\$464.32
6 Yd Container	4 times per week	\$592.08	4.56%	\$619.08
6 Yd Container	5 times per week	\$740.12	4.56%	\$773.87
6 Yd Container	6 times per week	\$888.13	4.56%	\$928.63
8 Yd Container	Weekly	\$197.07	4.56%	\$206.06
8 Yd Container	2 times per week	\$384.53	4.56%	\$402.06
8 Yd Container	3 times per week	\$576.09	4.56%	\$602.36
8 Yd Container	4 times per week	\$767.66	4.56%	\$802.67
8 Yd Container	5 times per week	\$959.18	4.56%	\$1,002.92
8 Yd Container	6 times per week	\$1,153.68	4.56%	\$1,206.29
ROLLOFF CONTAINER SERVICE - (CUBIC				
Open Top:				
20 Yd Container	Per Occurrence	\$450.38	4.56%	\$470.92
30 Yd Container	Per Occurrence	\$568.65	4.56%	\$594.58
40 Yd Container	Per Occurrence	\$603.04	4.56%	\$630.54
Compactor:				
30 Yd Container	Per Occurrence	\$583.79	4.56%	\$610.41
35 Yd Container	Per Occurrence	\$648.72	4.56%	\$678.30
42 Yd Container	Per Occurrence	\$679.37	4.56%	\$710.35
Delivery	Per Occurrence	\$125.63	4.56%	\$131.36
Dry Run	Per Occurrence	\$192.24	4.56%	\$201.01
Relocate	Per Occurrence	\$96.13	4.56%	\$100.51
Rental	Per Day	\$7.66	4.56%	\$8.01
EXTRA COLLECTION SERVICE OPTIONS				
3 Yd Container Extra Pick up	Per Occurrence	\$46.28	4.56%	\$48.39
4 Yd Container Extra Pick up	Per Occurrence	\$46.28	4.56%	\$48.39
6 Yd Container Extra Pick up	Per Occurrence	\$59.51	4.56%	\$62.22
8 Yd Container Extra Pick up	Per Occurrence	\$59.51	4.56%	\$62.22
Loose Brush > 3 Yds	Per Yard	\$11.73	4.56%	\$12.26

**CPI for All Urban Consumers (CPI-U)
Original Data Value**

Series Id: CUURS37ASA0
 Not Seasonally Adjusted
 Series Title: All items in Dallas-Fort Worth-Arlington, TX, all urban
 Area: Dallas-Fort Worth-Arlington, TX
 Item: All items
 Base Period: 1982-84=100
 Years: 2013 to 2023

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2013	213.696	216.465	216.465	215.670	215.670	216.979	216.979	216.979	217.068	217.068	215.450	216.441	215.995	215.550	216.441
2014	216.291	218.715	218.715	219.590	219.590	219.543	219.543	219.543	219.380	219.380	217.188	218.316	218.392	218.469	218.316
2015	214.899	217.487	217.487	218.484	218.484	218.676	218.676	218.676	217.507	217.507	217.104	217.625	217.500	217.375	217.625
2016	217.164	218.877	218.877	220.717	220.717	221.507	221.507	221.507	221.923	221.923	222.259	222.132	220.677	219.223	222.132
2017	223.082	223.782	223.782	225.264	225.264	225.613	225.613	225.613	229.056	229.056	229.352	228.003	226.103	224.203	228.003
2018	229.132	230.272	230.272	234.034	234.034	233.570	233.570	233.570	234.563	234.563	234.487	234.007	232.788	231.570	234.007
2019	233.915	236.495	236.495	237.485	237.485	238.891	238.891	238.891	239.815	239.815	238.768	239.045	237.732	236.420	239.045
2020	238.935	238.865	238.865	236.317	236.317	239.888	239.888	239.888	240.658	240.658	239.544	240.253	239.081	237.910	240.253
2021	242.513	246.995	246.995	251.228	251.228	253.319	253.319	253.319	254.950	254.950	257.394	255.820	251.620	247.420	255.820
2022	261.499	269.347	269.347	274.196	274.196	277.005	277.005	277.005	278.297	278.297	279.000	278.184	273.855	269.525	278.184
2023	281.117	284.862	284.862	287.133	287.133	288.006	288.006	288.006	291.001	291.001				284.846	

YoY Change
 % Change 12.7040
4.56%

PROGRESSIVE WASTE SOLUTIONS

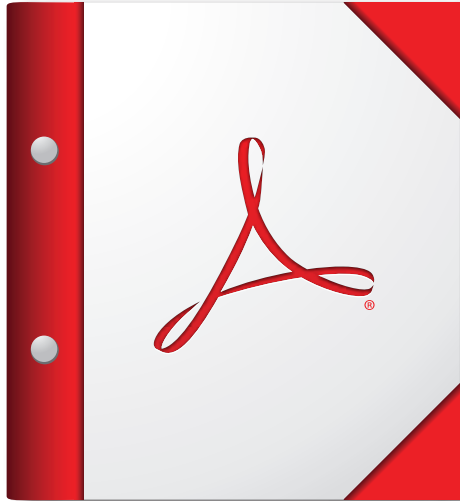
(Dba Waste Connections)

MONTHLY RATES BILLED BY VENDOR TO CITY

(Does not reflect City administrative markup of these rates to customers)

January 9, 2024, City Council Meeting

2017 MONTHLY RATE (ORIGINAL)	\$16.96
2018 MONTHLY RATE	\$17.50
2019 MONTHLY RATE	\$17.88
2020 MONTHLY RATE	\$18.21
2021 MONTHLY RATE	\$18.21
2022 MONTHLY RATE	\$19.57
2023 MONTHLY RATE (CPI Adjusted)	\$21.36
2024 MONTHLY RATE (CPI Adjusted)	\$22.33



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**CITY OF HEATH, TEXAS
RESOLUTION NO. 240109A**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, APPROVING PROPOSED FEE INCREASES TO SOLID WASTE AND HOUSEHOLD HAZARDOUS WASTE COLLECTION RATES DUE TO INFLATION-RELATED COST INCREASES AS REFLECTED IN THE CONSUMER PRICE INDEX FOR THE DALLAS-FORT WORTH METROPOLITAN AREA AND AUTHORIZE THE CITY MANAGER TO COMPLETE AND EXECUTE A RENEWAL AGREEMENT WITH DOLIVER ENTERPRISES, LLC., DBA HHW SOLUTIONS, FOR HOUSEHOLD HAZARDOUS WASTE COLLECTION SERVICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Heath, Texas, and Progressive Waste Solutions of Texas, Inc. entered into a Franchise Agreement for the “Collection, Hauling, and Disposal of Municipal Solid Waste and Construction and Demolition Waste” (the “Agreement”) executed December 13, 2016;

WHEREAS, the "Agreement" provides that Progressive Waste Solutions of Texas, Inc. may request, and the City shall approve, an annual adjustment of rates and fees charged to the City of Heath in accordance with the revised Consumer Price Index rate for the previous twelve-month period;

WHEREAS, Doliver Enterprises, LLC., DBA HHW Solutions entered into a three-year agreement (the “HHW Agreement”) with the City of Heath to provide “Collection, Hauling, and Disposal of Household Hazardous Waste” to single-family homes in the City, which expired on December 31, 2022, and was subsequently renewed for one-calendar year beyond the expiration of the current “HHW Agreement” to December 31, 2023; and

WHEREAS, the "HHW Agreement" provides that HHW Solutions may request, and the City shall approve, an annual adjustment of rates and fees charged to the City of Heath in accordance with the revised Consumer Price Index rate for the previous twelve-month period.

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

SECTION 1. That the City of Heath hereby approves the annual rate adjustment for Progressive Waste Solutions of Texas, Inc. reflecting a 4.56% percentage change in the CPI-U from November 2022 to November 2023.

SECTION 2. That the City Council of the City of Heath authorizes the City Manager to complete and execute a renewal agreement with Doliver Enterprises, LLC., dba HHW Solutions, for household hazardous waste collection services to include an annual rate adjustment reflecting a 4.56% percentage change in the CPI-U from November 2022 to November 2023.

SECTION 3. That this resolution shall take effect immediately from and after its adoption, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, THIS THE 9th DAY OF JANUARY 2024.

Kelson Elam, Mayor

Norma Duncan, City Secretary



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 4.a

Item:

Discussion Regarding an update on the Alternate Water Source Study from Freeman-Millican, Inc.(R. Dormier)

Financial Impact:

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Legal Impact:

.

Comprehensive Plan Impact:

.



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 4.b

Item:

Consider and Act on a Resolution accepting the submitted qualifications from the firm of Hill & Wilkinson, General Contractors, as recommended by the City of Heath Parks Board on April 24, 2023, to become the Construction Manager at Risk (CMAR) for the Renovations and Improvements to the Towne Center Park. *(K. Lasher)*

Owners:

City of Heath

Background:

On February 17, 2023, the City of Heath issued a Request for Qualification (RFQ) for a Construction Manager at Risk (CMAR) to provide services for the budgeting and construction of renovations and improvements for the Towne Center Park. The deadline for submissions was March 31, 2023. Three firms submitted RFQ packages for the project:

1. Hill & Wilkinson, Dallas.
2. Satterfield & Ponktikes, Dallas
3. Dean Construction, Cedar Hill.

On April 24, 2023, the Parks Board received presentations from all three firms at a special called meeting. After interviewing each candidate, the Board voted to select Hill & Wilkinson to be the project Construction Manager at Risk for the park project. The Park Board members noted all three candidate firms were good options.

Prior to the formulation of a Guaranteed Maximum Price (GMP) for the project, the CMAR will assist with the project's pre-construction and design (Phase 1) and for the construction phase (Phase 2). Addressing these two phases separately is unique for this type of process. However, considering the current volatility in the construction and material pricing, coupled with continued supply-chain issues, staff felt it was important to have the CMAR work more closely with the project engineer (Kimely-Horn Dallas) to better manage the dynamics associated with project specifications and unit pricing of materials.

For Phase 1, (the pre-construction and design phase), the selected firm would be retained under a

professional services agreement to assist in finalizing minimum specifications for programmed amenities and the scope of construction improvements for the project. For Phase 2 (the construction phase), and in conjunction with the production of construction drawings, the CMAR would be retained under a fixed Guaranteed Maximum Price (GMP) contract.

For all phases of the project, the CMAR will serve as an integral team member during the design and construction processes. The selected CMAR will be required to perform the basic construction management services for the project. Furthermore, the CMAR will be used as the cost estimator and project scheduler in conjunction with the design team.

Phase 1 - Pre-Construction Service and Design responsibilities include but not be limited to:

1. Schematic and design development cost estimating and value engineering.
2. Prepare and submit a constructability and scope review with the design development drawings/specifications and an update with the 30%, 60%, and 90% construction documents.
3. Development of a Construction Schedule.
4. Establish Budget by Bid Package for Construction Phase.
5. Prepare Sub-Contractor Bid or Proposal Packages.
6. Conduct Sub-Contractor Pre-Bid Meetings.
7. Receive Sub-Contractor Bids.
8. Prepare and submit GMP contract for city approval.

Phase 2 - Construction Service responsibilities include but not be limited to:

1. Conduct Award of Contracts/Purchase Orders.
2. Provide Coordination and Management of Sub-contractors.
3. Develop and Provide Monthly Written Progress Reports.
4. Provide Change Order and Contingency Funds Control.
5. Establish a Quality Management Program.
6. Maintain and Update Project Schedule Every Two Weeks
7. Provide Job Safety Functions.
8. Provide Accounting Functions.
9. Provide Jobsite Security Functions.
10. Provide Post Construction Services, including implementation of close-out procedures.
11. Provide Value Engineering.
12. Warranty walk-through to occur one year after project completion.

Board/Commission Comments:

At a special called meeting of the Parks Board held on April 24, 2023, the Board recommended that the City Council select Hill & Wilkinson General Contractors for the Construction Manager at Risk (CMAR) for the Renovation and Improvement to Towne Center Park.

Financial Impact:

.

Legal Impact:

.

Comprehensive Plan Impact:

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Attachments:

[Attachment 1 - Res 240109B Accepting Hill Wilkinson CMAR.pdf](#)

**CITY OF HEATH, TEXAS
RESOLUTION NO. 240109B**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, ACCEPTING THE SUBMITTED QUALIFICATION FROM THE FIRM OF HILL & WILKINSON GENERAL CONTRACTORS AS PRESENTED TO, AND SELECTED BY, THE CITY OF HEATH PARKS BOARD ON APRIL 24, 2023, TO BECOME THE CONSTRUCTION MANAGER AT RISK FOR THE RENOVATIONS AND IMPROVEMENTS TO THE TOWNE CENTER PARK, BEING APPROXIMATELY 22 ACRES OF LAND LOCATED AT 200 LAURENCE DRIVE, HEATH, TEXAS; AND TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE A PROFESSIONAL SERVICES CONTRACT (PSC) WITH THE FIRM OF HILL & WILKINSON GENERAL CONTRACTORS FOR PHASE 1 (THE PRE-CONSTRUCTION PHASE), AND TO RETAIN SAME FIRM AS THE CONSTRUCTION MANAGER AT RISK (CMAR) FOR PHASE 2 OF THE PROJECT UNDER A FIXED GUARANTEED MAXIMUM PRICE (GMP), WITH SAID PSC AND CMAR CONTRACTS TO BE APPROVED BY THE CITY COUNCIL, FOR PROJECT MANAGEMENT AND CONSTRUCTION MANAGEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That the City Council does hereby accept and endorse the qualifications submitted by the firm of Hill & Wilkinson General Contractors as presented to the City of Heath Parks Board on April 24, 2023, for the construction of renovations and improvement to the Towne Center Park, included herein as **Exhibit “A,”** being approximately 22 acres of land located at 200 Laurence Drive, Heath, Texas (the Project);

Section 2. That the City Council authorizes the City Manager to negotiate a Professional Services Contract (PSC) with the firm of Hill & Wilkinson General Contractors for Phase 1 (the pre-construction phase) to assist in finalizing minimum specifications for programmed amenities and the scope of construction improvements for the Project;

Section 3. That the City Council authorizes the City Manager to negotiate a Construction Contract with the firm of Hill and Wilkinson General Contractors for a Construction Manager at Risk (CMAR) for Phase 2 of the Project, with said Contract to be approved by the City Council, to prepare the bid package for competitive bidding by subcontractors, to develop a fixed Guaranteed Maximum Price (GMP), and to provide construction management services; and

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED this 9th day of January 2023 at a regular meeting of the City Council of the City of Heath, Texas.

ATTEST:

APPROVED:

Norma Duncan, City Secretary

Kelson Elam, Mayor

EXHIBIT "A"
Statement of Qualifications
Hill & Wilkinson General Contractors
Towne Center Park Project
March 31, 2023



**REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT AT RISK
SERVICES FOR THE**

**HEATH TOWNE CENTER PARK
EXPANSION**

MARCH 31, 2023 | 11:00 AM



MAYOR VERA CALVIN PLAZA IN OLD TOWN BURLESON - BURLESON, TEXAS



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GRAND PRAIRIE EPIC PLAYGROUND
GRAND PRAIRIE, TEXAS



DIVIDER 1

TRANSMITTAL LETTER



HILL & WILKINSON
GENERAL CONTRACTORS

2703 TELECOM PARKWAY | SUITE 120 | RICHARDSON, TEXAS 75082
214.299.4300 PHONE

March 31, 2023

City of Heath, Texas
Attn: Kevin J. Lasher
Assistant City Manager
200 Laurence Drive
Heath, Texas 75032

Subject: CMAR Services for Renovations and Improvements to the Heath Towne Center Park

Members of the Selection Committee:

Hill & Wilkinson is pleased to provide our response to your qualifications request for the Towne Center Park with the City of Heath. As further defined in our response, we offer you several compelling reasons to select us as your project partner:

PROUD DFW NATIVES

Since the founding of our company in 1968, our corporate headquarters have always been right here in North Texas. This has allowed us to build meaningful and long-lasting relationships with our clients and local subcontractor community – a strong part of our unwavering company culture.

DILIGENT PRECONSTRUCTION EFFORTS

Our structure as it relates to pre-construction is unique, as we maintain a team of 20 dedicated pre-construction personnel among our divisions. It is designed to serve as a resource to the rest of the team from start to finish throughout the design stage.

ADDED VALUE SERVICES

We offer the unique ability to integrate other key internal members into the project in order to add value to the process, including VDC coordination, building envelope/waterproofing consulting, LEED coordination, and MEP commissioning.

SUPERIOR FIELD PERFORMANCE

Our protocol field management practices and quality control efforts are considered by many to be the gold standard.

It would truly be an honor to have the chance to serve the City of Heath. I have been a proud resident of Heath since 2005 and am deeply invested in this project. We greatly appreciate your consideration and should you have any questions, please feel free to contact me at 214.878.8546.

Respectfully,

Max Scott
Vice President
Hill & Wilkinson General Contractors



DIVIDER 2

FIRM INFORMATION

DIVIDER 2 FIRM INFORMATION

a. Firm Name, addresses, and telephone numbers of all firm offices.

HEADQUARTERS

2703 Telecom Parkway, Suite 120, Richardson, Texas 75082, 214.299.4300

FORT WORTH OFFICE

1227 West Magnolia Avenue, Suite 125, Fort Worth, Texas 76104, 817.953.8942

CENTRAL TEXAS OFFICE

5810 Trade Center Drive, Building 1, Suite 200, Austin, Texas 78744, 512.287.6309

b. Structure of Firm, i.e., sole proprietorship, partnership, corporation, and size of Firm.

Hill & Wilkinson is a partnership and has 332 employees.

c. Names of principals in Firm.

- » Paul Driscoll, CEO
- » Mike Oswald, COO
- » Cyndi Amador, CFO
- » Paul Paris, EVP - Project Development
- » Steve Camp, EVP - Quality Control
- » Jeff Sanders, EVP
- » Matt Shem, EVP
- » Peyton Boddie, EVP
- » Bill Reeves, EVP - Director of Safety & Risk Management
- » Steve Doyle, EVP - General Counsel

d. Primary contact.

Max Scott, Vice President
City of Heath Resident since 2005
mscott@hwgc.com
214.878.8546

e. Description of Firm's organizational structure and different office locations if applicable.

Hill & Wilkinson is organized into five main divisions – commercial, healthcare, institutional, manufacturing and special projects. Each division is broken down into several groups focusing on a specific market sector. This structure allows us to provide industry-specific focus and expertise.

We currently have offices in Richardson (Headquarters), Austin, and Fort Worth, Texas.

f. Brief statement of Firm's corporate philosophy.

Our philosophy and core values include the following:

- » **Respect** – Treat others as you would like to be treated
- » **Quality** – Meet or exceed expectations and requirements
- » **Safety** – Maintain a work environment that is clean, safe and productive
- » **Commitment** – Do what you say you will do with integrity and teamwork
- » **Training** – Continuous professional and personal growth
- » **Fun** – Our work should be rewarding and enjoyable
- » **Citizenship** – Fulfill our corporate and individual responsibilities in our communities

"Hill & Wilkinson General Contractors has performed Construction Management services for the City of Grand Prairie for many projects over the years. They have consistently met our schedule requirements, stayed within proposed budgets, demonstrated commitment to high quality work and were always quick to step up and help resolve any issues that surfaced.

Hill & Wilkinson has developed into not only a highly regarded team member but also a true ally and partner, while bringing knowledge, experience, integrity, and a proven record of accomplishments to our projects. Their willingness to help achieve the goals of our projects from a budget and functionality aspect is undeniable."

ANDREW HENNING
CITY OF GRAND PRAIRIE



**GRAND PRAIRIE EPIC CENTRAL
GRAND PRAIRIE, TEXAS**



DIVIDER 3

GENERAL COMPANY HISTORY/QUALIFICATIONS

DIVIDER 3 GENERAL COMPANY HISTORY/QUALIFICATIONS

a. How many years has your organization been in business in its current capacity?

Hill & Wilkinson has been in business for 55 years.

b. How many years has your organization been in business under its present name?

FORMER NAME	YEAR
Hill & Wilkinson Construction Group, Ltd. d.b.a. Hill & Wilkinson General Contractors	2009 - Present
Hill & Wilkinson, Ltd.	2000 - 2009
Hill & Wilkinson, Inc.	1985 - 2000
Luther Hill & Associates	1968 - 1985

c. Under what other or former names has your organization operated?

Please see the table above.

d. Provide a brief history of the Firm's CMAR experience and the services routinely provided in-house on civic building projects.

Over the last ten years, 90% of our municipal projects have been delivered under the CMAR delivery method. Some of the services we routinely provide on civic projects include BIM/VDC services, MEP commissioning, LEED consulting, air quality testing, and warranty services.

e. Provide an organizational chart that explains team member responsibilities.

Please see the organizational chart on the following page.

f. Include the resumes of all persons to be assigned to the PROJECT with their prospective roles identified.

Please see resumes beginning on page 5.

g. List all related design awards and recognition the Firm has received.

2022 Austin AGC Outstanding Construction Award | Shield Ranch

2022 Austin Green Award | Shield Ranch

2022 Preservation Dallas Achievement Award | Continental Gin

2022 TEXO Distinguished Building Award of Merit | Jesuit Natatorium | Educational Facilities 2 (\$10-30M)

2022 CMAA North Texas Project Achievement Award | Continental Gin | Commercial Renovations Under \$50M

2022 CMAA North Texas Project Achievement Award | Jesuit Natatorium | Education Projects Under \$50M

2022 AGC-TBB Outstanding Construction Award |

LifeAustin Mueller | First Place: General Contractor - Interior Finish-Out (Over \$5M)

2022 ASA North Texas Chapter Award | \$20-\$50M | Jesuit Natatorium

2022 ENR Regional Best Projects | Award of Merit, K-12 Education | Ursuline Academy of Dallas Humanities Building

2022 Austin Business Journal Best Places to Work | 6th Place | Small Business Category

2022 Healthiest Employers of Texas | 1st Place | 100 to 499 Employees

2022 Dallas Business Journal Best Places to Work | 5th Place | Large Category (249-499 Employees)

2022 Dallas Morning News Top 100 Places to Work | 5th Place | Midsize Category

2022 Dallas Morning News Top Midsize Leader | Paul Driscoll

2021 CMAA North Texas Project Achievement Award Buildings Between \$15M-\$25M | SMU Hughes-Trigg Student Center Phases 1 & 2

2021 TEXO Distinguished Building Award Building 3 (\$5-10M) | Mayor Vera Calvin Plaza

2021 CLIDE Award Mayor Vera Calvin Plaza

2021 Preservation Dallas Achievement Award FUMC Dallas Campus Renovations

h. List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable.

STATE	LICENSE #
Arkansas	28264
Arizona	289718
California	982644
Louisiana	37538
Oregon	No License Required
Pennsylvania	Registration # T1405860191
Washington	Registration # 602-972-908
Texas	No License Required
Oklahoma	No License Required
Utah	10174002-5501
Virginia	2705157227



ORGANIZATIONAL CHART





MAX SCOTT
VP/DIVISION MANAGER

Max is responsible for the municipal and recreation groups and oversees the associated projects, clients, and personnel.

RESIDENCE
Heath, Texas

EDUCATION
Texas A&M University
Construction Science

JOINED H&W
2000

JOINED INDUSTRY
2000

CREDENTIALS
OSHA 10-Hour

REFERENCE
Ginny Holliday
City of Garland (Retired)
972.623.8234
holliday3@att.net

City of Garland Downtown Square and Streetscapes, Garland, Texas - Redevelopment of downtown square along with new streetscape and infrastructure for 15 surrounding blocks.

City of Burleson Plaza, Burleson, Texas - Plaza renovations with extensive landscape and hardscape along with new restrooms, concessions, and an outdoor performance stage.

City of Garland Holford Recreational & Aquatics Center, Garland, Texas- 44,000 sf recreation and aquatic center renovation including a parking expansion, gymnasium, indoor track, fitness rooms, a warming kitchen, and landscaping upgrades with a covered pavilion.

City of Garland Animal Shelter and Adoption Center, Garland, Texas- 24,000 sf facility with housing for over 130 dogs and 50 cats, a large medical suite, community room, and admin offices.

Garland City Hall Renovation & Addition, Garland, Texas - 116,300 sf renovation of the city hall including envelope replacement, phased interior renovation, additions on the west and south sides, and a new, 330-vehicle parking garage.

Rockwall Downtown Improvements, Rockwall, Texas - Reconstruction of several streets, sidewalks, and parking areas along with a new pedestrian mall, street parking, hardscaping, landscaping, lighting, and signage.



JON AURINGER
PROJECT MANAGER

Jon is the primary liaison with the owner and architect on a day-to-day basis. He is responsible for the schedule, budget, quality, and team relationships.

RESIDENCE
Rockwall, Texas

EDUCATION
Texas A&M University at
Commerce
Construction Management

JOINED H&W
2013

JOINED INDUSTRY
1988

REFERENCE
Matt Grubisich
City of Garland
214.500.9557
MGrubisich@garlandtx.gov

City of Garland Animal Shelter and Adoption Center, Garland, Texas - 24,000 sf facility with housing for over 130 dogs and 50 cats, a large medical suite, community room, and admin offices.

City of Garland Animal Shelter and Adoption Center GMP 2, Garland, Texas - 24,000 sf facility with housing for over 130 dogs and 50 cats, a large medical suite, community room, and admin offices.

City of Garland Downtown Square and Streetscapes, Garland, Texas - Redevelopment of downtown square along with new streetscape and infrastructure for 15 surrounding blocks.

City of Garland Transportation Facility Renovation, Garland, Texas - 12,500 sf interior renovation including new signal testing lab, sign shop, training room, break room, locker rooms, and offices.

Celina City Hall Renovations Phase 2, Celina, Texas - 5,000 sf remodel of City Hall offices included the bullpen area, library, Loan Files and Accounting, and HR.

Klyde Warren Park, Dallas, Texas - 5.2 acre park including the demolition of two overpasses, utility relocation, and service road reconstruction.





**RANDALL DYESS
SUPERINTENDENT**

Randall's primary responsibility is to coordinate all field operations. He works closely with all subcontractors, suppliers, and self-perform craftsmen.

RESIDENCE
Greenville, Texas

JOINED H&W
2001

JOINED INDUSTRY
1982

CREDENTIALS
OSHA 30-Hour

REFERENCE
Tony Linker
Jones Lang LaSalle
214.438.6138
tony.linker@am.jll.com

City of Garland Downtown Square and Streetscapes, Garland, Texas - Redevelopment of downtown square along with new streetscape and infrastructure for 15 surrounding blocks.

Carrollton Fire Stations #1 & #2, Carrollton, Texas - Two 12,000 sf fire stations.

Hilton Dallas/Rockwall Lakefront Hotel Renovation, Rockwall, Texas - 37,400 sf phased renovation in an occupied hotel including the arrival and entryway, registration and front desk, lobby, concierge, business center, lounge, coffee and sundry shop, public restrooms, and the restaurant area.

Buckner Family Hope Center, Dallas, Texas - 23,000 sf, two-story facility including classrooms, multipurpose room, catering kitchen, after-school area, youth academy, administrative offices, and shell space. Dallas Green Certified

Ursuline Academy French Family Math, Science, and Technology Building, Dallas, Texas - 70,000 sf addition and renovation including classrooms, state-of-the-art science and language labs, multipurpose rooms, administrative offices, and a 5,000 sf addition to the music building. LEED Gold Certified



**JEFF KIRK
DIRECTOR OF PRECON-
STRUCTION**

Jeff's responsibilities include facilitation and management of all pre-construction activities within the division.

RESIDENCE
Allen, Texas

EDUCATION
Auburn University
Building Science

JOINED H&W
2014

JOINED INDUSTRY
1983

REFERENCE
Patricia Jackson
City of McKinney
972.547.7439
pjackson@jacksonae.com

Garland Downtown Project, Garland, Texas - 15-block redevelopment of the Downtown Garland square and surrounding areas. The scope includes new streetscape and infrastructure. Construction is anticipated to be completed in Fall 2022.

City of Burlison Plaza, Burlison, Texas - Plaza renovations with extensive landscape and hardscape along with new restrooms, concessions, and an outdoor performance stage.

City of Garland Holford Recreational & Aquatics Center, Garland, Texas- 44,000 sf recreation and aquatic center renovation including a parking expansion, gymnasium, indoor track, fitness rooms,

a warming kitchen, and landscaping upgrades with a covered pavilion.

City of Garland Animal Shelter and Adoption Center, Garland, Texas- 24,000 sf facility with housing for over 130 dogs and 50 cats, a large medical suite, community room, and admin offices.

Grand Prairie Epic Central, Grand Prairie, Texas - Six retail buildings totaling 37,000 sf. This project also includes a 55,600 sf underground parking garage and 73,500 sf, two-story parking garage. Other features include a 15,000 sf, water-front event lawn with a covered stage and 15,000 sf of outdoor seating and activity spaces.





PAUL PARIS
EVP OF PROJECT
DEVELOPMENT

Paul focuses on developing opportunities across many markets. He assists clients and designers from initial programming stages through completion of design.

RESIDENCE
Sachse, Texas

EDUCATION
Texas A&M University
Construction Science &
Environmental Design
JOINED H&W
1998

JOINED INDUSTRY
1998

CREDENTIALS
OSHA 30-Hour

REFERENCE
Jason Harper
Echelon Leadership
214.427.9635
jharper@echelonleadership.net

City of Burleson Plaza, Burleson, Texas - Plaza renovations with extensive landscape and hardscape along with new restrooms, concessions, and an outdoor performance stage.

Garland Downtown Project, Garland, Texas - 15-block redevelopment of the Downtown Garland square and surrounding areas. The scope includes new streetscape and infrastructure. Construction is anticipated to be completed in Fall 2022.

Rockwall Downtown Improvements, Rockwall, Texas - Reconstruction of several streets, sidewalks, and parking areas along with a new pedestrian mall, street parking, hardscaping, landscaping, lighting, and signage.

Grand Prairie Epic Central, Grand Prairie, Texas - Six retail buildings totaling 37,000 sf. This project also includes a 55,600 sf underground parking garage and 73,500 sf, two-story parking garage. Other features include a 15,000 sf, water-front event lawn with a covered stage and 15,000 sf of outdoor seating and activity spaces.

Garland City Hall Renovation & Addition, Garland, Texas - 116,300 sf renovation of the city hall including envelope replacement, phased interior renovation, additions on the west and south sides, and a new, 330-vehicle parking garage.



MATT SISCO
EVP

Matt is responsible for the overall operation and leadership of projects in his division. He will guide the preconstruction effort, support his construction team throughout the process, and serve as the owner's liaison.

RESIDENCE
Wylie, Texas

EDUCATION
Texas A&M University
Construction Science
JOINED H&W
2000

JOINED INDUSTRY
2000

CREDENTIALS
OSHA 10-Hour

REFERENCE
Win Bell
Ed Bell Construction
Company
214.358.6581
winbell@ebcc.com

Garland Downtown Project, Garland, Texas - 15-block redevelopment of the Downtown Garland square and surrounding areas. The scope includes new streetscape and infrastructure. Construction is anticipated to be completed in Fall 2023.

City of Burleson Plaza, Burleson, Texas - Plaza renovations with extensive landscape and hardscape along with new restrooms, concessions, and an outdoor performance stage.

City Of Garland Water Utilities Building, Garland, Texas- 27,000 sf tilt-wall building providing administrative offices, locker rooms, a breakroom,

and large training room that will also serve as a storm shelter.

City of Garland Holford Recreational & Aquatics Center, Garland, Texas- 44,000 sf recreation and aquatic center renovation including a parking expansion, gymnasium, indoor track, fitness rooms, a warming kitchen, and landscaping upgrades with a covered pavilion.

City of Garland Animal Shelter and Adoption Center, Garland, Texas- 24,000 sf facility with housing for over 130 dogs and 50 cats, a large medical suite, community room, and admin offices.





DIVIDER 4

EXPERIENCE AND REFERENCES

DIVIDER 4 EXPERIENCE AND REFERENCES

1. Within this section, provide a discussion of CMAR's experience in constructing City Parks. This RESPONDENT must provide no less than 3 letters of recommendation from past Clients. List all comparable City Parks Projects, whether ongoing or completed, including Owner Representative contact information. Please begin with projects in Texas and projects completed by the specific office managing this PROJECT. For each, please provide:

- a. Project name and location.
- b. Year completed or anticipated to be completed.
- c. Short description of Project.
- d. Names, addresses, and phone numbers of Owner's project representative tasked with daily responsibilities of Project.
- e. Names, addresses and telephone numbers of project Architect.
- f. Estimated cost and final construction cost and whether or not it was within the project budget and the reason for any overruns.
- g. Original construction schedule and actual construction time and reasons for any overrun.

Please see reference letters beginning on page 12 and project sheets beginning on 15.

2. List the categories of work that your organization normally performs with its own forces. Would you propose to do any work with your own forces or to bid all work to subcontractors?

Hill & Wilkinson may choose to perform some level of self-perform work depending on the availability of manpower. These items may include daily clean-up, carpentry, temporary facilities installation, framing, and door/hardware installation.

3. List any subcontractors in which your organization has some ownership and list the categories of work those subcontractors normally perform.

Cambridge Fence Services, CxL Building Services, Highland Specialty Services, SR Rentals, QC Electric, Greyhawk, and East Fork Services are Hill & Wilkinson's affiliated fencing, commissioning, door and hardware installation, construction equipment rental, electric, demolition, and concrete subcontractors. These companies provide benefits to our projects in terms of quality, cost, and schedule.

Hill & Wilkinson would only engage these subcontractors for this project with prior city approval and with proposals from non-affiliated subcontractors for comparison by the owner.

HILL & WILKINSON PARTNER COMPANIES



GREYHAWK

Concrete, steel erection, welding, millwright, and carpentry work.



SR EQUIPMENT

Full-service equipment rental and construction products company.



CAMBRIDGE FENCE SERVICES

Installation of fences, railings, steel erection, and masonry.



TEXAS BUILDING SPECIALTIES

Supplies and installs Division 10 and related building specialty products.



CXL BUILDING SERVICES

Commissioning, test and balance, MEP coordination, and LEED management.



PILLAR ELECTRIC GROUP

Full-service electrical contractor certified in the installation and repair, medium voltage, and ARC flash evaluations.



EAST FORK SERVICES

Interior and exterior demolition, wrecking and concrete, debris clean-up, tree removal, site clearing, excavation, and backfill.



4. Has your organization ever failed to complete any work awarded to it? (If the answer is yes, please attach details.) Hill & Wilkinson has never failed to complete any work awarded to us.

5. Are there any judgments, claims, arbitration proceedings, or suits filed or outstanding against your organization or its officers for the last 5 years? (If the answer is yes, please attach details.)

Hill & Wilkinson does not have any current litigation that would affect our performance under a contract. Hill & Wilkinson is currently involved in two claims with owners due to non-payment. The first claim is related to the Stonebrook Phase 1 project in Frisco, Texas, which was filed on June 23, 2020, against GCRE/TX Frisco Master, LLC due to failure to make progress payments. The second claim is related to the C.C. Young Senior Living project in Dallas, Texas, which was filed on August 18, 2020, against C.C. Young Memorial Home due to failure to make final payment. Hill & Wilkinson is involved in separate litigation related to completed operations claims, which are being disputed. Hill & Wilkinson actively seeks to resolve disputes without the need for litigation. Hill & Wilkinson believes that a focus on quality control,

safety, constant communication, and compromise are the best ways to avoid and resolve such claims. There are no civil or criminal actions pending against Hill & Wilkinson or any proposed member of our team.

6. Has your organization, under its current or previous names, filed any lawsuits or requested arbitration regarding construction contracts within the last five years? (If the answer is yes, please attach details.) Please see the previous response.

7. Within the last 5 years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No officer or principal of Hill & Wilkinson was part of another organization that failed to complete a construction contract.

8. List construction projects your organization has in progress (noting method of selection, i.e., CM at agent, Bid, Proposal, or other), giving the name and location of Project, Owner, architect, contract amount, percent complete, and scheduled completion date.

Please see projects beginning on the following page.



55

Municipal Projects Built by Hill & Wilkinson in Past 10 Years

90%

of Hill & Wilkinson's Projects are Delivered as CMAR



PROJECT NAME & LOCATION	METHOD OF SELECTION	OWNER	ARCHITECT	CONTRACT AMOUNT	PERCENT COMPLETE	SCHEDULED COMPLETION DATE
Encore Wire Plant 6 Expansion 2 North McKinney, Texas	Design-Build	Encore Wire	Merriman Anderson Associates	\$4,658,288	1%	March 2024
City of Garland Street Department Facility & Parking Lot Garland, Texas	CMAR	City of Garland	MPI Architects	\$4,832,381	1%	April 2024
Children's Health - Transport Access Center Facility Dallas, Texas	CMAR	Children's Health System of Texas	Tectonic Management Group	\$15,528,265	2%	February 2024
Encore Wire Plant 8 McKinney, Texas	Design-Build	Encore Wire	Merriman Anderson Architects	\$16,995,276	2%	January 2024
Shoreline City Church Dallas, Texas	CMAR	Shoreline City Church	Parkhill, Smith, & Cooper	\$10,183,733	3%	December 2023
Fellowship Church Flower Mound, Texas	CMAR	Fellowship Church	Parkhill, Smith, & Cooper	\$1,013,532	3%	June 2023
Andrews Distributing Dallas DC Optimization Dallas, Texas	CMAR	Andrews Distributing	Magee Architects	\$5,984,652	4%	April 2024
Children's Specialty Center 2 - Plano OP Cardiology Clinic Plano, Texas	CMAR	Children's Health System of Texas	Perkins+Will	\$6,750,343	6%	August 2023
City of Garland - Water Utilities Building Garland, Texas	CMAR	City of Garland	MPI Architects	\$13,529,477	8%	March 2024
Dallas Women's Club Kitchen Renovations Dallas Texas	CMAR	Dallas Women's Club	Rouch Architects	\$1,746,127	13%	September 2023
The Fat Quarter Shop Kyle, Texas	CMAR	Cushman & Wakefield	Corgan	\$27,473,964	24%	November 2023
Haltom City Law Enforcement Center Haltom City, Texas	Design-Build	City of Haltom City	Brinkley Sargent Wiginton Architects	\$23,678,918	27%	July 2024
Celina Senior Center Celina, Texas	CMAR	City of Celina	Harley Ellis Devereaux	\$3,705,533	28%	July 2023



PROJECT NAME & LOCATION	METHOD OF SELECTION	OWNER	ARCHITECT	CONTRACT AMOUNT	PERCENT COMPLETE	SCHEDULED COMPLETION DATE
Highland Oaks Church of Christ Dallas, Texas	CMAR	Highland Oaks Church of Christ	Parkhill, Smith, & Cooper	\$3,056,370	28%	July 2023
Children's Pulmonary Clinic Plano, Texas	CMAR	Children's Health System of Texas	E4H	\$2,613,687	42%	May 2023
Carr Lane Manufacturing Elgin, Texas	CMAR	Carr Lane Manufacturing	GSC Architects	\$11,810,146	43%	July 2023
Encore Wire - Shipping & Receiving Gate New Construction McKinney, Texas	CMAR	Encore Wire	Merriman Anderson Associates	\$3,688,788	47%	May 2023
Dallas Theological Seminary - Central Utility Plant Dallas, Texas	CMAR	Dallas Theological Seminary	GFF	\$6,997,633	50%	September 2023
Cooks Childrens Pediatric Clinic Celina, Texas	CMAR	Children's Health System of Texas	E4H	\$2,228,063	53%	April 2023
Niagara Bottling - Project Ripple Phase 2 Temple, Texas	CMAR	Niagara Bottling	Merriman Pitt Anderson	\$16,996,242	58%	June 2023
City of Garland Downtown Square and Streetscapes Garland, Texas	CMAR	City of Garland	Studio Outside	\$23,313,396	60%	April 2024
Encore Wire - Shipping & Receiving Gate McKinney, Texas	CMAR	Encore Wire	Merriman Anderson Architects	\$1,292,114	64%	April 2023
Jesuit Forestwood Fieldhouse Dallas, Texas	CMAR	Jesuit College Preparatory School	HKS	\$14,388,751	65%	July 2023
Encore Wire XLPE Compounding Plant McKinney, Texas	Design-Build	Encore Wire	Merriman Anderson Architects	\$24,200,619	67%	April 2023
Collin Creek East Garage Plano, Texas	CM Agent	MM CCM 48M	Bush Architects	\$2,670,862	68%	August 2023
JJ Pearce High School Richardson, Texas	CMAR	Richardson ISD	Glenn Partners	\$122,326,627	77%	August 2024
Louis Vuitton Manufacturing Facility Alvarado, Texas	CMAR	Louis Vuitton	HKS	\$24,429,048	84%	April 2023



REFERENCE LETTERS



December 14, 2020

Hill & Wilkinson
2703 Telecom Pkwy, Ste. 120
Richardson, Texas 75082

RE: Reference Letter for Hill & Wilkinson

To whom it may concern,

The City of Burleson enjoys a valued relationship with Hill & Wilkinson. With the help of Hill & Wilkinson our vision of creating a landmark public space in our downtown became a reality in the Mayor Vera Calvin Plaza. It became clear from the beginning of the project that Hill & Wilkinson had the knowledge, experience and expertise to construct the space to our high standard and vision. Their team listened to the needs of the City and its Residents, and worked with City staff to deliver a project that truly matched the vision. Furthermore, Hill & Wilkinson went above and beyond to listen and respond to the needs of our neighboring businesses to the site. With the help of Hill & Wilkinson, the City of Burleson can proudly enjoy a multi-generational public amenity in the Mayor Vera Calvin Plaza.

The City of Burleson happily recommends Hill & Wilkinson for your project.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Pennywell". The signature is fluid and cursive.

Drew Pennywell
Economic Development Project Manager

burlesontx.com | 817.426.9638 | 141 W. Renfro Street, Burleson, Texas 76028





December 7, 2020

SUBJECT: City of Grand Prairie Reference Letter for Hill & Wilkinson General Contractors

To Whom it May Concern,

Hill & Wilkinson General Contractors has performed Construction Management services for the City of Grand Prairie for many projects over the years. They have consistently met our schedule requirements, stayed within proposed budgets, demonstrated commitment to high quality work and were always quick to step up and help resolve any issues that surfaced.

Most recently, Hill & Wilkinson worked with the City of Grand Prairie as the Construction Manager on our City Hall multi-phase project, Firehouse Gastro Park Restaurant historical renovation project and currently the EpicCentral entertainment destination we are developing. Hill & Wilkinson has developed into not only a highly regarded team member, but also a true ally and partner, while bringing knowledge, experience, integrity, and a proven record of accomplishment to our projects. Their willingness to help achieve the goals of our projects from a budget and functionality aspect was undeniable. Based on above, we extend our sincere recommendation for Hill & Wilkinson for any future construction projects and note our desire to work with them again whenever possible.

In the end, Hill & Wilkinson General Contractors has overwhelmingly delivered projects that the City of Grand Prairie and our community are incredibly proud of and we couldn't be happier with their services. If there is any additional information or clarification I can provide, please don't hesitate to contact me through any of the options noted below.

Sincerely,

Andrew C. Henning AIA, NCARB, LEED AP
Senior Building and Construction Projects Manager
City of Grand Prairie - Planning and Development
300 West Main Street
Grand Prairie, Texas 75050
(972) 237-8274 (office)
(214) 403-8181 (cell)
ahenning@gptx.org

P.O. BOX 534045 • GRAND PRAIRIE • TEXAS • 75053-4045 • 972/237-8000 • FAX: 972/237-8116





March 10, 2023

To whom it concerns:

The professionals at Hill and Wilkinson (H&W) partnered with Weatherford on the complete renovation of our City Hall. Not only did they deliver high quality results, but they did so without requiring the building to be closed at any point. H&W coordinated all major work to be done at night during non-business hours, consistently demonstrating the highest level of care in cleanliness and organization, so each morning our employees and citizens returned to uninterrupted workspaces.

The Hill and Wilkinson team has been a pleasure to work with, they have my sincere recommendation. Their expertise, attention to detail, and strong advocacy for our needs are what makes them stand out as a great partner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Marbut".

Chad Marbut
Director of Public Works
City of Weatherford

303 Palo Pinto • P.O. Box 255 • Weatherford, TX 76086 • Phone (817) 598-4000



SIMILAR PROJECTS



GARLAND DOWNTOWN SQUARE AND STREETSCAPES

Garland, Texas

This project is last of six major projects Hill & Wilkinson has completed for the City of Garland in the downtown area. It pulls all of the previous projects together, wrapping up Garland’s commitment to the citizens and business owners of revitalizing the downtown scene. Project amenities include a recreational event lawn, water feature, pavilion, play area, observation tower, and gateway feature. All of the downtown streets and sidewalks are being replaced, making the area more pedestrian friendly and welcoming to the general public. Sidewalk replacement and street work stretches across 14 blocks continuous to the downtown square.

The project is scheduled to be completed in Spring 2024.



YEAR COMPLETED 2024 (anticipated)	Dallas, Texas 75226 214.954.7160
OWNER REFERENCE City of Garland Ginny Holliday 200 North Fifth Street Garland, Texas 75046 972.623.8234	ORIGINAL AND FINAL COST Original: \$23,148,212 Final: In progress
ARCHITECT REFERENCE Studio Outside Brian Halsell 824 Exposition Avenue	ORIGINAL AND ACTUAL SCHEDULE Original: 29 months Actual: In progress





MAYOR VERA CALVIN PLAZA IN OLD TOWN BURLESON

Burleson, Texas

This project is a 10-acre plaza renovation for the City of Burleson. The renovated plaza features a new outdoor concert stage, event lawn, covered seating areas, pedestrian promenade, and streetscape improvements for both immediate and adjacent areas.

The scope included four outbuildings with restrooms and AV/storage facilities, a shade structure for concerts and outdoor gatherings, and a stage platform with theater lighting and outdoor speaker system. The scope also included substantial storm water and site lighting improvements.



YEAR COMPLETED 2020	2001 Bryan Street, Suite 1450 Dallas, Texas 75201 214.744.0757
OWNER REFERENCE City of Burleson Drew Pennywell 141 W. Renfro Street Burleson, Texas 76028 817.426.9638	ORIGINAL AND FINAL COST Original: \$6,573,138 Final: \$6,685,606 (additional work)
ARCHITECT REFERENCE TBG Partners Jonathan Dunbar	ORIGINAL AND ACTUAL SCHEDULE Original: 13 months Actual: 13 months





THE EPIC PLAYGROUND ADVENTURES

Grand Prairie, Texas

This project is a 10-acre, all-inclusive playground for people of all abilities. The project includes playground areas, shade structures, canopies, masonry walls, stone amphitheater, exterior site lighting, landscaping, pour-in-place surfacing, synthetic turf, and other site amenities.

Much of the play equipment was custom engineered to accommodate specific disabilities, whether it's the use of wheelchairs, visual impairments, use of cochlear implants, or inability to perspire properly.



YEAR COMPLETED
2020

OWNER REFERENCE
City of Grand Prairie
Steve Plumer
300 W. Main Street
Grand Prairie, Texas
75050
972.237.8392

ARCHITECT REFERENCE
TBG Partners
Jonathan Dunbar

2001 Bryan Street,
Suite 1450
Dallas, Texas 75201
214.744.0757

ORIGINAL AND FINAL COST
Original: \$5,549,995
Final: \$6,631,591
(additional work)

ORIGINAL AND ACTUAL SCHEDULE
Original: 21 months
Actual: 22 months





CITY OF ROCKWALL DOWNTOWN IMPROVEMENTS

Rockwall, Texas

This project is a 10-square-block enhancement of Downtown Rockwall and the historic buildings located within an eight-block radius.

The scope included the reconstruction of several streets, sidewalks, and parking areas, new lighting, hardscaping, landscaping, signage, and furnishings. The project also included the construction of a new pedestrian mall at San Jacinto Court.



YEAR COMPLETED

2014

2712 Swiss Avenue

Dallas, TX 75204

214.749.0333

OWNER REFERENCE

City of Bursleson

Tim Tumulty

385 South Goliad St.

Rockwall, Texas 75087

214.202.0085

ORIGINAL AND FINAL COST

Original: \$8,625,000

Final: \$7,270,474

ORIGINAL AND ACTUAL SCHEDULE

Original: 27 months

Actual: 27 months

ARCHITECT REFERENCE

La Terra Studio

Brad Moulton





CITY OF GARLAND DOWNTOWN REVITALIZATION

Garland, Texas

This project is a 116,300 sf renovation of the existing City Hall including an envelope replacement, phased interior renovation on all four levels of the existing facility, and additions to the west and south sides of the building. The envelope replacement involved a carefully phased and coordinated effort to completely remove and replace the exterior finishes on the three sides of the facility from ground to roof level.

A new four-level, 330-vehicle parking structure was part of the overall development, as well as the surrounding re-development of pedestrian plazas and streetscapes along three major downtown avenues. Improvements to the surrounding utility infrastructure were made to allow for future developments.



YEAR COMPLETED 2014	16000 Dallas Parkway #200 Dallas, TX 75248 972.934.8888
OWNER REFERENCE City of Garland Ginny Holliday 200 North Fifth Street Garland, Texas 75046 972.623.8234	ORIGINAL AND FINAL COST Original: \$9,032,131 Final: \$9,746,227 (owner driven cost)
ARCHITECT REFERENCE VAI Architects Mark Mortimer	ORIGINAL AND ACTUAL SCHEDULE Original: 35 months Actual: 31 months





CITY OF GRAND PRAIRIE EPIC CENTRAL

Garland, Texas

This project is a restaurant, recreation, and entertainment venue including six retail buildings totaling 37,000 sf and four restaurant pads totaling 24,000 sf. The project includes a 55,600 sf underground parking garage and a 73,500 sf, two-story parking garage with a pedestrian bridge connecting the top level of the garage to an adjacent restaurant.



Other features include a 15,000 sf, waterfront event lawn with a covered stage and 15,000 sf of outdoor seating, games, playground equipment, activity spaces, and interactive exhibits. The venue will have the largest water feature in the state of Texas.

The scope also has extensive sitework and reconfiguration of existing infrastructure. Landscaping includes special planters, walks, and amenities to transition between the restaurant and recreation area.

YEAR COMPLETED

2022

OWNER REFERENCE

City of Grand Prairie
Andrew Henning
300 W. Main Street
Grand Prairie, Texas
75050
972.237.8274

ARCHITECT REFERENCE

Merriman Anderson
Associates

Erin Gendt
300 N. Field St.
Dallas, TX 75202
214.987.1299

ORIGINAL AND FINAL COST

Original: \$51,874,599
Final: \$51,874,599

ORIGINAL AND ACTUAL SCHEDULE

Original: 24 months
Actual: 24 months





DIVIDER 5

MANAGEMENT AND ORGANIZATIONAL APPROACH

DIVIDER 5 MANAGEMENT AND ORGANIZATIONAL APPROACH

Describe your management and organizational approach to the Project. The following should be addressed within this description:

a. Please describe your Firm's understanding of the PROJECT.

Vice President Max Scott is a Heath resident with young children, and has a great understanding of how important this project is to the community. Our role as a municipal contractor allows us the opportunity to truly take ownership of the project to ensure that it develops into the vision that community leaders had intended. Much like our similar past projects in downtown Rockwall, Garland, and Burleson, this one will be built for its people. Our teams take pride in building these projects as they affect each and every one of us along with our family and friends. Heath has needed this type of development for a long time. The new park will truly be a great addition to the community by creating a gathering spot for all the residents.

b. Describe how the Firm will organize to perform the services.

The CMAR process requires a high level of commitment from the construction team. We have seen a lot of success building CMAR projects with team members that live in or close to our projects. Project Manager Jon Auringer lives in Chandler's Landing and Vice President Max Scott lives less than a mile from the project. This creates a vested interest and strong commitment from our key team members that takes teamwork to a higher level. Our team is organized so that everyone is intimately involved from the preconstruction stage all the way up to the first community event that takes place in the new park. We organize in such a way that each phase is a seamless transition during the process.

c. Describe your organization's concepts for working in a team relationship with the Owner and Architect during the design and construction of major projects.

Our goal is to develop working relationships based on mutual trust and respect. We intend to work alongside the City of Heath and the Kimley Horn and collaborate on the proposed design by providing scheduling efforts, constructibility analysis, long-lead identification, quality control, value analysis, and site logistics planning during the pre-construction

stage. We will also be quick to offer suggestions and solutions to mitigate future challenges.

Establishing proficient lines of communication is critical. To be effective, communication during all phases of the project must have the attributes of timeliness, accuracy and include all team members. We propose to maintain open communication by utilizing the following tactics:

- » Establish daily point of contact with the Kimley Horn and City of Heath for daily updates and coordination
- » Maintain an ongoing dialogue with Kimley Horn through phone calls, emails, meetings, and reviews
- » Facilitate conferences between designers and subcontractors when necessary
- » Conduct daily foreman coordination meetings and weekly subcontractor meetings on the jobsite

d. Describe your organization's methods for estimating costs and for scheduling during the design/document phases.

BUDGET MANAGEMENT

We have structured our preconstruction team to maintain the group size, relative experience, and collaborative approach to engage early in the design process and effectively solve budget challenges. **We are prepared at the beginning of every project to respond to the challenges of potential budget constraints.** We organize our efforts to identify and control project costs in many ways including:

- » **Comprehensive pricing of all planned phases** to facilitate short- and long-term decisions.
- » **Studying options with the project team** to arrive at optimum building scope, layout, and sequencing.
- » **Authoring extensive alternate cost options** with an understanding of what is 'sacred' for each project and utilizing expert advice from key subcontractors.
- » **Maintaining close involvement between pricing** exercises to identify and reduce/eliminate design scope changes that could threaten the budget.

SCHEDULE PLANNING

Schedule planning is the most important objective to ensure occupant safety and cost control once the project is under construction.

Our field management team is involved throughout the pre-construction phase to create and maintain a comprehensive project schedule. This is a critical



component of each pricing exercise and assists in making design selections to meet overall project durations.

Once the project starts, our overall schedule will be updated weekly. Our superintendent also creates and maintains a detailed six-week lookahead schedule to push work being performed on site.

Master Schedule: Our master schedule is a key tool to manage progress and key tasks that we have standardized. Our executive leadership is engaged in the initial development of the schedule during the pre-planning phase and conducts organized reviews of the schedule throughout all phases of construction. We refer to this as Planning for Success. It's how we ensure that the entire team is engaged in all activities and able to discuss key issues and objectives with our executive leadership who has experience within every market sector.

Six-Week Schedule: For over 25 years, Hill & Wilkinson has engaged subcontract trade leaders in schedule and coordination meetings on all job sites. While the industry has adopted this process and called it names such as "Lean Planning," we've always known that a collaborative and engaging process works well.

The key tool for this process is the six-week schedule. It is developed with input and commentary to establish a clear workflow and efficiently manage the entire group of contracted leaders. We emphasize accuracy, forecasting, and presentation so it will be easy for the workforce to analyze and follow. It also considers key activities that may require more detailed analysis and discussions

e. Describe how your company will benefit this PROJECT using Construction Manager-at-Risk.

The Construction Manager-at-Risk delivery method will help the team meet the desired project budget.

Throughout the conceptualization/schematic design, design development, construction document phases, and bidding/award phase, we will continually refine the budget as well as refine allowances and qualifications to ensure the final project budget is not exceeded during the construction phase. As defined in the contract, we will set a Guaranteed Maximum Price (GMP) for the project which will not be exceeded based upon the defined scope of work.

f. Describe fast track or other construction methodologies that have been utilized to expedite projects and the benefits achieved from such approaches.

Hill & Wilkinson's approach from the beginning is focused on a project schedule that is all inclusive. It is critical for the team to understand the City of Heath's goals and key milestones that need to be met during the process. Once everyone is on board, the team can start laying out the project schedule with buy-in from the design team all the way down to the subcontractors and suppliers. The construction schedule evolves through preconstruction in the same manner as the project budget. Below are a few items that help expedite and control the speed of construction:

- » Team commitments
- » Open communication by all team members
- » Timely decision-making during design
- » Accurate decisions during design to limit changes during construction
- » Material selection / Early procurement
- » Commitment to understanding the project and design documents by all team members
- » Subcontractor commitment
- » Timely decision-making during construction

SCHEDULE RECOVERY

If it appears that a recovery strategy must be implemented, we can employ a variety of methodologies to get the project back on track. We employ the following methods of schedule recovery:

Supplemental Manpower: If it becomes apparent that a trade may need more labor, Hill & Wilkinson employs over 105 craftspeople and foremen with a variety of skill sets to help the trade contractor get back on track. We can quickly mobilize manpower to further ensure their productivity.

Schedule Contingency Planning: If a field delay or conflict occurs with RFI processing, we will re-sequence or re-allocate their work to other areas

until the conflict is resolved. The superintendent will always have contingency plans ready to implement based on the progress of the RFI log.

Weather Contingency Planning: Site work and shell completion are the biggest drivers of schedule when weather is less predictable. If determined to be necessary, the bid packages we assemble will require after-hours work as a basis of contract award.

Manpower Productivity Analysis: As trades must meet critical schedule milestones, we can conduct a manpower productivity analysis on each trade which measures the amount of work put in place each day as it tracks to the master schedule.



MAYOR VERA CALVIN PLAZA IN OLD TOWN BURLESON
BURLESON, TEXAS



DIVIDER 6

COST ESTIMATING AND FEES

DIVIDER 6 COST ESTIMATING AND FEES

1. Include a sample conceptual cost estimate prepared during the design phase of a project that RESPONDENT worked on and a sample estimate/breakdown used to fix the contract amount for the construction of the same Project. (The identity of the Project may be concealed. The intent is to see the nature and format of the cost information provided).

Please see the sample estimate beginning on the following page. The balance of the estimate content can be made available upon request.

2. Describe your organization's philosophy as it pertains to pre-construction phase services. What services and process will be provided during this phase? How will the OWNER and Architect be involved? Your Firm would be required to make all cost information during design and construction available to OWNER and Architect. Describe how this information would be furnished and how the OWNER and Architect would be assured that it is complete and accurate.

We are prepared to execute a strategy during the design stage of the project to ensure the project team has access to the most accurate and useful cost information possible at each stage.

Our plan is to utilize the following as part of our overall strategy, which has proven successful in optimizing our efforts for the benefit of the end-user:

- » **Establish and maintain open communications with the end-user and the design team** to confirm items such as program needs, timeline, and design intent.
- » **Establish early budget expectations and standards** inclusive of estimate/summary/breakdown format as well as clarifications structure.
- » **Quantify as much of project in-house as possible** given the information available at any given stage.
- » **Perform in-house constructability reviews by the preconstruction team as well as the field operations staff** who will ultimately construct the project.
- » **Regularly engage subcontractors** for constructability review and budgeting feedback at all stages of preconstruction.
- » **Schedule and participate in regular design review sessions with the end-user and the design team** in order to maximize collaborative efforts between all team members.
- » **Coordinate, organize, and maintain a cost savings/value analysis tracking list for the project** based upon discussion with the rest of the team.
- » **Integrate anticipated project schedule and elements of site logistics into the planning process.**
- » **Coordinate with the design team** to establish an effective means to manage and distribute additional design information and responses to questions during the bidding process.
- » **Perform comprehensive bid review, scope analysis, and final ranking of all subcontractor proposals** by specific trade to determine the best value.



"It became clear from the beginning of the project that Hill & Wilkinson had the knowledge, experience, and expertise to construct the space to our high standard and vision. **Their team listened to the needs of the City and its Residents, and worked with City staff to deliver a project that truly matched the vision.** The City of Burleson happily recommends Hill & Wilkinson for your project."

DREW PENNYWELL
CITY OF BURLESON



SAMPLE ESTIMATE



January 17, 2020
 2000 Transit Parkway
 Suite 120
 Richardson, TX
 Fort Worth, TX
 75201-2200
 714-234-6700 (local)
 714-234-6100 (fax)

EPIC CENTRAL
 Grand Prairie, TX

Total structure value & value on deck (High/Low)
 (Single Subject & on deck)
 37,370
 (Final value of building only)
 37,370
 Final 1 (Deck on deck & CP on deck) 6,000
 Final 2 (Deck on deck & CP on deck) 2,100
 Final 3 (Deck on deck & CP on deck) 1,000
 High-Rise Structure
 20,370
 Production (Excluded on deck)
 2,000
 Public Trust Structure
 0
 TOTAL STRUCTURE SP
 67,840
 TOTAL EXCLUDED SP
 11,100
 3rd Party material covered price
 177,800

DESCRIPTION	Highway 181 Work	Surface Parking	Alteration to existing building & existing building	Picketed Facility	Parking Structure	Road 1, Trails & Landscape	Retail 1, Trade & Landscape	Retail 2, Trade & Landscape	Office of Retail Building (Indus) Secondary	Retail 1, Trade & Landscape	Stage of Roof & Rooftops	TOTAL	COFF / ISF
1 SITE PLANNING & LOGISTICS	\$ 8,200	\$ 26,647	\$ 16,330	\$ 127,340	\$ 62,473	\$ 33,028	\$ 32,530	\$ -	\$ 34,324	\$ 7,200	\$ 370,655	\$ 1,407	1
2 CONCRETE	\$ 93,983	\$ 752,134	\$ 262,477	\$ 706,931	\$ 6,263,450	\$ 247,511	\$ 376,489	\$ 47,579	\$ 270,452	\$ 271,250	\$ 9,934,122	\$ 37,118	2
3 BRICKSET	\$ -	\$ -	\$ -	\$ 196,790	\$ 112,800	\$ 173,900	\$ 326,380	\$ -	\$ 191,702	\$ 221,260	\$ 1,536,267	\$ 4,490	3
4 STRUCTURAL & MISCELLANEOUS STEEL	\$ -	\$ -	\$ -	\$ 673,200	\$ 667,920	\$ 426,077	\$ 426,450	\$ 136,680	\$ 474,461	\$ 288,224	\$ 5,875,070	\$ 16,211	4
5 ROUGH CARPENTRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
6 FINISH CARPENTRY	\$ -	\$ -	\$ -	\$ 120,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,217	\$ 134,247	\$ 3,690	6
7 FRAMING/ROOFING/SEALANTS	\$ 720	\$ 12,149	\$ 247	\$ 224,820	\$ 225,230	\$ 78,561	\$ 90,648	\$ -	\$ 45,265	\$ 26,340	\$ 798,170	\$ 2,227	7
8 ROOFING	\$ 2	\$ 28	\$ 1	\$ 162,444	\$ 621	\$ 110,600	\$ 85,317	\$ 216,692	\$ 272,811	\$ 110,625	\$ 882,423	\$ 2,384	8
9 METAL PANELS	\$ -	\$ -	\$ -	\$ 571,941	\$ -	\$ 247,867	\$ 306,004	\$ 555,041	\$ 503,170	\$ 381,266	\$ 2,270,871	\$ 6,405	9
10 FINISH ROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
11 DOORS / FRAMES / HARDWARE	\$ -	\$ -	\$ -	\$ 18,353	\$ 4,834	\$ 7,045	\$ 4,363	\$ -	\$ 26,411	\$ 18,104	\$ 47,248	\$ 0,131	11
12 SPECIAL FUNCTION DOORS (DOCK EQUIPMENT)	\$ -	\$ -	\$ -	\$ 478,758	\$ -	\$ 88,023	\$ 58,023	\$ -	\$ 160,810	\$ -	\$ 887,616	\$ 2,373	12
13 GLASS GLAZING	\$ -	\$ -	\$ -	\$ 180,252	\$ -	\$ 86,161	\$ 136,264	\$ -	\$ 112,207	\$ -	\$ 526,214	\$ 1,430	13
14 LOUVERS / VENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,510	\$ -	\$ 2,510	\$ 0,014	14
15 DRYWALL / ACoustICAL	\$ -	\$ -	\$ -	\$ 398,152	\$ -	\$ 331,211	\$ 322,092	\$ -	\$ 363,842	\$ 177,530	\$ 1,640,679	\$ 4,512	15
16 PLASTER / GIPS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16
17 FLOORING	\$ -	\$ -	\$ -	\$ 6,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,744	\$ 7,004	\$ 0,017	17
18 PAINT / WALLCOVERING	\$ -	\$ -	\$ -	\$ 88,945	\$ 10,904	\$ 31,842	\$ 34,789	\$ 55,235	\$ 75,621	\$ 65,900	\$ 408,267	\$ 1,103	18
19 SPECIALTIES	\$ -	\$ -	\$ -	\$ 102,087	\$ 4,227	\$ 1,000	\$ 1,000	\$ -	\$ 1,245	\$ 28,207	\$ 127,204	\$ 0,331	19
20 GENERAL WORKS PACKAGE	\$ 1,744	\$ 18,267	\$ 182,264	\$ 98,663	\$ 238,670	\$ 24,514	\$ 31,266	\$ 14,683	\$ 44,831	\$ 23,271	\$ 728,478	\$ 2,000	20
21 FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21
22 SPECIALTY CONSTRUCTION	\$ -	\$ -	\$ 491,669	\$ 107,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608,897	\$ 1,632	22
23 CONDENSING EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ 622	\$ -	\$ -	\$ -	\$ 120,233	\$ 60	\$ 121,057	\$ 0,328	23
24 FIRE SUPPRESSION	\$ -	\$ -	\$ -	\$ 31,425	\$ 348,444	\$ 17,700	\$ 14,260	\$ 10,807	\$ 23,654	\$ -	\$ 365,414	\$ 1,014	24
25 MECHANICAL	\$ -	\$ -	\$ -	\$ 884,137	\$ 336,242	\$ 170,893	\$ 188,013	\$ 26	\$ 370,693	\$ 188,212	\$ 1,968,887	\$ 5,399	25
26 ELECTRICAL	\$ -	\$ 20,440	\$ 368,420	\$ 1,607,213	\$ 427,720	\$ 127,148	\$ 107,147	\$ 121,680	\$ 148,614	\$ 222,660	\$ 2,008,005	\$ 5,256	26
27 LOW VOLTAGE SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ 64,026	\$ 873	\$ 873	\$ -	\$ 873	\$ 23,454	\$ 76,168	\$ 0,217	27
28 ELEVATORS	\$ 41,794	\$ 106,089	\$ 1,231,229	\$ 173,162	\$ 1,287,800	\$ 44,151	\$ 37,730	\$ -	\$ 18,488	\$ 16,746	\$ 2,880,223	\$ 7,898	28
29 SITE SPECIALTIES	\$ -	\$ 12,271	\$ 36,820	\$ 1,880	\$ 12,100	\$ 707	\$ 600	\$ -	\$ 814	\$ 428	\$ 72,147	\$ 0,200	29
30 LANDSCAPE / IRRIGATION	\$ -	\$ 302,047	\$ 1,074,633	\$ 960,674	\$ 377,162	\$ 48,263	\$ 68,614	\$ -	\$ 37,275	\$ 44,012	\$ 2,820,641	\$ 7,610	30
31 UTILITIES	\$ -	\$ -	\$ 1,378,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,378,887	\$ 3,748	31
32 GENERAL CONDITIONS	\$ 146,264	\$ 1,611,512	\$ 4,262,815	\$ 7,261,430	\$ 10,641,890	\$ 2,280,911	\$ 2,400,853	\$ 1,184,812	\$ 3,077,217	\$ 2,261,920	\$ 46,120,000	\$ 124,611	32
33	\$ 3,408	\$ 37,513	\$ 115,285	\$ 171,260	\$ 243,522	\$ 53,187	\$ 55,873	\$ 27,254	\$ 28,200	\$ 46,900	\$ 489,654	\$ 1,340	33
34	\$ 149,771	\$ 1,649,424	\$ 5,048,680	\$ 7,264,790	\$ 10,707,471	\$ 2,338,008	\$ 2,456,684	\$ 1,191,728	\$ 3,454,914	\$ 2,416,960	\$ 48,988,723	\$ 134,000	34
35 BUILDERS RISK INSURANCE	\$ 120	\$ 1,511	\$ 4,443	\$ 8,902	\$ 8,904	\$ 2,149	\$ 2,251	\$ 1,642	\$ 3,196	\$ 2,214	\$ 33,889	\$ 0,115	35
36 LIABILITY / UM / E&A	\$ 1,000	\$ 11,778	\$ 36,194	\$ 62,290	\$ 78,447	\$ 19,700	\$ 17,543	\$ 8,838	\$ 24,874	\$ 17,250	\$ 249,660	\$ 0,680	36
37 SURETY / BOND	\$ 1,360	\$ 16,665	\$ 48,175	\$ 72,381	\$ 104,914	\$ 22,533	\$ 23,683	\$ 11,448	\$ 31,300	\$ 23,547	\$ 367,885	\$ 1,027	37
38 BUILDERS PERMIT ALLOWANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,065	\$ 0,280	38
39 P & P FUND	\$ 1,260	\$ 14,200	\$ 41,100	\$ 65,621	\$ 92,261	\$ 23,278	\$ 21,443	\$ 10,244	\$ 30,700	\$ 17,026	\$ 212,000	\$ 0,580	39
40 CONTRACTOR CONTINGENCY	4.00%	\$ 6,148	\$ 67,719	\$ 208,080	\$ 308,240	\$ 424,520	\$ 80,020	\$ 90,080	\$ 49,234	\$ 141,800	\$ 1,827,888	\$ 5,015	40
41	\$ 100,000	\$ 1,766,658	\$ 4,611,239	\$ 6,342,638	\$ 11,016,611	\$ 2,494,700	\$ 2,622,459	\$ 1,272,239	\$ 3,488,408	\$ 2,500,200	\$ 50,946,111	\$ 140,617	41
42 CONTRACTOR FEE	1.50%	\$ 3,118	\$ 34,533	\$ 105,021	\$ 154,635	\$ 222,867	\$ 40,887	\$ 45,128	\$ 24,610	\$ 71,328	\$ 903,270	\$ 2,463	42
43	\$ 103,200	\$ 1,794,389	\$ 5,115,820	\$ 8,196,873	\$ 11,683,508	\$ 2,545,479	\$ 2,673,574	\$ 1,297,193	\$ 3,761,040	\$ 2,603,620	\$ 46,234,681	\$ 126,100	43
44 RESTAURANT (BBO) (Vans, post prep, food & kitchen)	\$ 182,824	\$ 1,794,389	\$ 5,115,820	\$ 8,196,873	\$ 11,683,508	\$ 2,545,479	\$ 2,673,574	\$ 1,297,193	\$ 3,761,040	\$ 2,603,620	\$ 46,234,681	\$ 126,100	44
45	\$ 182,824	\$ 1,794,389	\$ 5,115,820	\$ 8,196,873	\$ 11,683,508	\$ 2,545,479	\$ 2,673,574	\$ 1,297,193	\$ 3,761,040	\$ 2,603,620	\$ 46,234,681	\$ 126,100	45
TOTAL	\$ 182,824	\$ 1,794,389	\$ 5,115,820	\$ 8,196,873	\$ 11,683,508	\$ 2,545,479	\$ 2,673,574	\$ 1,297,193	\$ 3,761,040	\$ 2,603,620	\$ 46,234,681	\$ 126,100	46



DD ESTIMATE #1

QUALIFICATIONS:

- 1 This Estimate is based on the following documents:
 - a. Design Development Epic Central Retail Pavilion Plans, dated 10/25/19 prepared by MAA.
 - b. MEPP DD Narrative specs- by Henderson Engineers, dated 10/25/19
 - c. Design Development Loop 9-BBQ-S Pickleball Plans, dated 08/16/19 prepared by MAA.No specifications included.
 - d. Hill & Wilkinson Precon question log and answers through 12/02/19.
 - e. The following Qualifications and Exclusions:
- 2 This Estimate is based on current market pricing which is typically valid for 30-60 days. Escalation past this timeframe has not been considered.
- 3 All building and site breakout prices are accounting breakouts only and not stand-alone numbers. If scope is modified, the costs will need to be reviewed and adjusted.
- 4 This Estimate is based on mutually agreeable contract terms.
- 5 An allowance of 2.5 days per month (non-accumulating) is included in the project schedule for adverse weather or other delays beyond the control of Contractor. This allowance is on a month-to-month basis. Unused days do not carry over to subsequent months. For delays in excess of this allowance, the contract time and contract amount will be adjusted by change order.
- 6 Liquidated damages will be the Owner's sole remedy for delay based on an amount of \$250 per day starting 30 days after the date of substantial completion, as adjusted per the contract, capped at the amount of the fee.
- 7 Project is tax exempt.
- 8 This Estimate is based on a construction duration of - 14 MO
- 9 Hill & Wilkinson's construction duration and general conditions will be re-evaluated and verified after design & scope of work are fully developed.
- 10 It is assumed that the design team's electronic files will be provided to Hill & Wilkinson at no cost for assistance with layout & shop drawings.
- 11 The Estimate is based on permanent power being provided by May 2020.
- 12 The Estimate is based on the Documents provided. Code requirements, re-design or drawing coordination is not included.
- 13 To help maintain schedule we require a 5 day return on all submittals and 48 hour return on all RFI's.
- 14 Mass grading for entire site is included.
- 15 Moisture conditioning all paving/flatwork areas per geotech is EXCLUDED.
- 16 Moisture conditioning all paving/flatwork/ green areas per soil mod plan (C0.03) is EXCLUDED.
- 17 Subgrade Prep at Building Entrances - 2" Select Fill (includes excavation - No Moisture Conditioning)
- 18 No storm piping for west portion of site is shown (none shown - outside Loop 9 limits). We have included a \$25,000 per acre allowance for these areas, or \$150,000 total for the approximate 6 acres included.
- 19 The demo plan page (C0.02) shows six storm drain inlets along S.H. 161 to be relocated, and then on C3.03 these same inlets are shown near the bottom but without any stationing. Our proposal includes this work and assumes re-use of these inlets is feasible since they're noted to be relocated. We assumed max 24" RCP.
- 20 Max assumed depth of existing utilities to be removed is as follows: 11'd max for sanitary, 8'd max for storm, and 5'd max for water. The depths are not indicated on Civils- unknown.
- 21 Temporary retention system for the garage installation is included on west side in addition to what is indicated on Sheet 82.00 to allow the construction of the retail buildings to proceed at the same time. Otherwise the slope-back of garage excavation will interfere with them starting until after the garage is constructed and backfilled. One-sided wall forms are included on the west side of garage as well. The remaining two-sided walls at the north side and ramp to the garage on the north side and partial east side is included as shown.
- 22 Since the garage layout includes the firelanes on the lid of the garage, we have included a temporary flexbase firelane from the end of Summit drive on the east side of the site nearest the pavilion around the back of the new buildings and extended to the east firelane entering the site by the future hotel. We have included this road as 30' x 1,600 LF.
NOTE that no permanent firelane will be in place when the buildings are constructed and no firelane is included around the garage during construction. This will have to be approved by the fire marshal.
- 23 Only one stair is included at Retail 1. There appears to be a future stair shown dashed. This, nor any dashed partitions, doors, etc. shown are included in the estimate. These are all assumed to be by others. This qualification applies to other buildings / scopes of work in the project.
- 24 Steel Planters (now priced as Corten steel & NOTE- includes mechanical connections (bolt-together) for field assembly.
If all welded connections desired, then price will be much more expensive- ROM \$150K more
- 25 An allowance of \$400,000 has been added for the pedestrian bridge per 12/18/19 meeting. No details or drawings available.
- 26 A security quote was received from VTI Security after we presented the initial budget on 12/18/19. It is now included in the estimate as \$13,346 cost of work added to the Pavilion and \$44,715 added to the Garage.
- 27 A floor box quote of \$7,000 for Pavilion stage from Infinity Bound was received after 12/18/19. The company switches are excluded by them.
- 28 We included prefinished metal fascias at all standing seam roofing in the estimate, but in re-review of drawings we did find one note on elevation at retail 3 high-roof canopy that indicates it may be the copper-look ACM panel. If that is intent at this, and similar retail elevations, then see alternates #8 & #9 that total \$225,000 depending on the intent and finish of the panels.
- 29 Metal panel (EL34) as proposed for wall panels is a painted aluminum copper finish, but if actual copper panels in lieu of painted aluminum finish is desired, you will need to Add Alternate #10 below.



- 30 Break out for the service laterals between the large 480 volt Oncor transformer and the tap can, and also including the tap can, is \$20,000 of the Garage proposal.
- 31 Break out for the special systems boxes, conduit, and grounding in the Garage is \$25,000 of the Garage proposal.
- 32 Thoughts on Electrical for the Retail #1 through #3 –
The house services are 200 amp. Retail #1 should stay the same or slightly increase since we have moved the elevator load to it from the garage, but #2 and #3 could become smaller if the unit heaters decrease in KW. The heaters in the unfinished lease spaces are 7.5 and 10 KW. Might save money with smaller heaters and reduced services.
- 33 There are quite a few lights and receptacles in the unfinished lease spaces and back of house. As the spaces are finished out, these are fed from the house panel and will not be used in the finished space. This might not be money well spent and might be reduced for cost savings.

- 30 Due to inherent variations in concrete color, finish, and aggregate size & distribution, exposed concrete floors, including stained and polished floors, are not guaranteed to be free of blemishes and if exposed, aggregate size and density of exposure is not guaranteed. (This comment applied to Pickleball finishes, but kept here since Pickleball scope was included in the requested breakouts).
- 31 See Estimate Detail for additional clarifications and assumptions.

EXCLUSIONS:

- 1 Testing for and abatement of hazardous or contaminated materials, including mold (assumed by Owner, if required).
- 2 Development, impact, roadway use and/or prorata fees (assumed by Owner, if required).
- 3 Utility company charges or fees (assumed paid direct by Owner, if required).
- 4 Materials testing and inspection (assumed by Owner).
- 5 LEED certification (assumed not required).
- 6 Premium costs for sustainable construction/materials (assumed not required).
- 7 Repairs due to ground movement after substantial completion (subgrade preparation will be performed in accordance with the Bid Documents and Geotechnical Report).
- 8 Drought damage to landscaping or City delays associated with landscape installation due to watering restrictions.
- 9 **Bridge(s)**
- 10 Site gas piping- gas piping to meter located at building.
- 11 Storm drainage beyond Loop 9 is included as an allowance because not fully designed.
- 12 Relocation/modification of existing low voltage utility services as well as any utility work not clearly identified on the plans.
- 13 TxDOT, USCOE and Oncor permits, fees and infrastructure charges
- 14 Unforeseen site conditions
- 15 Flood plain studies and modifications
- 16 Permanent dewatering systems
- 17 Dredging or modifications to existing waterways
- 18 Kitchen equipment and installation
- 19 Moisture conditioning at all paving / slabwork / green areas
- 20 Creek improvements
- 21 See Estimate Detail for additional exclusions.

ALTERNATES (NOT INCLUDED IN THE ESTIMATE):

Omit tunnel between Garage & retail shells. Retail elevator and stair will not extend to the basement parking. A second stair will likely need to be located elsewhere for garage egress.			
1	\$	(138,000) LB	DEDUCT
2 Parking Structure Reduced (Appx 17,000 SF) to 160 Spaces			
2	\$	(550,000) LB	DEDUCT
Steel planters on surface of garage lid ILO recessed in concrete structure. These are mechanically attached (bolt-together) in field.			
3	\$	105,500 LB	ADD
4 Earthwork: Haul-off additional spoils to 12 acre site South of EpicCentral site.			
4	\$	(284,000) LB	DEDUCT
5 Moisture conditioning all paving/slabwork areas per geotech.			
5	\$	236,900 LB	ADD
6 Moisture conditioning all paving/slabwork/ green areas per soil mod plan (C0.03)			
6	\$	474,600 LB	ADD
7 Use painted aluminum copper finish ACM in lieu of standing seam fascia at the high-roof canopy.			
7	\$	103,500 LB	ADD
We included prefinished metal fascias at standing seam roof in the estimate, but in re-review of drawings we did find one note on high roof canopy elevation at retail 3 that indicates it may be the copper-look ACM. If that is intent at this and similar high-roof fascias, then add this alternate of \$103,500. PLUS, if the intent is for actual copper panels in lieu of painted you will also need to Add #9 below.			
Additional upgrade to high-roof fascia item #8 above. Use copper panels in lieu of painted aluminum			
8	\$	121,500 LB	ADD
9 Use copper panels in lieu of painted aluminum copper finish (EL34) at wall locations			
9	\$	116,500 LB	ADD
10 Add allowance for finish-out for Retail 3 restaurant			
10	\$	1,027,500 LB	ADD

COST SAVING IDEAS (NOT INCLUDED IN THE ESTIMATE):

1	\$	(126,700) LB	
Omit Providing RTUs at Retail Buildings, but cap the roof opening in their place.			
2	\$	(38,400) LB	
Omit Mud Slabs at Retail Buildings			
3		SCOPE TBD	
Look at metal panel options (materials and locations)			
- Consider other material for or reducing quantity of ACM clad canopies. ACM value here is \$246,000. Something else will need to replace so savings is less than that amount unless the quantities are also reduced.			
		SCOPE TBD	
- Consider other options for metal wall materials and perforated screens.			
		SCOPE TBD	



4	Use painted exposed structure at the high-roof canopy instead of longboard metal soffits	\$	(489,900) LB
5	Use painted structure for underside of pavilion roof instead of longboard soffit panels	\$	(156,600) LB
6	Look at options for glass OH doors (most are at Pickleball)		SCOPE TBD
7	Look at landscape options		SCOPE TBD
8	Stone Gravity Retaining Walls I/O Concrete/Stone Veneer Retaining Walls.		SCOPE TBD
	This wall option will have to be investigated regarding movement. Note that walls are drawn and priced as soil supported concrete footings & walls with veneer and not piers with grade beams on cartons. Similarly, patios do not include moisture condition and only maximum 2' select fill. Note savings amount may be in the \$30K range.		
9	Refer to the Retail Comparison / Analysis sheet for other items driving cost. Other design considerations may result in savings.		
10	Consider light fixture options		SCOPE TBD

*Any "value engineering" or other design input by the Contractor is made in its capacity as a contractor (and not a licensed design professional) and is advisory only. The Owner, in conjunction with the Architect, is responsible for making the determination as to whether any suggestions or recommendations are appropriate. In order for H&W to proceed with any accepted Alternates, the Architect must revise the Documents (drawings & specifications) to incorporate all accepted Alternates.





**EPIC CENTRAL
Grand Prairie, TX**

January 17, 2020

2703 Telecom Parkway
Suite 120
Richardson, TX
Kurt Argue@hwi
214-299-4300 Main
214-299-4374 (direct)
214-299-4555 Fax

DD ESTIMATE #1

Total structures- slabs & slabs on deck & high-roof		
Garage (upper & lower level)		165,375
Midlevel portion of building only		15,795
Retail 1 (Slab on deck & CIP slab / slab on grade)	6,000	6,043
Retail 2 (Slab on deck / slab on grade)	2,130	5,924
Retail 3 (Slab on deck / slab on grade)	1,935	6,360
High-Roof Structure		29,730
Pavilion Slab (Enclosed / outdoor)	2,009	2,250
Pavilion Truss Structure		7,300
TOTAL STRUCTURE SF:		251,571
TOTAL ENCLOSED SF:		101,850
2nd Floor outdoor covered patio		3,718.0
SITE AREA (AC):		13.5

DESCRIPTION	TOTAL	CD8T / 8F
1 SITE PLANNING & LOGISTICS	\$ 370,405	\$ 1.47
2 CONCRETE	\$ 9,354,122	\$ 37.18
3 MASONRY	\$ 1,156,357	\$ 4.60
4 STRUCTURAL & MISCELLANEOUS STEEL	\$ 3,573,670	\$ 14.21
5 ROUGH CARPENTRY	\$ -	\$ -
6 FINISH CARPENTRY	\$ 124,547	\$ 0.50
7 WATERPROOFING SEALANTS	\$ 709,173	\$ 2.82
8 ROOFING	\$ 992,423	\$ 3.94
9 METAL PANELS	\$ 2,378,571	\$ 9.45
10 FIREPROOFING	\$ -	\$ -
11 DOORS FRAMES HARDWARE	\$ 87,248	\$ 0.35
12 SPECIAL FUNCTION DOORS DOCK EQUIPMENT	\$ 687,815	\$ 2.73
13 GLASS GLAZING	\$ 524,214	\$ 2.08
14 LOUVERS VENTS	\$ 2,510	\$ 0.01
15 DRYWALL ACOUSTICAL	\$ 1,540,679	\$ 6.12
16 PLASTER EIFS	\$ -	\$ -
17 FLOORING	\$ 7,036	\$ 0.03
18 PAINT WALLCOVERING	\$ 409,557	\$ 1.63
19 SPECIALTIES	\$ 127,824	\$ 0.51
20 GENERAL WORKS PACKAGE	\$ 729,473	\$ 2.90
21 FURNISHINGS	\$ -	\$ -
22 SPECIALTY CONSTRUCTION	\$ 508,827	\$ 2.02
23 CONVEYING EQUIPMENT	\$ 123,837	\$ 0.49
24 FIRE SUPPRESSION	\$ 355,416	\$ 1.41
25 MECHANICAL	\$ 1,908,967	\$ 7.59
26 ELECTRICAL	\$ 3,030,875	\$ 12.05
27 LOW VOLTAGE SYSTEMS	\$ 79,186	\$ 0.31
28 EARTHWORK	\$ 2,990,222	\$ 11.89
29 SITE SPECIALTIES	\$ 72,147	\$ 0.29
30 LANDSCAPE IRRIGATION	\$ 2,903,941	\$ 11.54
31 UTILITIES	\$ 1,379,967	\$ 5.48
32		
	SUBTOTAL:	\$ 36,128,909 \$ 143.61
33 GENERAL CONDITIONS	\$ 840,814	\$ 3.34
34	SUBTOTAL:	\$ 36,969,723 \$ 146.95
35 BUILDERS RISK INSURANCE	\$ 33,869	\$ 0.13
36 LIABILITY / UMBRELLA	\$ 263,950	\$ 1.05
37 SUBORD / SDI	\$ 357,595	\$ 1.42
38 BUILDING PERMIT ALLOWANCE	By Owner	\$ -
39 P & P BOND	\$ 322,095	\$ 1.28
40	SUBTOTAL:	\$ 37,947,222 \$ 150.84
41 CONTRACTOR CONTINGENCY	4.00%	\$ 1,517,889 \$ 6.03
42	SUBTOTAL:	\$ 39,465,111 \$ 156.87
43 CONTRACTOR FEE	1.86%	\$ 769,570 \$ 3.05
44 TOTAL (All except restaurant listed below):		\$ 40,234,681 \$ 159.93
45 RESTAURANT (BBQ Venue, pad prep, shell & finishes)	8,000 SF \$ 450.00	\$ 3,600,000 \$ 450.00
46	TOTAL:	\$ 43,834,681





DIVIDER 7

FINANCIAL INFORMATION

DIVIDER 7 FINANCIAL INFORMATION

1. Attach a Financial Statement, preferably audited, including your organization's latest Balance Sheet and Income Statement showing the following items:

- a. Current assets (e.g., cash, joint venture accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses).
- b. Non-current assets (e.g., net fixed assets, other assets).
- c. Current liabilities (e.g., accounts payable, notes payable (current), accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes).
- d. Non-current liabilities (e.g., notes payable).
- e. Capital accounts and retained earnings (e.g., capital, capital stock, authorized and outstanding shares per value, earned surplus and retained earnings).

Please see the financial statement provided in a separate, sealed envelope.

2. Is the attached Financial Statement for the identical organization named under item 1 above? If not, explain

the relationship and financial responsibility of the organization whose Financial Statement is provided (e.g., parent-subsidiary).

Yes.

3. Will the organization whose Financial Statement is attached act as Guarantor of the Contract for construction?

Yes.

4. Provide name, address, and phone for a bank reference.

Prosperity Bank

Eric Peltier
707 E. Arapaho
Suite 250
Richardson, Texas 75081
972.461.1404

5. This information will be included in a separate sealed envelope. This information will not be part of total page limitations.

Hill & Wilkinson acknowledges this statement.

"The whole team maintained an excellent level of communication and customer services with City representatives throughout the duration of the projects, strategizing and resolving issues as they came up routinely. I am confident in recommending Hill & Wilkinson's services to anyone looking for a general contractor whose team and company stands for integrity, honesty, trustworthiness, and dependability."

ANDREW HENNING
CITY OF GRAND PRAIRIE



GRAND PRAIRIE EPIC CENTRAL
GRAND PRAIRIE, TEXAS



DIVIDER 8

ACKNOWLEDGMENT AND CERTIFICATION

XII. ACKNOWLEDGMENT AND CERTIFICATION

THIS SECTION MUST BE COMPLETED AND RETURNED WITH THE RESPONDENT'S RFQ SUBMISSION. FAILURE TO COMPLETE AND RETURN THIS SECTION WITH THE RESPONSE TO THIS RFQ MAY RESULT IN THE REJECTION OF THE RESPONDENT'S SUBMISSION.

This submitted form will not count towards the 40-page maximum submittal requirement.

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT OWNER'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING AGREEMENT OR PURCHASE ORDER.

- A. By submission of this response to this RFQ, RESPONDENT acknowledges and agrees that (1) this RFQ is a solicitation for SOQs and is not a contract or an offer to contract; (2) the submission of a response to this RFQ will not create a contract between the OWNER and RESPONDENCE; (3) the OWNER has made no representation or warranty, written or oral, that one or more contracts with the OWNER will be awarded under this RFQ; and (4) RESPONDENT shall bear, as its sole risk and responsibility, any cost which arises from RESPONDENT'S preparation of a response to this RFQ.
- B. By submission of this response to this RFQ, RESPONDENT offers and agrees to furnish to the OWNER the products and/or services more particularly described in its response to this RFQ and to comply with all terms, conditions, and requirements set forth in the RFQ documents and contained herein.
- C. By submission of this response to this RFQ, RESPONDENT affirms that he has not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted response to this RFQ.
- D. By submission of this response to this RFQ, RESPONDENT represents and warrants that:
 - 1. RESPONDENT is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions, and requirements of the RFQ;
 - 2. RESPONDENT has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions, and requirements of the RFQ;
 - 3. RESPONDENT is aware of, is fully informed about, and is in full compliance with all applicable federal, state, and local laws, rules, regulations, and ordinances;



4. RESPONDENT understands the requirements and specifications set forth in this RFQ;
 5. All statements, information, and representations prepared and submitted in response to this RFQ are current, complete, true, and accurate. RESPONDENT acknowledges that the Owner will rely on such statements, information, and representations in selecting the successful RESPONDENT. If selected by the Owner as the successful RESPONDENT, RESPONDENT will notify the Owner immediately of any material change in any matters with regard to which RESPONDENT has made a statement or representation or provided information;
 6. No compensation has been received for participation in the preparation of the specifications for this RFQ;
- E. By submission of this response to this RFQ, RESPONDENT certifies that:
1. No member of the government or administration of the City of Heath, Texas has a financial interest, directly or indirectly, in the transaction that is the subject of this RFP;
 2. If a Texas address is shown as the address of the RESPONDENT, RESPONDENT qualifies as a Texas Resident Respondent as defined in Rule 1 TAC 111.2;
 3. Each individual or business entity which is an engineer or architect proposed by RESPONDENT as a member of its team was selected based on demonstrated competence and qualifications only;
 4. No relationship, whether by relative, business associate, capital funding agreement or by any other such kinship exist between RESPONDENT and any employee of the City of Heath, Texas within the immediate twelve (12) months prior to your RFQ response. All such disclosures will be subject to administrative review and approval prior to the OWNER entering into any contract with RESPONDENT.
- F. By submission of this response to this RFQ, RESPONDENT signifies its compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.
- G. **BY SUBMISSION OF THIS RESPONSE TO THIS RFQ, RESPONDENT AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF HEATH, TEXAS, ALL OF ITS OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, ACTIONS, SUITS, DEMANDS, PROCEEDINGS, COSTS, DAMAGES, AND LIABILITIES ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF RESPONDENT OR ANY AGENT, EMPLOYEE, SUBCONTRACTOR, OR SUPPLIER OF RESPONDENT ARISING OUT OF THIS RFP, INCLUDING, THE ADMINISTRATION OF THE RFP, THE RFP EVALUATION, AND THE SELECTION OF QUALIFIED RESPONDENTS TO RECEIVE AN INVITATION FOR INTERVIEW. SUBMISSION OF QUALIFICATIONS INDICATES RESPONDENT'S ACCEPTANCE OF THE EVALUATION TECHNIQUE AND RESPONDENT'S RECOGNITION THAT SOME SUBJECTIVE JUDGMENTS MUST BE MADE BY THE OWNER DURING THE DETERMINATION OF QUALIFICATION.**
- H. By submitting this response to this RFQ, the RESPONDENT authorizes the City of Heath, Texas, and its representatives to contact any firm, or organization, or person listed in this response regarding the RESPONDENT'S performance, financial condition, and other information regarding the RESPONDENT'S capability.



I. Addenda: Acknowledgement of Addenda to this RFQ (if applicable):

- No. 1 ___ No. 2 ___ No. 3 ___ No. 4 ___ No. 5

Respondent's Name: Hill & Wilkinson General Contractors

Respondents Address: 2703 Telecom Parkway, Suite 120, Richardson, Texas 75082

Submitted and Certified By:

The below-referenced individual ("Affiant") certifies that he or she is duly authorized to submit the above information on behalf of the RESPONDENT, that Affiant is associated with the response to the RFQ in the capacity noted below and has personal knowledge of the accuracy of the information provided herein, and that the information provided herein is true and correct to the best of Affiant's knowledge and belief.

Affiant: 

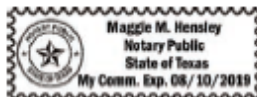
Printed Name: Max Scott

Title: Vice President

Address: 2703 Telecom Parkway, Suite 120, Richardson, Texas 75082

Telephone: 214.299.4300

SWORN AND SUBSCRIBED before me this the 24th day of March, 2023.




Notary Public





MAX SCOTT

VICE PRESIDENT

2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082
MSCOTT@HWGC.COM
214.878.8546



HILL & WILKINSON
GENERAL CONTRACTORS



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 4.c

Item:

Discussion and Action Regarding the Approval of a Master Services Agreement, Licensing Agreement and Purchasing Agreement with Hydro Pro Solutions and Master Meter {Harmony} for materials and services needed to implement Phase 1 of the Advanced Metering Infrastructure {AMI} program in an amount not to exceed \$800,000.00 and authorize the City Manager to execute agreements (*M. Shook*)

Financial Impact:

Budget item was approved and funded for implementation of this project.

Legal Impact:

N/A

Comprehensive Plan Impact:

N/A

Staff Comments:

The AMI program was discussed during the water system presentation by Matt Holzaphel previously.

Staff Recommendation:

Staff recommends approval of implementation of the AMI program.

Attachments:

[ADVANCED_METERING_INFRASTRUCTURE__AMI_.pdf](#)

ADVANCED METERING INFRASTRUCTURE {AMI}

January 9, 2024

STAFF RECOMMENDATIONS

AMI project information.

- Staff met with Hydro-Pro Solutions and Master Meter on December 11, 2023 to discuss the best method to implement AMI in the City of Heath. Staff also viewed a demonstration of the Harmony software program and had a question and answer session afterward.
- Staff makes the following recommendations for implementation of Phase 1 of the AMI program:
 - Purchase and install all equipment necessary to operate AMI such as:
 - Base Station/hardware wiring antenna for City Hall- \$52,000.00
 - Repeater and installation on south water tower-\$12,000.00
 - Harmony Software Integration/ Staff training-\$ 7,000.00
 - 2966- ¾" Allegro Solid State registers w/ \$45.00 return credit each applied-\$ 622,860.00
 - 121-1" Allegro Solid State registers w/ \$45.00 return credit each applied-\$ 25,410.00
 - 1000- DFW lid w/slide for accessory antenna with city logo- \$24,150.00
 - 1- Customer Engagement Portal- \$11,000.00
 - 1.- Repeater with installation at site determined later.- \$15,000.00

AMI Implementation process:

- Amount budgeted for Phase 1- \$ 800,000.00
- Total Phase 1 cost as shown- \$ 769,420.00
- Amount left for overages or extra registers-\$ 30,580.00

>Rational for replacing registers:

- Provides 3021 meters that will be AMI and accessible to Customer portal in shorter time. Staff goal June 2024.
- Provides 3021 service line investigations as required by TCEQ by October 2024.
- Infrastructure equipment will be installed 1st , as registers are changed out, they will go live AMI.
- This represents 72% of the meter system currently. Phase 2 will come next budget year.

Staff committee

- I want to say thanks to Cory Dobbie at Hydro-Pro and Chris Coleman at Master Meter for being patient with me on this and my questions.
- I want to say a “special thanks” to City Staff members Jay, Carter, Tara, Larry, Jeff, Logan and Jennifer for providing me all the reports I requested and me bugging them in general.



CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 4.d

Item:

Discussion and Action Regarding Putt Brothers proposal to perform meter register replacement and investigate lead service lines in an amount not to exceed \$90,000.00 and authorize the City Manager to execute agreements. This is part of the AMI program & TCEQ requirement. *(M. Shook)*

Financial Impact:

Budget item was approved and funded for this program.

Legal Impact:

N/A

Comprehensive Plan Impact:

N/A

Staff Comments:

This will accommodate 2 programs. AMI for the meter register program and assist with the lead service line program which is mandated to be complete by October 2024.

Staff Recommendation:

Staff recommends the proposal as submitted by Putt Brothers.

Attachments:

[Putt's Brothers- meter register change out and lead service line.pdf](#)



PUTT BRO'S METER & HYDRANT

750 E us Hwy 80 STE 200-653 Forney, TX. 75106
 B.J PUTMAN:972-824-5839
 JAMIE PUTMAN:903-407-5718
 EMAIL: puttbro@yahoo.com

HYDR REPAIR, HYDRANT
 INSP, HYDRANT / VALVE
 REPLACEMENT, WATER METER
 BACK FLOW TESTING, METER
 REPLACEMENT

QUOTE#	H12192023
INVOICE #	
SALES PERSON	Jamie Putman
Quote Expires	
Quote #	

Customer Name CITY OF HEATH	Date 12.19.2023	Phone Number (972) 961-4890	Contact MIKE SHOOK
Address 200 Laurence Drive	City Heath	State TX	Zip 75032
PO#		Fax Number (972) 273-4015	Email: mshook@heathtx.com
#REF!		PAYMENT TERMS NET 30 DAYS	Comments WATER METER SWAP (QUOTE)

OPTION #	Description	QTY	UNIT PRICE	LINE TOTAL
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JOB#1	PERFORM WATER METER REGISTER SWAP OUT (LABOR ONLY)	1	\$27.50	\$27.50
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	<p>Confirm and record material type of the private service line from the meter to the house. Confirm and record material type of the City service line from the main to the meter. Take a digital photograph of the interior of the meter box clearly showing the meter, private and city side service material. Price is Associated with Meter Swap</p>	1	\$11.50	\$11.50
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<u>PROVISIONS</u>	#1. Erosion control for stage one inlet protection (inlet bottom only) is included and all other erosion control and maintenance by others.
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<u>PROVISIONS</u>	#2. All underground utility conflicts to be relocated by others
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<u>PROVISIONS</u>	#3. Proposal based on utility workbeing installed prior to any new gas, electric, cable or other utilities
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<u>PROVISIONS</u>	#4. This proposal and its qualifications and exclusions shall be incorporated into any contracts entered into with the Owners
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<u>PROVISIONS & EXCLUSIONS</u>	<p>#5. <u>EXCLUSIONS.</u> 1.Survey Control/Benchmark , 2. All Access to Spoils to Remain Onsite, 3. Inspection/Engineering Fees, 4. Tree Protection and clearing, 5. Landscaping and Sprinklers, 6. Contaminated/Hazardous Materials, 7. Contruaction permits and Fees, 8. Grade to Drain, 9. 00 CY of Excess Utility Spoils. (If Required to Haul-Off Add \$6.50 PER CY), 10. Material Testing Cost, 11.Compacting or Geotech Testing Cost, 12. Traffic Control / Barricades, 13. Raven/Epoxy Coating, 14. Haul Off of Debris Created by Others, 15. Impact/Meter Fees, 16, Tap Permits/Fees, 17. Seeding, Sodding and Hydromulching, 18. All taxes, sales, consumer, use & etc. Which are applicable during project .</p>
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<p>The above estimate is based on our initial inspection, and does not cover additional parts &/or labor which may be required after the work is begun. Occasionally, after a job has been started, worn or broken parts are discovered that are not evident upon first inspection. Quotations on parts and labor are current, and subject to change.</p>	<p>Total Per Unit:</p>	\$39.00
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Customer Signature X	Date:
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CITY of HEATH

City Council

Agenda Brief

MEETING DATE: 01/09/2024

AGENDA ITEM: 4.e

Item:

Discussion and Update on the building permit moratorium and on water conservation ordinances pertaining to proposed landscaping and irrigation regulations. *(K. Lasher/Marie Johnson)*

Financial Impact:

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Legal Impact:

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Comprehensive Plan Impact:

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