

CITY COUNCIL AGENDA
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, FEBRUARY 22, 2024
6:00 P.M.

CALL REGULAR MEETING TO ORDER

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. CITIZEN APPEARANCES: This is an opportunity for citizens to address the City Council on any agenda item not listed for public hearing or any matter not posted on the agenda. This is the citizens' only opportunity to address the City Council on agenda items not listed for public hearing. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot by law take any action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council will receive the information, and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Presentation from Korey Coburn, Parker/Palo Pinto Area Engineer, TXDOT on the traffic signal at F.M. 1187/F.M. 5 and the sidewalk project on Bailey Ranch Road.

5. CONSENT AGENDA: All items listed below are considered routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the staff recommendation.

- a. Consider approval of the City Council meeting minutes from the following meetings:

- i. January 25, 2024, Joint City Council Utility Billing Advisory Committee Meeting.
 - ii. January 25, 2024, City Council Meeting.
 - b. Consider and approve Resolution 2024—146, a Resolution ratifying a Parking Lot Use License Agreement with Press Café for property located at 312 Aledo Trail, Aledo, Texas.
 - c. Consider and approve Resolution 2024—147, a Resolution ratifying the extension of the professional services agreement with Sigler Communications.
6. **REPORTS AND UPDATES:** Reports and Updates are prepared for informational purposes and will be accepted as presented (there will be no presentations associated with the report items). The City Council may discuss information presented in the reports, but no action will be taken on these items unless listed as an action item below or placed on a future agenda.
 - Summer Blast discussion on dates.

7. PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:

The following items are the regular business of the City Council. If any item requires a public hearing, it will be noted in the caption of the item.

- a. Discuss and consider approval of the updated GMP Exhibit to the City Hall Project Agreement and authorize the City Manager to execute all documents, including, the GMP Exhibit and related documents and an agreement with Oncor for the relocation of utility lines on City Hall property.
 - b. Discuss and consider a petition from Aledo 388 Venture Partners for the release of approximately 228.24 acres of property located at the Northeast corner of Rolling Hills Addition, City of Aledo, Texas from the City's extraterritorial jurisdiction.
 - c. Consider and approve canceling the March 7, 2024, City Council meeting.
 - d. Consider and approve Ordinance 2024—202, an Ordinance to declare candidates for City Council Places 4 and 5 unopposed and cancel the May 4, 2024, General Election.
8. **BOARDS/COMMISSIONS/COMMITTEES**

- a. Appointment/Reappointment to Boards/Commissions/Committees – Consider approval regarding appointments to Boards/Commissions/Committees.
 - No appointments to consider.

9. **EXECUTIVE SESSION:** Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

a. **§ 551.071. Consultation with Attorney.** To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:

- Potential Annexation North of Dean Ranch to I-20.
- Dean Ranch Development Conversation.

b. **§ 551.087. Deliberation regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- Potential Annexation North of Dean Ranch to I-20.
- Dean Ranch Development Conversation.

10. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

11. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION

a. Take any action, if needed, on other matters from executive session.

12. COUNCIL RECAP/STAFF COMMENTS DIRECTION: (In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, may ask questions of staff that require only responses of factual information or statements of existing City policy, or may request that non-routine matters of public concern be placed on a future agenda. Council members may not discuss non-agenda items among themselves. In compliance with the Texas Open Meetings Act, staff members may comment on routine City operations and projects. Staff members may respond to questions from others only with statements of factual information or existing City policy.)

13. ADJOURN

***Note: The City Council may act and/or vote upon any of the items listed on this agenda. THIS IS TO CERTIFY THIS NOTICE OF MEETING WAS POSTED ON THE CITY HALL BULLETIN BOARD AND THE CITY WEBSITE.**

Deana McMullen, City Secretary

**Date Posted _____ Time _____ By _____
Date Removed _____ Time _____ By _____**

NOTE: THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 817- 441-7016 OR FAX 817-441-7520.

**JOINT CITY COUNCIL and UTILITY BILLING ADVISORY COMMITTEE
MEETING MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, JANUARY 25, 2024
5:00P.M.**

CALL REGULAR MEETING TO ORDER

1. CALL TO ORDER:

a. City Council

Mayor Nick Stanley called the Special Joint Meeting of the Aledo City Council to order at 5:03 p.m. Those in attendance at this meeting were Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, City Council member Shane Davis, City Council member Shawna Ford and City Council member Summer Jones creating a quorum of City Council members. Staff present for this meeting were, City Manager Noah Simon, City Attorney Alicia Kreh, Finance Manager Jennifer Garrett, Communications and Engagement Manager Whitney Walters, Public Works Director Luis Gatica, Utility Billing Manager Blythe Reeves, City Planner Ivan Gonzalez and City Secretary Deana McMullen.

b. Utility Billing Advisory Committee

Chairman of Utility Billing Advisory Board Susan Nickell called the Utility Billing Advisory board meeting to order at 5:08 pm with the following members present, Chairman Susan Nickell, Member Michael Handley and Member Ben Clark creating a quorum of the Utility Billing Advisory Board.

- 2. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any agenda item not listed for public hearing or any matter not posted on the agenda. This is the citizens' only opportunity to address the City Council on agenda items not listed for public hearing. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot by law take any action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council will receive the information, and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.

There were no Citizens Appearances for this meeting.

3. PRESENTATIONS AND DISCUSSION:

- a. Presentation by Kara Shuror, Brio Consulting and discussion on findings to date on the City's Utility Billing Audit.

Ms. Kara Shuror of Brio Consulting gave a presentation of the findings to date on the City's Utility Billing Audit. Ms. Shuror stated that she spent time with the Utility Billing Staff as well as the Public Works staff event going out with them to do meter readings. They checked three (3) routes in system and compared the hand written readings to the readings actually entered and made sure that the multipliers were done correctly as well. They found that no systemic or chronic billing issues were identified. The mistakes that were made were primarily human error. Field meter readings were accurately executed. Of the errors found there was an underbilling of \$1,500 in regards to the application of the sewer bill. The sewer bill uses a cap. We met with staff and they are committed to improvement and changes. We have discussed redoing the billing format so that it is easier to change. We need to consider adding billing cycles and it would be significantly easier for staff. New meters have a life span of up to ten years. The change out program will begin in about 6 years and will happen at a 1/3 at a time. One question that came up is why was the contract that we went with different than the pilot program. Answer is that the pilot program was to test the signals to make sure that the meters are able to read them. The company we went with has brass meters rather than plastic which are more durable and the cost was less.

- b. Presentation by Jessica Brown, Freese and Nichols and discussion on the pressure testing conducted as part of the Utility Billing Audit.

Freese & Nichols Engineer Jessica Brown was present at this meeting to give a discussion regarding pressure testing being done as part of the Utility Billing Audit.

Ms. Brown stated that the pressure testing data did not show anything out of the norm. Someone moving from a lower elevation to a higher elevation will use more water. Parks of Aledo is a higher elevation with a low 70 to low 90 PSI range. Someone coming here from an elevation of 70-80 psi range would most likely be using more water than they realize.

If someone thinks this could be an issue they can get a licensed irrigation provider and have them check and reset their system based on your individual needs.

No action was taken on this item.

4. CONSENT AGENDA: All items listed below are considered routine by the Utility Billing Advisory Committee and will be enacted with one motion. There will be no separate discussion of items unless a Committee Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the staff recommendation.

a. Consider approval of the Utility Billing Advisory Committee meeting minutes from the following meeting:

1. November 30, 2023, Utility Billing Advisory Committee Meeting.

Motion was made by Committee member Michael Hadley, seconded by Committee member Ben Clark to approve the minutes of the November 30, 2023, Utility Billing Advisory Committee meeting as read.

Motion carried 3-0

5. ADJOURN

With there being nothing further to discuss or consider Chairman Susan Nickell adjourned the Utility Billing Advisory Committee at 5:55 pm.

Mayor Nick Stanley adjourned the Special meeting of the Aledo City Council at 5:55 p.m.

PASSED AND APPROVED THIS THE ____ DAY OF _____ 2024.

Susan Nickell – Chairman

Nick Stanley – Mayor

ATTEST:

Deana McMullen, City Secretary

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, JANUARY 25, 2024
6:00 P.M.

CALL REGULAR MEETING TO ORDER

1. CALL TO ORDER

Mayor Nick Stanley called the regular meeting of the City Council to order at 6:05 pm on Thursday, January 25, 2024 at the Aledo Community Center 104 Robinson Court. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Shane Davis, Mayor Pro Tem Nelson Rowls, Councilmember Summer Jones and Councilmember Shawna Ford. Councilmember Christian Pearson was not present at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, Communications and Engagement Manager Whitney Walters, Interim City Planner Ivan Gonzalez, Director of Public Works Luis Gatica, City Secretary Deana McMullen and City Attorney Alicia Kreh.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Summer Jones gave the Invocation and Mayor Nick Stanley led the Pledge of Allegiance given by all present.

- 3. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any agenda item not listed for public hearing or any matter not posted on the agenda. This is the citizens' only opportunity to address the City Council on agenda items not listed for public hearing. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot by law take any action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council will receive the information, and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.

There were no Citizens to speak at this time.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Proclamation recognizing the Aledo Bearcats Football Team for their 12th State Championship Win.

Mayor Nick Stanley presented a Proclamation to Aledo Bearcat Football Coach Robby Jones and several players that were present congratulating them on their 12th State Championship win in December against Smithson Valley and Proclaiming Friday, January 26th as "Aledo Bearcats Day" in the City of Aledo.

At this time Mayor Nick Stanley adjourned the regular meeting into Executive Session at 6:15 p.m. to discuss Item number 9 (a) 551.071 – Annexation of Dean Ranch. This Session was attended by Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, Councilmember Shane Davis, Councilmember Shawna Ford, Councilmember Summer Jones, City Attorney Alicia Kreh, Mr. Petty and Interim City Planner Ivan Gonzalez

The Executive Session was adjourned at 7:05 p.m. and Mayor Nick Stanley called the regular session back to order at 7:05 pm and stated that there was no action to take on items discussed in Executive Session.

5. **CONSENT AGENDA:** All items listed below are considered routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the staff recommendation.

The Consent Agenda was presented as follows:

- a. Consider approval of the City Council meeting minutes from the following meetings:
 - i. December 7, 2023, City Council Meeting.
- b. Consider and approve Resolution 2024—143, a Resolution calling a general election for May 4, 2024, and approving a contract with Parker County Elections to hold the election.
- c. Consider and approve additional funds for construction inspection services for Bailey Ranch Road between the City of Aledo and Axiom in the amount of \$10,500.
- d. Consider and approve a Service Agreement between the City of Aledo and Global

Building Maintenance, Inc. for janitorial services.

- e. Consider and approve amending Ordinance 2024—199, an Ordinance amending the Schedule of the Rates, Fees, and Charges of the City of Aledo by amending Ordinance 2023—189 to correct a scrivener's error.
- f. Consider and approve Ordinance 2024—200, an Ordinance amending the Code of Ordinances of the City of Aledo, Texas by adding Article IX, "Construction Within Public Rights-Of-Way," to Chapter 10, "Buildings and Building Regulations," of the Aledo Municipal Code to provide regulations for governing work performed in public rights-of-way and amending the fee schedule to provide for a permit fee.
- g. Consider and approve Resolution 2024—144, a Resolution affirming and approving the annual review of the City investment policy and appointing investment officers for the City.

Motion was made by City Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve the Consent Agenda as presented.

Motion Carried 4-0

- 6. REPORTS AND UPDATES:** Reports and Updates are prepared for informational purposes and will be accepted as presented (there will be no presentations associated with the report items). The City Council may discuss information presented in the reports, but no action will be taken on these items unless listed as an action item below or placed on a future agenda.

- Text Alert System

Communications and Engagement Manager Whitney Walters addressed the Council to let them know that the Text Alert System with Everbridge for Emergency Alerts is ready to roll out. This will have Severe Weather Alerts that is linked with the National Weather Service. We will also be able to customize the alerts for Events, Water Breaks in certain areas, etc.. We will send a flyer out in the Water Bills to encourage citizens to sign up for this. It will also be on the Website and Social media. Councilmember Shawna Ford thanked Whitney for working on this as it will help get the word out to our citizens.

No action was taken on this item.

7. PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:

The following items are the regular business of the City Council. If any item requires a public hearing, it will be noted in the caption of the item.

- a. Public hearing to consider an application for a Specific Use Permit for gun sale

use on property zoned C-2 General Commercial and being approximately .460 acres located at Lot 3, and a portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Interim City Planner Ivan Gonzalez addressed the Council regarding the application for consideration of a Specific Use Permit for gun sales on a property that is zoned C-2 General Commercial. 108 Jearl St. The potential Tenant Aledo Arms and Ammo (Thomas Sadin) is requesting a Specific Use permit for Gun Sales in General Commercial Zoning. The suggested use of Gun Sales does not change the overall C-2 uses or requirements. Adjacent property to the North, South and East are also zoned Commercial and property to the West is zoned as Planned Development. Planning and Zoning held a meeting on December 14, 2023 and recommend unanimous approval.

Mr. Thomas Sadin potential tenant addressed the Council and answered all questions and concerns about his storefront for Gun Sales. He stated he had sold guns out of a shed in his driveway. He lives in Aledo and wants to open a store front in Aledo rather than going to Weatherford or Ft. Worth. He stated that he would have a security system, glass break alarms, and guns would be locked in safes and cabinets after hours. He answered questions of the City Council.

Mayor Nick Stanley opened the Public Hearing at 7:46 pm for anyone wishing to speak for or against this item.

Ms. Tory Adams, 512 Amber Court – expressed concerns about gun sales in the City because the availability of guns increase violence and there is a huge concern for safety of the Children in Aledo.

Mr. Joey Weaver, 289 Highland stated that he is a neighbor of Mr. Sadin and his family and they are a top notch family and Mr. Sadin has a great business.

With no other citizens wishing to speak for or against this item, Mayor Nick Stanley closed the Public Hearing on this item at 7:51 pm.

- b. Consider approval of Ordinance 2024–201, an Ordinance granting a Specific Use Permit for gun sale use on property zoned C-2 General Commercial and being approximately .460 acres located at Lot 3, and a portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve Ordinance 2024-201 granting a Specific Use Permit for gun sales on property zoned C-2 General Commercial and being approximately .460 cares located at Lot 3, and portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Motion carried 3-1 with Councilmember Shawna Ford voting against the motion.

- c. Discussion with Hilltop Securities on the Texas Water Development Board Fund loan and consider approving Resolution 2024—145, a Resolution pertaining to all matters incident and related to approving publication and posting of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Mario Hernandez from Hilltop Securities was present to discuss the Texas Water Development Board Fund loan and the approval of Resolution 2024-145 pertaining to all matters incidental and related to approving publication and posting of intention to issue certificates of obligation, including the adoption of the Resolution. The funds will be for the construction of public works, for improvements and extensions to the City's Sewer System. Notice must be published on the City Website for a minimum of 45 days and the Official Newspaper at least once a week for 2 weeks. On March 28th the Council will take action to approve the Certificates of Obligation.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve Resolution Number 2024-145 as discussed.

Motion carried 4-0

- d. Consider and approve a Professional Services Agreement between the City of Aledo and Freese and Nichols for the Wastewater Treatment Plant Design thru Construction in the amount of \$4,352,004.

Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve the Professional Services Agreement between the City of Aledo and Freese and Nichols for the Wastewater Treatment Plant Design thru construction in the amount of \$4,352, 004.

Motion carried 4-0

- e. Consider and approve canceling the February 1, 2024, City Council meeting.

Motion was made by Mayor Pro Tem Nelson Rowls and seconded by Councilmember Shane Davis to approve cancelling the February 1, 2024 City Council meeting.

Motion carried 4-0

8. BOARDS/COMMISSIONS/COMMITTEES

- a. Appointment/Reappointment to Boards/Commissions/Committees – Consider approval regarding appointments to Boards/Commissions/Committees.

- Consider appointments to City Boards and Commissions

There were no applications to be considered at this meeting.

9. **EXECUTIVE SESSION:** Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

- a. **§ 551.071. Consultation with Attorney.** To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:

- Potential Annexation North of Dean Ranch to I-20.
- Dean Ranch Development Conversation.
- Contract with the Parker County Sheriff's Office

- b. **§ 551.087. Deliberation regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- Potential Annexation North of Dean Ranch to I-20.
- Dean Ranch Development Conversation.

- c. **§ 551.074. Deliberation regarding Personnel Matters.** The City Council may convene into executive session to discuss and deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee, including the following:

- City Manager Employment Agreement.
- City Planner

10. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

Mayor Nick Stanley adjourned the Executive Session at 8:57 pm and called the regular session back to order at 8:57 p.m.

11. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION

- a. Take any action, if needed, on other matters from executive session.

Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve the City Manager Employee agreement as discussed.

Motion carried 4-0

- 12. COUNCIL RECAP/STAFF COMMENTS DIRECTION:** (In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, may ask questions of staff that require only responses of factual information or statements of existing City policy, or may request that non-routine matters of public concern be placed on a future agenda. Council members may not discuss non-agenda items among themselves. In compliance with the Texas Open Meetings Act, staff members may comment on routine City operations and projects. Staff members may respond to questions from others only with statements of factual information or existing City policy.)

There were no additional comments or recaps from Staff or City Council.

13. ADJOURN

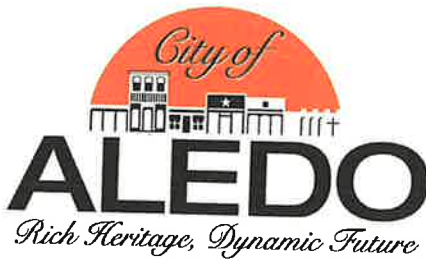
With there being nothing further to discuss or consider, Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:58 p.m.

PASSED AND APPROVED THIS THE _____ DAY OF _____ 2024.

Nick Stanley, Mayor

ATTEST:

Deana McMullen, City Secretary



DATE: February 22, 2024
TO: Honorable Mayor and City Council Members
FROM: Noah A. Simon, City Manager
SUBJECT: Parking Lot Use License Agreement between the City of Aledo and Press Café Aledo

Background:

Council previously authorized entering into a license agreement with Press Café that enables them to utilize an area of City property to construct additional parking. Terms of the license agreement, including the duration, default and termination provisions were modified after authorization. The license was also amended to include requirements for a fenced in play area. Due to the amended provisions and the inclusion of the play area, Council is asked to ratify the executed license agreement.

Press Café is required to maintain the parking area; the City can use the parking area for City events (e.g. Christmas Thyme in Aledo); and the parking area reverts to the City in the event the Press Café lease is terminated.

Recommendation:

To ratify the Parking Lot Use License Agreement between the City of Aledo and Press Café Aledo, LLC.

Attachments:

Parking Lot Use License Agreement
Resolution 2024—146

RESOLUTION 2024—146

A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN PRESS CAFÉ AND THE CITY OF ALEDO FOR CITY-OWNED PROPERTY LOCATED AT 312 ALEDO TRAIL, ALEDO, TEXAS; RATIFYING THE EXECUTION OF SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aledo, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, City is the owner of that certain real property at 312 Aledo Trail, Aledo, Texas 76008, which is adjacent to real property located at 109 S. Front Street, Aledo, Texas, 76008, licensed by Press Café to operate as a restaurant; and

WHEREAS, City, Press Café, and the Aledo Economic Development Corporation (“AEDC”) entered into a 380 Economic Development Incentive Agreement, effective June 26, 2023, whereby the City and AEDC provided sales and use tax grants to support Press Café, promote economic development, stimulate commercial activity, generate additional sales tax, and enhance the City’s property tax base and economic vitality; and

WHEREAS, Press Café desires additional parking to facilitate the needs of patrons but, due to the constraints 109 S. Front Street, is unable to expand its parking lot; and

WHEREAS, previously approved City of Aledo 2013, Parks, Recreation and Open Spaces Master Plan and the 2021 Downtown Master Plan anticipated the construction of a parking lot at 312 Aledo Trail; and

WHEREAS, the Parking Lot License Agreement, attached hereto as Exhibit A, permits Press Café to construct a parking lot on 312 Aledo Trail to facilitate patron parking, while reserving the right for citizen parking at City events; and

WHEREAS, the City Council desires to ratify and approve entering this License Agreement whereby Press Café may use the to be constructed parking lot on Parcel A for its restaurant operations.

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

SECTION 1.

All the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The Parking Lot License Agreement between Press Café and the City, attached hereto as Exhibit “A,” is hereby approved.

SECTION 3.

The City Council hereby ratifies the City Manager’s execution of the Parking Lot License Agreement.

SECTION 4.

This Resolution shall take effect upon its adoption, and it is so resolved.

ADOPTED this 22nd day of February, 2024.

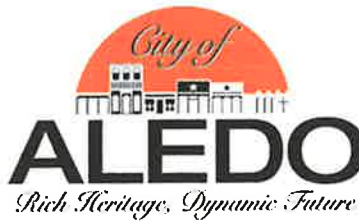
Nick Stanley, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney



DATE: February 22, 2024
TO: Honorable Mayor and City Council Members
FROM: Whitney Walters, Communications & Engagement Manager
SUBJECT: Sigler Communications Professional Services Extension

Background:

The City of Aledo entered into an agreement with Sigler Communications in October 2023 to assist with public relations and communications support regarding water services. The initial agreement had a budget of \$25,000 which has been expended on numerous items including but not limited to strategic counsel, backgrounding, issues management, and communications to address billing challenges. The Sigler team was an integral part of organizing the city's first "virtual" informational meeting in December 2023. Additionally, Sigler Communications has supported staff with communications regarding the independent audit of the Utility Billing System and the new online customer portal (My Water Advisor) launch.

The extension of this contract will allow Sigler Communications to continue to provide valuable knowledge and support as the City continues to improve and be proactive in communications regarding water services.

Additional scope of work would include but not be limited to:

- Producing an instructional video for the My Water Advisor customer portal;
- Support staff in communicating about the independent audit findings;
- Plan and support another virtual informational meeting;
- Support staff in producing the Annual Water Quality Report.

Recommendation:

Staff recommend extending the contract with Sigler Communications for three more months with a budget not to exceed \$30,000.

Attachments:

Sigler Communications Agreement
Sigler Communications Agreement Extension
Resolution 2024—147



Sigler Communications, Inc.

Lisa Sigler, President

Phone: (303) 778-8355

Email: lisa@siglerinc.com

October 20, 2023

Mr. Noah Simon
City Manager
City of Aledo
P.O. Box 1
Aledo, Texas, 76008

Re: **PROFESSIONAL SERVICES AGREEMENT – Public Relations and Communications Support**

As requested, below is a proposed services agreement for Sigler Communications, Inc. to provide Public Relations and Communications Support Services for the City of Aledo for the period of Oct. 20, 2023 through Jan. 31, 2024.

PURPOSE AND NEED

The City of Aledo has limited staff to cover the current peak communications and information needs for its water utility customers and other city/community services. A combination of the following recent challenges is causing the City to experience a significant increase in customer questions and concerns specific to water utility services:

- A utility billing system issue following the implementation of a new system;
- Completion of water meter upgrades and rollout of an automated meter program with the collection of data for the new billing system;
- Customers receiving water bills indicating higher consumption following extremely dry summer conditions;
- Rate increases required to fund water and wastewater utility infrastructure expansion, upgrades and maintenance needs; and
- A directive from the City Council for a third-party to perform a billing and metering system audit.

SCOPE OF WORK

This agreement will cover support for the following:

Sigler Communications will assist the City of Aledo with communications and public outreach strategies and tools to provide information to utility customers in response to questions, concerns and misunderstandings about the above issues.

Anticipated services and deliverables include:

- Backgrounding and regular advising meetings with City staff to fully understand the issues involved and the actions the City is taking and planning, as well as to offer recommendations on actions and information to help address customer concerns.

- Using background information from staff and other experts, we will work with City staff to develop a communications and outreach plan and supporting deliverables which will include:
 - Messaging to explain the issues, actions the City is taking, timeline for resolving/addressing issues, what customers can do to get information and manage monthly bills, and why utility costs are increasing to support infrastructure needs
 - Answers to Frequently Asked Questions for posting online and sharing in public forums
 - Additional content (fact sheets, graphics, messaging) to provide online information (website and social media)
 - Media briefing messages and news release(s)
 - Presentation for staff to use in informing key stakeholder groups (ex. City Council, HOAs, Citizen Committee, Media, Community/Business Leaders)
 - Planning for a virtual public information meeting that can be recorded and posted online to reach more customers
 - Key points and direction for producing for 1-2 informational video(s) to post online (filming and production to be estimated separately if outside services are required)
 - Newsletter/email update content
 - Community relations support
 - Citizen Committee information support

TEAM QUALIFICATIONS

Janet Rummel is based in the Dallas area and will be the lead for Sigler Communications' support for Aledo. Janet has two decades of experience leading public relations, issues management and stakeholder engagement for municipal water and wastewater utilities. She has a deep understanding of water issues and has managed communications related to major capital programs, supplies, treatment, delivery, regulations, water quality, utility rates/contracts, environmental protection, conservation and reuse, water rights, land acquisition, permitting, construction, and system failures.

Janet has supported planning and oversight of water education campaigns for Colorado Springs Utilities, Metropolitan North Georgia Water Planning District, North Texas Municipal Water District (NTMWD), and Upper Trinity Regional Water District, as well as the regional "Keep Texas Water on Tap" public education partnership with NTMWD, Dallas Water Utilities and Tarrant Regional Water District.

Lisa Sigler has 38 years of experience in communications, public relations, marketing communications, stakeholder engagement and issues management. She founded Sigler Communications in 1996 which has been named in the top 10 public relations firms in Colorado by Expertise for the past nine years. She leads a strong team of strategists, planners, researchers, writers, designers, media relations and social media experts who provide clients a full range of communications services. Sigler builds strong support networks and crafts compelling, simple, and effective messaging to educate the public and enact behavior change.

Lisa has led water efficiency and value of water campaigns for several clients including a provider serving 2 million customers. Her team has also guided clients through include rate increases and explaining all the factors that go into water, wastewater and stormwater fees. She provided messaging, coaching and strategy to the Colorado landscape industry through the 2002, 2012, 2018 and 2020 droughts. She was

the strategist and writer for the state of Colorado's first water education campaign, Colorado Water Live Like You Love It.

Sigler Communications has other team members who can support the city based on project need including graphic design, content creators, media relations, video, digital advertising, etc.

AGREEMENT TERMS

For these services, Sigler Communications, Inc. proposes a three-month initial agreement with a budget not to exceed \$25,000 to provide the communications support services and deliverables outlined above. Hourly rates on our team vary from \$125 to \$200 per hour depending on the person assigned to a task.

- Additional production services (as needed), such as photography or video, printing, paid media will be estimated separately for client approval.
- Travel expenses for in person meetings or site visits (when required) will be billed at cost with mileage expenses based on federal reimbursement rate.
- If additional work is requested outside the parameters of this agreement and/or additional time is needed to complete the above deliverables, the client and Sigler Communications, Inc. will execute an amended agreement to include the additional time/services to be provided and agreed upon fees.
- Either party can cancel this agreement with 30 days written notice.
- Sigler Communications, Inc. will provide the client an invoice at the end of each month. The invoice will describe the work performed and any out-of-pocket expenses incurred by Sigler Communications, Inc. Payment is requested within 30 days of invoice submittal.

If the above scope and terms meet the City's expectations and needs, please sign a copy of this agreement and return it to me. Please let me know if you have any questions. We look forward to supporting you and the City of Aledo.

Respectfully,



Lisa Sigler, APR
President, Sigler Communications, Inc.

Accepted and agreed to on 10/26/23 by the following authorized representative of the City of Aledo, Texas.

Name: Noah Simon
Title: City Manager for City of Aledo, Texas

Signature: Noah Simon Date: 10/26/23

Potential future support (not currently in this scope of work) with costs to be estimated and considered for approval at a later date:

Phase 2 (long-term): Assist the City of Aledo with communications, public education and outreach to inform customers and community stakeholders about the importance of water conservation, ways to conserve and manage utility bills, value of water service, key projects/initiatives that utility rates must fund. Anticipated activities and deliverables may include:

- Water conservation education outreach and campaign, including planning, messaging and some graphics support (media buy to be estimated separately)
- Bill inserts and/or direct mail concepts and messaging (does not include printing or mailing)
- Scripting and direction for additional videos (filming and production to be estimated separately if outside services are required)
- School education program planning support
- Planning and supporting materials for public education events and tours



Sigler Communications, Inc.

Lisa Sigler, President

Phone: (303) 778-8355

Email: lisa@siglerinc.com

January 22, 2024

Mr. Noah Simon
City Manager
City of Aledo
P.O. Box 1
Aledo, Texas, 76008

Re: PROFESSIONAL SERVICES AGREEMENT EXTENSION – Water Services Public Relations and Communications Support

Below is a proposed extension to the existing professional services agreement for Sigler Communications, Inc. to provide continued Water Services Public Relations and Communications Support Services for the City of Aledo for the period of January 23, 2024 through April 30, 2024.

PURPOSE AND NEED for WATER COMMUNICATIONS SERVICES

Since October 2023, Sigler Communications has been assisting the City of Aledo with water services communications related to utility billing issues, a new AMI metering system launch/transition, utility rates and fees information, and questions about high water bills and usage. Additionally, the City has asked Sigler Communications to support staff with communications about the independent audit of utility metering, billing and payment processes, as well as providing information about the new online customer portal expected to launch by end of January 2024.

Under the initial agreement and \$25,000 budget, Sigler Communications has supported the following deliverables:

- Backgrounding, strategic counsel, issues management and communications to address multiple billing challenges in October 2023 – mid-January 2024, including attending the first Utility Advisory Board meeting on Nov. 30, 2023.
- Wrote and designed [November 2023 bill insert](#) explaining recent billing issues and explaining example utility bill.
- Wrote [December 5, 2023 guest column for Community News](#)
- Assisted writing and reviewing [December 2023 bill insert](#) providing information about the water rate increase and resumed late fees/shut offs effective January/February 2024.
- Planning, preparation and follow up for [Dec. 14, 2023 Virtual Information Meeting](#) including speaker coordination, presentation development, multiple practice sessions, and recording and technical support during meeting.
- Compiling and refining [Questions and Answers](#) from the meeting to post online.
- Background, planning and counsel for communicating new customer online portal, including scripting for a demonstration/training video to help customers understand how to register and use the new portal once it is ready.

- Support staff in developing an [updated rate sheet](#) to present information in a more user-friendly format to post online.

AMENDED/ADDITIONAL SCOPE OF WORK

In the next three months, the anticipated Scope of Work will include:

- Produce a training video for the My Water Advisor customer portal (\$4,500);
- Developing the plan, messaging and materials for informing customers about the new portal and its benefits;
- Support staff in communicating about the independent audit findings and actions the City will take based on its recommendations;
- Planning and support for another virtual information meeting to communicate about the utility metering and billing audit results, how the customer portal can help customers monitor and adjust water usage, and other tools available to help customers save water, such as irrigation system audits (\$6,000);
- Development of messaging and communications to support rate changes, key projects, conservation and utility billing, including complete update of customer welcome packet information and design; and
- Ongoing strategic counsel (meetings, calls, etc.) and issues management to support internal staff in communicating effectively on the issues of most interest to City of Aledo water and sewer customers.

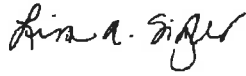
AGREEMENT TERMS

For these additional services, Sigler Communications, Inc. proposes a three-month extension with a budget not to exceed \$30,000 to provide the communications support services and deliverables outlined above. Hourly rates on our team vary from \$125 to \$200 per hour depending on the person assigned to a task.

- Additional production services (as needed), such as photography or video, printing, paid media will be estimated separately for client approval.
- Travel expenses for in person meetings or site visits (when required) will be billed at cost with mileage expenses based on federal reimbursement rate.
- If additional work is requested outside the parameters of this agreement and/or additional time is needed to complete the above deliverables, the client and Sigler Communications, Inc. will execute an amended agreement to include the additional time/services to be provided and agreed upon fees.
- Either party can cancel this agreement with 30 days written notice.
- Sigler Communications, Inc. will provide the client an invoice at the end of each month. The invoice will describe the work performed and any out-of-pocket expenses incurred by Sigler Communications, Inc. Payment is requested within 30 days of invoice submittal.

If the above scope and terms meet the City's expectations and needs, please sign a copy of this agreement and return it to me. Please let me know if you have any questions. We look forward to continuing our support for the City of Aledo.

Respectfully,



Lisa Sigler, APR
President, Sigler Communications, Inc.

Accepted and agreed to on 1/24/24 by the following authorized representative of the City of Aledo, Texas.

Name: Noah Simon
Title: City Manager for City of Aledo, Texas

Signature:  Date: 1/24/24

RESOLUTION 2024—147

A RESOLUTION APPROVING THE EXTENSION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN SIGLER COMMUNICATIONS AND THE CITY OF ALEDO, TEXAS, FOR UTILITY BILLING SERVICES PUBLIC RELATIONS AND COMMUNICATIONS SUPPORT; RATIFYING THE EXECUTION OF SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aledo, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City previously entered into a professional services agreement with Sigler Communications (“Sigler”) whereby Sigler assisted the City with utility billing services communications; and

WHEREAS, the City has determined it is necessary to extend the agreement with Sigler for three (3) months, whereby Sigler will assist the City with communications related to the utility billing audit, automated water meters, and the online customer portal; and

WHEREAS, the City Council has determined that the provision of communication services is a professional service and Sigler is the most qualified company to provide those services to the City.

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

SECTION 1.

All the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The Professional Services Agreement Extension for Water Services Public Relations and Communications Support (“Agreement”) between Sigler Communications and the City, attached hereto as Exhibit “A,” is hereby approved.

SECTION 3.

The City Council hereby ratifies the City Manager’s execution of the Agreement.

SECTION 4.

This Resolution shall take effect upon its adoption, and it is so resolved.

ADOPTED this 22nd day of February, 2024.

Nick Stanley, Mayor

ATTEST:

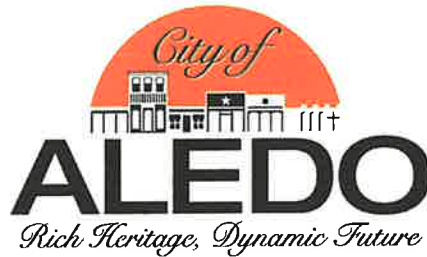
City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"

Professional Services Agreement Extension for Water Services Public Relations and Communications Support



DATE: February 22, 2024
TO: Honorable Mayor and City Council Members
FROM: Noah A. Simon, City Manager
SUBJECT: City Hall Construction and Funding

Background:

In May 2022, the City issued debt for \$18,000,000 to fund the construction of a new city hall building. This amount was intended to cover construction and soft costs outside of construction. These funds were borrowed without a final design and construction cost estimate was completed on the project. Additionally, over the last several years, there was substantial inflation in construction costs. Over the past 18 plus months, staff and the consultant team developed a final design, construction estimates, and bid out the project.

Once bids were received, staff and the consultant team spent several weeks reviewing bids, materials, and options to bring project costs as low as possible. The current project total cost, excluding items already paid and soft costs outside of actual construction is \$17,518,080. The City Manager previously shared with City Council that the project would likely be \$1.5 million over budget. After much work, the City Hall project is \$1,472,931.62 more than available funds for all project costs (construction and remaining soft costs).

Representatives from Steele & Freeman, Inc. will be available at the meeting to answer any questions about the Guaranteed Maximum Price Amendment and any of the materials changed in/on the building. The GMP exhibit will replace the GMP exhibit previously approved by City Council.

The project difference would be funded in two primary ways. The City can utilize interest earned on the bond proceeds up to an estimated \$864,000.00. It may become beneficial for City staff and Hilltop Securities to “lock in” a portion of the bond proceeds into a portfolio of securities while the remaining funds are kept with Texstar. The team has modeled a construction drawdown schedule to take advantage of interest earnings. Any

interest earned on the funds in Texstar or in any portfolio above the estimated \$864,000.00 would need to be held back for arbitrage purposes.

The additional funds would come from a variety of sources, including any budget surplus, a decrease in the funds budgeted for road maintenance in the current fiscal year and next fiscal year, and increases from the growth of the tax base. The City will have roughly two fiscal years to make up for the short fall. Representatives from Hilltop Securities will be available to answer questions regarding funding.

One item, not included in the numbers presented in this memo, is for an on-site owner's representative for duration of the project. This person/company would represent the City and City's interest during construction; take those responsibilities away from the City Manager and/or Public Works Director; resolve any issues that arise in the field; and provide documentation and other necessary needs. If Council chooses to bring on an owner's representative for the project we would issue an RFP for those services. The estimated cost for this service would add an additional \$300,000 to the project and to the numbers presented above.

This action item will also approve and ratify an agreement with Oncor for the relocation of electric lines on City property. Relocation of electric lines is required before the property can be cleared and construction can commence.

Recommendation:

The action this evening is to approve the Guaranteed Maximum Price Amendment, authorize the City Manager to execute the Amendment, authorize the City Manager to move forward with construction, to add an owner's representative to the project and project cost and direct the City Manager to issue an RFP for those services, and to authorize and ratify the execution of an agreement with Oncor for relocation of electric lines.

Attachments:

GMP Amendments
Oncor Agreement

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment 2 dated the 7th day of February in the year ~~Two Thousand Twenty Four~~, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty third day of February in the year Two Thousand Twenty Three (the "Agreement") (In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

A New Municipal Complex Consisting of a City Hall/Police Building & Associated Site Work
200 Old Annetta Rd.
Aledo, Texas 76008

THE OWNER:
(Name, legal status, and address)

City of Aledo
200 Old Annetta Road, PO Box 1
Aledo, TX 76008

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seventeen Million Five Hundred Eighteen Thousand Eighty Dollars (\$ 17,518,080.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Reference Exhibit "H" - Guaranteed Maximum Price (GMP) Recap 1 Page Dated 2/7/2024

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
<u>Reference Exhibit "F" Alternates – 3 pages dated 2/7/2024</u>	

~~§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)~~

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
<u>Reference Exhibit "G" Unit Prices – 1 Page dated 2/7/2024</u>		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

The commencement date will be the first business day after the Construction Manager's receipt of the written notice to proceed and/or issuance of the Building Permit, whichever is later, as outlined in Exhibit "E" Schedule – 1 page - dated 2/7/2024.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

Init.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Reference Exhibit "E" Schedule, 1 page, dated 2/7/2024.

Not later than () calendar days from the date of commencement of the Work.

By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
<u>Reference Exhibit "B"</u>	<u>Project Manual & Drawings</u>	<u>2-7-2024</u>	<u>Pages 10</u>

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
<u>Reference Exhibit "B"</u>	<u>Project Manual & Drawings</u>	<u>2-7-2024</u>	<u>Pages 10</u>

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
<u>Reference Exhibit "B"</u>	<u>Project Manual & Drawings</u>	<u>2-7-2024</u>

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
<u>N/A</u>		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

Init.

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User Notes:

(1936142920)

(Identify each allowance.)

Item	Price
<u>Reference Exhibit "C" Allowances, 1</u>	
<u>Page, dated 2/7/2024</u>	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Reference Exhibit "D" Clarifications, Pages 1-7 dated 2/7/2024

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

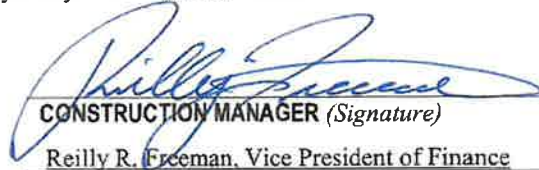
(List name, discipline, address, and other information.)

None Required.

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

The Honorable Nick Stanley, Mayor of Aledo
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Reilly R. Freeman, Vice President of Finance
(Printed name and title)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Reilly R. Freeman, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with this certification at 10:04:05 ET on 02/16/2024 under Order No. 4104245847 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than changes shown in the attached final document by underscoring added text and striking over deleted text.


(Signed)

Vice President of Finance
(Title)

February 16, 2024
(Dated)

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

ARCHITECT:
RANDALL SCOTT ARCHITECTS
2140 LAKE PARK BLVD, SUITE 300
RICHARDSON, TEXAS 75080

SFI JOB No. :
5601

DRWG'S	ITEM/SHEET No.	DESCRIPTION	DATED	ADDENDUM
		<u>GENERAL</u>		
	G0.00	COVER	December 11, 2023	POST BID ADD #1
	G1.01	INDEX, NOTES. AND LEGENDS	January 4, 2024	ADD #03
	LSP1.01	LIFE SAFETY PLAN - LEVEL 01	January 4, 2024	ADD #03
	LSP1.02	LIFE SAFETY PLAN - LEVEL 02	January 4, 2024	ADD #03
		<u>CIVIL</u>		
	C0.01	GENERAL NOTES	December 11, 2023	
	C1.0	EXISTING CONDITIONS	December 11, 2023	
	C1.1	DEMOLITION PLAN	December 11, 2023	
	C2.0	EROSION CONTROL PLAN	December 11, 2023	
	C3.00	SITE PLAN	December 11, 2023	
	C4.00	PAVING AND DIMENSIONAL PLAN	December 11, 2023	
	C5.00	EXISTING CONDITIONS	December 11, 2023	
	C5.10	PROPOSED DRAINAGE AREA MAP	December 11, 2023	
	C6.00	GRADING PLAN	December 11, 2023	
	C6.10	GRADING PLAN	December 11, 2023	
	C7.00	STORM SEWER PLAN	December 11, 2023	
	C7.10	DOWN SPOUT LAYOUT PLAN	December 11, 2023	
	C8.00	SANITARY SEWER PLAN	December 11, 2023	
	C9.00	WATER PLAN	December 11, 2023	
	C10.00	STANDARD SEWER DETAILS	December 11, 2023	
	C10.01	STANDARD STORM SEWER DETAILS	December 11, 2023	
	C10.02	STORM SEWER DETAILS	December 11, 2023	
	C10.03	STANDARD PAVING DETAILS	December 11, 2023	
	C10.04	STANDARD PAVING DETAILS	December 11, 2023	
	C10.05	STANDARD WATER DETAIL	December 11, 2023	
	C10.06	STANDARD SEWER AND WATER DETAILS	December 11, 2023	
		<u>ARCHITECTURAL</u>		
	A1.01	ARCHITECTURAL SITE PLAN	December 19, 2023	ADD #01
	A1.11	SITE PLAN - ENLARGED	January 4, 2024	ADD #03
	A1.21	SITE DETAILS	December 19, 2023	ADD #01
	A2.01	ARCHITECTURAL PLAN - LEVEL 01	January 4, 2024	ADD #03
	A2.01D	DIMENSION PLAN - LEVEL 01	January 4, 2024	ADD #03
	A2.02	ARCHITECTURAL PLAN - LEVEL 02	December 11, 2023	
	A2.02D	DIMENSION PLAN - LEVEL 02	January 4, 2024	ADD #03
	A2.03	ARCHITECTURAL PLAN - ROOF PLAN	December 11, 2023	
	A2.04	ENLARGED FLOOR PLANS	December 11, 2023	
	A2.05	ENLARGED FLOOR PLANS - ADD ALT. #1	January 4, 2024	ADD #03
	A2.20	WALL PARTITION TYPES	January 4, 2024	ADD#03
	A2.31	TYPICAL ROOF DETAILS	December 11, 2023	
	A3.01	ENLARGED RESTROOM PLANS	January 4, 2024	ADD #03
	A3.02	ENLARGED RESTROOM PLANS	January 4, 2024	ADD #03
	A3.03	ENLARGED RESTROOM PLANS	January 4, 2024	ADD #03
	A3.21	ENLARGED PLAN DETAILS	January 4, 2024	ADD #03
	A3.23	ENLARGED PLAN DETAILS	January 4, 2024	ADD #03
	A3.24	ENLARGED PLAN DETAILS	December 11, 2023	
	A3.25	ENLARGED PLAN DETAILS	January 4, 2024	ADD #03
	A4.01	EXTERIOR ELEVATIONS	January 4, 2024	ADD #03
	A4.02	EXTERIOR ELEVATIONS	January 4, 2024	ADD #03

A4.03	EXTERIOR ELEVATIONS	January 4, 2024	ADD #03
A4.11	BUILDING SECTIONS	December 11, 2023	
A5.01	WALL SECTIONS	December 11, 2023	
A5.02	WALL SECTIONS	December 11, 2023	
A5.03	WALL SECTIONS	January 4, 2024	ADD #03
A5.04	WALL SECTIONS	December 11, 2023	
A5.05	WALL SECTIONS	December 11, 2023	
A5.06	WALL SECTIONS	January 4, 2024	ADD #03
A5.07	WALL SECTIONS	December 11, 2023	
A5.08	WALL SECTIONS	December 11, 2023	
A5.11	WALL SECTION DETAILS	January 4, 2024	ADD #03
A5.12	WALL SECTIONS DETAILS	January 4, 2024	ADD #03
A5.13	WALL SECTION DETAILS	January 4, 2024	ADD #03
A5.14	WALL SECTION DETAILS	January 4, 2024	ADD #03
A5.15	WALL SECTION DETAILS	January 4, 2024	ADD #03
A5.16	WALL SECTION DETAILS	December 11, 2023	
A5.17	WALL SECTION DETAILS	December 11, 2023	
A5.50	TYPICAL EXTERIOR OPENING DETAILS	December 11, 2023	
A6.01	REFLECTED CEILING PLAN - LEVEL 01	December 11, 2023	
A6.02	REFLECTED CEILING PLAN - LEVEL 02	December 11, 2023	
A7.01	DOOR SCHEDULE, DOOR PANEL & FRAME STYLES	January 4, 2024	ADD #03
A7.11	DOOR DETAILS - HOLLOW METAL	December 11, 2023	
A7.12	DOOR DETAILS - STOREFRONT	January 4, 2024	ADD #03
A7.21	GLAZING ELEVATIONS	January 4, 2024	ADD #03
A7.22	GLAZING ELEVATIONS	January 4, 2024	ADD #03
A8.01	STAIRS - PLANS & SECTIONS	December 19, 2023	ADD #01
A8.31	ELEVATOR	December 11, 2023	
A9.00M	FINISH SCHEDULE	December 19, 2023	ADD #01
A9.01	FINISH PLAN - LEVEL 01	January 4, 2024	ADD #03
A9.01P	PATTERN PLAN - LEVEL 01	January 4, 2024	ADD #03
A9.01W	WALL FINISH PLAN - LEVEL 01	January 4, 2024	ADD #03
A9.02	FINISH PLAN - LEVEL 02	January 4, 2024	ADD #03
A9.02P	PATTERN PLAN - LEVEL 02	January 4, 2024	ADD #03
A9.02W	WALL FINISH PLAN - LEVEL 02	January 4, 2024	ADD #03
A9.21	INTERIOR ELEVATIONS	December 19, 2023	ADD #01
A9.22	INTERIOR ELEVATIONS	January 4, 2024	ADD #03
A9.23	INTERIOR ELEVATIONS	January 4, 2024	ADD #03
A9.24	INTERIOR ELEVATIONS	January 4, 2024	ADD #03
A9.32	MILLWORK - DAIS	December 19, 2023	ADD #01
A9.33	MILLWORK - LIBRARY RECEPTION DESK	December 19, 2023	ADD #01
A9.41	MILLWORK SECTIONS	January 4, 2024	ADD #03
A9.51	INTERIOR WALL	January 4, 2024	ADD #03
A9.52	INTERIOR WALL	January 4, 2024	ADD #03
A10.01	FURNITURE PLAN - LEVEL 01	January 4, 2024	ADD #03
A10.02	FURNITURE PLAN - LEVEL 02	January 4, 2024	ADD #03
A11.01	SIGNAGE SCHEDULE AND TYPES	January 4, 2024	ADD #03
	STRUCTURAL		
S1.01	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES	January 4, 2024	ADD #03
S1.02	GENERAL NOTES	December 11, 2023	
S1.03	GENERAL NOTES	December 11, 2023	
S1.04	SPECIAL INSPECTION TABLES	December 11, 2023	
S2.01	STRUCTURAL PLAN - LEVEL 01	January 4, 2024	ADD #03
S2.02	STRUCTURAL PLAN - LEVEL 02	January 4, 2024	ADD #03
S2.03	STRUCTURAL PLAN - ROOF PLAN	December 11, 2023	
S3.01	EXPANSIVE CLAY SOIL DETAILS AND UNCASSED STRAIGHT SHAFT PIERS	December 11, 2023	
S3.02	CONCRETE GRADE BEAM DETAILS	December 11, 2023	
S3.03	TYPICAL FOUNDATION DETAILS	December 11, 2023	

S3.04	TYPICAL SLAB-ON-GRADE DETAILS	December 11, 2023	
S3.10	FOUNDATION SECTIONS AND DETAILS	December 11, 2023	
S3.11	FOUNDATION SECTIONS AND DETAILS	December 11, 2023	
S4.01	SIMPLE BEAM CONNECTION DETAILS	December 11, 2023	
S4.02	COMPOSITE STEEL BEAM DETAILS	January 4, 2024	ADD #03
S4.03	TYPICAL STEEL SECTIONS AND DETAILS	December 11, 2023	
S4.04	STRUCTURAL STEEL AND STEEL MOMENT CONNECTION DETAILS	December 11, 2023	
S4.05	TYPICAL STEEL COLUMN DETAILS	December 11, 2023	
S4.06	TYPICAL ROOF JOIST DETAILS	December 11, 2023	
S4.07	TYPICAL ROOF JOIST DETAILS	December 11, 2023	
S4.10	STEEL SECTIONS AND COLUMNS	December 11, 2023	
S4.11	STEEL SECTIONS AND DETAILS	December 11, 2023	
S4.12	STEEL SECTIONS AND DETAILS	January 4, 2024	ADD #03
S5.01	STEEL TRUSS ELEVATION, SCHEDULE, AND NOTES	December 11, 2023	
S5.02	STEEL TRUSS SECTIONS AND DETAILS	December 11, 2023	
S6.01	WIND BRACE ELEVATIONS	December 11, 2023	
S6.02	WIND BRACE TYPICAL DETAILS	December 11, 2023	
S7.01	MASONRY SCHEDULE AND TYPICAL DETAILS	December 11, 2023	
S8.01	CONCRETE COLUMN SCHEDULE AND DETAILS	December 11, 2023	
S9.01	WOOD TRUSS SCHEDULE AND DETAILS	December 11, 2023	
S9.02	WOOD TRUSS DETAILS	December 11, 2023	
S9.03	ALTERNATE NO.1	January 4, 2024	ADD #03
	<u>MECHANICAL</u>		
M2.01	LEVEL 01 MECHANICAL PLAN	December 11, 2023	
M2.02	LEVEL 02 MECHANICAL PLAN	December 11, 2023	
M6.01	MECHANICAL SECTION VIEWS	December 11, 2023	
M6.02	MECHANICAL SECTION VIEWS	December 11, 2023	
M7.01	MECHANICAL DETAILS	December 11, 2023	
M7.02	MECHANICAL DETAILS	December 11, 2023	
M8.01	MECHANICAL CONTROL DIAGRAMS	December 11, 2023	
M8.02	MECHANICAL CONTROL DIAGRAMS	December 11, 2023	
M8.03	MECHANICAL CONTROL DIAGRAMS	December 11, 2023	
M8.04	MECHANICAL CONTROL DIAGRAMS	December 11, 2023	
M9.01	MECHANICAL SCHEDULES	December 11, 2023	
ME01.01	LEGENDS AND ABBREVIATIONS	December 11, 2023	
MEP1.02	SITE MECHANICAL ELECTRICAL PLUMBING PLAN	December 11, 2023	
MEP1.03	ROOF MECHANICAL ELECTRICAL PLUMBING PLAN	December 11, 2023	
	<u>ELECTRICAL</u>		
E2.01	LEVEL 01 POWER PLAN	December 11, 2023	
E2.02	LEVEL 01 MECHANICAL POWER PLAN	December 11, 2023	
E2.03	LEVEL 01 LIGHTING PLAN	December 11, 2023	
E2.04	LEVEL 02 POWER PLAN	December 11, 2023	
E2.05	LEVEL 02 MECHANICAL POWER PLAN	December 11, 2023	
E2.06	LEVEL 02 LIGHTING PLAN	December 11, 2023	
E5.01	ELECTRICAL ENLARGED PLANS	December 11, 2023	
E6.01	ELECTRICAL DIAGRAMS	December 11, 2023	
E7.01	ELECTRICAL DETAILS	December 11, 2023	
E7.02	ELECTRICAL DETAILS	December 11, 2023	
E7.03	ELECTRICAL DETAILS	December 11, 2023	
E9.01	ELECTRICAL SCHEDULES	December 11, 2023	
E9.02	ELECTRICAL SCHEDULES	December 11, 2023	
	<u>PLUMBING</u>		
P2.00	UNDERFLOOR PLUMBING PLAN	December 11, 2023	
P2.01	LEVEL 01 PLUMBING PLAN	December 11, 2023	
P2.02	LEVEL 02 PLUMBING PLAN	December 11, 2023	
P5.01	PLUMBING ENLARGED PLANS	December 11, 2023	
P6.01	PLUMBING RISER DIAGRAMS	December 11, 2023	

P7.01	PLUMBING DETAILS	December 11, 2023	
P7.02	PLUMBING DETAILS	December 11, 2023	
P9.01	PLUMBING SCHEDULES	December 11, 2023	
	<u>AUDIOVISUAL (for Coordination of Back-Boxes - AV in Owner Scope)</u>		
AVI0.01	LEGEND AND NOTES - AV INFRASTRUCTURE	December 11, 2023	
AVI2.01	FIRST FLOOR PLAN - AV INFRASTRUCTURE	January 4, 2024	ADD #03
AVI2.02	SECOND FLOOR PLAN - AV INFRASTRUCTURE	December 11, 2023	
AVI3.01	ONE LINE DETAILS - AV INFRASTRUCTURE	January 4, 2024	ADD #03
AVI3.02	ONE LINE DETAILS - AV INFRASTRUCTURE	January 4, 2024	ADD #03
AVI4.01	GENERAL DETAILS - AV INFRASTRUCTURE	December 11, 2023	
AVI4.02	GENERAL DETAILS - AV INFRASTRUCTURE	December 11, 2023	
AVI6.01	FIRST FLOOR RCP - AV INFRASTRUCTURE	January 4, 2024	ADD #03
	<u>COMMUNICATIONS</u>		
T0.01	LEGEND AND NOTES - COMMUNICATIONS	December 11, 2023	
T1.01	SITE PLAN - COMMUNICATIONS	January 4, 2024	ADD #03
T2.01	FIRST FLOOR PLAN - COMMUNICATIONS	January 4, 2024	ADD #03
T2.02	SECOND FLOOR PLAN - COMMUNICATIONS	January 4, 2024	ADD #03
T3.01	TELECOM ROOM DETAILS - COMMUNICATIONS	December 11, 2023	
T3.02	TELECOM ROOM DETAILS - COMMUNICATIONS	December 11, 2023	
T4.01	GENERAL DETAILS - COMMUNICATIONS	December 11, 2023	
	<u>SECURITY</u>		
SC0.01	LEGEND AND NOTES - SECURITY	December 11, 2023	
SC1.01	SITE PLAN - SECURITY	December 11, 2023	
SC2.01	FIRST FLOOR PLAN - SECURITY	December 11, 2023	
SC2.02	SECOND FLOOR PLAN - SECURITY	December 11, 2023	
SC3.01	DOOR ELEVATIONS DETAILS - SECURITY	December 11, 2023	
SC3.02	DOOR ELEVATION DETAILS 0 SECURITY	December 11, 2023	
SC4.01	GENERAL DETAILS - SECURITY	December 11, 2023	
	<u>LANDSCAPE</u>		
L1.00	LANDSCAPE PRESERVATION PLAN	December 11, 2023	
L1.01	HARDSCAPE PLAN	December 11, 2023	
L1.02	LAYOUT PLAN	December 11, 2023	
L1.10	HARDSCAPE DETAILS	December 11, 2023	
L1.11	HARDSCAPE DETAILS	December 11, 2023	
L2.01	LANDSCAPE PLAN	December 11, 2023	
L2.10	LANDSCAPE DETAILS & PLANT LIST	December 11, 2023	
L3.01	IRRIGATION PLAN	December 11, 2023	
L3.10	IRRIGATION DETAILS	December 11, 2023	

**PROJECT MANUAL FOR CITY OF ALEDO - MUNICIPAL COMPLEX DATED
DECEMBER 11, 2023**

SPECIFICATION SECTION, NUMBER & TITLE

DATED

INTRODUCTORY INFORMATION

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00 3132	GEOTECHNICAL DATA	December 11, 2023	
00 7200	GENERAL CONDITIONS - AIA A201		
00 7400	ARCHITECTS SUPPLEMENTAL CONDITIONS	December 11, 2023	
00 8900	FINISH SECTIONS SUMMARY	December 19, 2023	ADD #01
00 8950	INTERIOR FINISHES SPREADSHEET	December 11, 2023	

DIVISION 01 - GENERAL REQUIREMENTS

01 2100	ALLOWANCES	December 19, 2023	ADD #01
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01 2200	UNIT PRICES	December 11, 2023	
01 2300	ALTERNATES	December 19, 2023	ADD #01
01 2500	SUBSTITUTION PROCEDURES	December 11, 2023	
01 2500.13	SUBSTITUTION REQUEST FORM	December 11, 2023	
01 2600	CONTRACT MODIFICATION PROCEDURES	December 11, 2023	
01 2900	PAYMENT PROCEDURES	December 19, 2023	ADD #01
01 3100	PROJECT MANAGEMENT AND COORDINATION	December 19, 2023	ADD #01
01 3200	CONSTRUCTION PROGRESS DOCUMENTATION	December 11, 2023	
01 3233	PHOTOGRAPHIC DOCUMENTATION	December 11, 2023	
01 3300	SUBMITTAL PROCEDURES	December 11, 2023	
01 4000	QUALITY REQUIREMENTS	December 11, 2023	
01 4200	REFERENCES	December 11, 2023	
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01 4529	TESTING LABORATORY SERVICES	December 11, 2023	
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01 5300	MOLD PREVENTION MEASURES	December 11, 2023	
01 5639	TEMPORARY TREE AND PLANT PROTECTION	December 11, 2023	
01 6000	PRODUCT REQUIREMENTS	December 19, 2023	ADD #01
01 7300	EXECUTION	December 11, 2023	
01 7700	CLOSEOUT PROCEDURES	December 11, 2023	
01 7823	OPERATION AND MAINTENANCE DATA	December 11, 2023	
01 7839	PROJECT RECORD DOCUMENTS	December 11, 2023	
01 7900	DEMONSTRATION AND TRAINING	December 11, 2023	
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02 4119	SELECTIVE DEMOLITION	December 11, 2023	
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03 1000	CONCRETE, FORMING ACCESSORIES	December 11, 2023	
03 2000	CONCRETE REINFORCING	December 11, 2023	
03 3000	CAST-IN-PLACE CONCRETE	December 11, 2023	
03 3536	CONCRETE SEALER	December 11, 2023	
03 3543	POLISHED CONCRETE FINISHING	December 11, 2023	
<u>DIVISION 04 - MASONRY</u>			
04 2200	CONCRETE UNIT MASONRY	December 19, 2023	ADD #01
04 4313	STONE MASONRY VENEER	December 19, 2023	ADD #01
04 7200	CAST STONE MASONRY	December 11, 2023	
<u>DIVISION 05 - METALS</u>			
05 1200	STRUCTURAL STEEL FRAMING	December 11, 2023	
05 2100	STEEL JOIST FRAMING	December 11, 2023	
05 3113	STEEL FLOOR DECKING AND SHEAR STUDS	December 11, 2023	
05 3123	STEEL ROOF DECKING	December 11, 2023	
05 4000	COLD-FORMED METAL FRAMING	December 11, 2023	
05 5000	METAL FABRICATIONS	December 19, 2023	ADD #01
05 5100	METAL STAIRS	December 11, 2023	
05 5213	PIPE AND TUBE RAILINGS	December 11, 2023	
05 7300	DECORATIVE METAL RAILINGS	December 19, 2023	ADD #01
<u>DIVISION 06 - WOOD AND PLASTICS</u>			
06 1013	MISCELLANEOUS ROUGH CARPENTRY	December 11, 2023	
06 1643	GYPSUM SHEATHING	December 11, 2023	
06 1800	GLUED LAMINATED WOOD	December 19, 2023	ADD #01
06 2023	INTERIOR FINISH CARPENTRY	December 11, 2023	
06 4100	CUSTOM CASEWORK	December 19, 2023	ADD #01
06 8213	GLASS FIBER REINFORCED PLASTIC PANELING	December 11, 2023	
<u>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</u>			
07 1326	VERTICAL SHEET WATERPROOFING	December 11, 2023	
07 1919	SILICONE WATER REPELLENTS	December 11, 2023	
07 2100	THERMAL BUILDING INSULATION	December 11, 2023	

07 2616	BELOW-GRADE VAPOR RETARDERS - SLAB-ON-GRADE	December 11, 2023	
07 2726	FLUID-APPLIED MEMBRANE AIR BARRIERS	December 19, 2023	ADD #01
07 4213	FORMED METAL WALL PANELS	December 19, 2023	ADD #01
07 4216	WEATHERING STEEL WALL PANELS	December 11, 2023	
07 5419	POLYVINYL-CHLORIDE (PVC) ROOFING	December 11, 2023	
07 6113	STANDING SEAM METAL ROOF PANELS	December 19, 2023	ADD #01
07 6200	SHEET METAL FLASHING AND TRIM	December 11, 2023	
07 6210	FLEXIBLE FLASHING	December 11, 2023	
07 7100	MANUFACTURED ROOF SPECIALTIES	December 11, 2023	
07 7200	ROOF ACCESSORIES	December 11, 2023	
07 7600	PAVERS AND PEDESTAL ASSEMBLY	December 11, 2023	
07 8400	PENETRATION FIRESTOPPING	December 11, 2023	
07 8443	JOINT FIRESTOPPING	December 11, 2023	
07 9200	JOINT SEALANTS	December 11, 2023	
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08 1113	HOLLOW METAL DOORS AND FRAMES	December 11, 2023	
08 1177	BULLET RESISTANT DOORS AND FRAMES	December 11, 2023	
08 1216	PREFINISHED ALUMINUM FRAMES	December 11, 2023	
08 1416	FLUSH WOOD DOORS	December 11, 2023	
08 3113	ACCESS DOORS AND FRAMES	December 11, 2023	
08 4113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	December 11, 2023	
08 4126	ALL-GLASS ENTRANCES AND STOREFRONTS	December 11, 2023	
08 4413	GLAZED ALUMINUM CURTAIN WALLS	December 11, 2023	
08 5663	BALLISTIC SECURITY WINDOWS	December 11, 2023	Deleted In VO 08.03
08 7100	DOOR HARDWARE	December 11, 2023	
08 7113	AUTOMATIC DOOR OPERATORS	December 11, 2023	
08 8000	GLAZING	December 19, 2023	ADD #01
08 9119	LOUVERS	December 19, 2023	ADD #01
<u>DIVISION 09 - FINISHES</u>			
09 2900	GYPSUM BOARD ASSEMBLIES	December 19, 2023	ADD #01
09 3000	TILING	December 19, 2023	ADD #01
09 5113	ACOUSTICAL PANEL CEILINGS	December 19, 2023	ADD #01
09 5429	SPECIALTY CEILING	December 11, 2023	
09 5463	STAMPED TIN CEILING	December 11, 2023	
09 5476	SUSPENDED LINEAR WOOD CEILINGS	December 19, 2023	ADD #01
09 6513	RESILIENT BASE AND FLOORING ACCESSORIES	December 11, 2023	
09 6519	RESILIENT TILE FLOORING	December 19, 2023	ADD #01
09 6266	RUBBER FLOORING	December 19, 2023	ADD #01
09 6813	TILE CARPETING	December 19, 2023	ADD #01
09 6816	SHEET CARPETING	December 19, 2023	ADD #01
09 7200	WALL COVERINGS	December 11, 2023	
09 7513	STONE WALL FACING	December 11, 2023	
09 7713	STRETCHED-FABRIC WALL SYSTEMS	December 11, 2023	
09 9100	PAINTING	December 11, 2023	
09 9713	COATINGS FOR STEEL	December 11, 2023	
<u>DIVISION 10 - SPECIALTIES</u>			
10 1103	VISUAL DISPLAY BOARDS	December 11, 2023	
10 1400	SIGNAGE	December 11, 2023	
10 2113	TOILET COMPARTMENTS	December 11, 2023	
10 2613	WALL AND CORNER GUARDS	December 11, 2023	
10 2641	BULLET RESISTANT PLASTER	December 19, 2023	ADD #01
10 2813	TOILET ACCESSORIES	December 11, 2023	
10 4400	FIRE PROTECTION SPECIALTIES	December 19, 2023	ADD #01
10 5116	WOOD LOCKERS	December 19, 2023	ADD #01
10 7316	METAL CANOPIES	December 19, 2023	ADD #01
10 7516	FLAGPOLES	December 11, 2023	
10 9900	MISCELLANEOUS SPECIALTIES	December 11, 2023	

DIVISION 11 - EQUIPMENT

11 3013 RESIDENTIAL APPLIANCES December 19, 2023 **ADD #01**

DIVISION 12 - FURNISHINGS

12 2413 ROLLER WINDOW SHADES December 11, 2023
 12 3640 QUARTZ AGGLOMERATE COUNTERTOPS December 19, 2023 **ADD #01**
 12 3643 STONE COUNTERTOPS December 19, 2023 **ADD #01**
 12 6100 FIXED AUDIENCE SEATING December 11, 2023
 12 9300 SITE FURNISHINGS December 11, 2023

DIVISION 14 - CONVEYING EQUIPMENT

14 2123 MACHINE-ROOM-LESS ELECTRIC TRACTION ELEVATORS December 11, 2023
 14 4200 WHEELCHAIR LIFTS December 19, 2023 **ADD #01**

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21 0000 FIRE SPRINKLER SYSTEMS December 11, 2023

DIVISION 22 - PLUMBING

22 0513 COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT December 11, 2023
 22 0517 SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING December 11, 2023
 22 0518 ESCUTCHEONS FOR PLUMBING PIPING December 11, 2023
 22 0519 METERS AND GAUGES FOR PLUMBING PIPING December 11, 2023
 22 0523 GENERAL DUTY VALVES FOR PLUMBING PIPING December 11, 2023
 22 0529 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT December 11, 2023
 22 0548.13 VIBRATION CONTROLS FOR PLUMBING PIPING AND EQUIPMENT December 11, 2023
 22 0553 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT December 11, 2023
 22 0593 TESTING, ADJUSTING, AND BALANCING FOR PLUMBING December 11, 2023
 22 0719 PLUMBING PIPING INSULATION December 11, 2023
 22 1116 DOMESTIC WATER PIPING December 11, 2023
 22 1119 DOMESTIC WATER PIPING SPECIALTIES December 11, 2023
 22 1316 SANITARY WASTE AND VENT PIPING December 11, 2023
 22 1319 SANITARY WASTE PIPING SPECIALTIES December 11, 2023
 22 1413 FACILITY STORM DRAINAGE PIPING December 11, 2023
 22 1423 STORM DRAINAGE PIPING SPECIALTIES December 1, 2023
 22 1429 SUMP PUMPS December 11, 2023
 22 3300 ELECTRIC, DOMESTIC-WATER HEATERS December 11, 2023
 22 4000 PLUMBING FIXTURES December 11, 2023
 22 4700 DRINKING FOUNTAINS December 11, 2023

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

23 0513 COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT December 11, 2023
 23 0517 SLEEVES AND SLEEVES SEALS FOR HVAC PIPING December 11, 2023
 23 0518 ESCUTCHEONS FOR HVAC PIPING December 11, 2023
 23 0529 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT December 11, 2023
 23 0548.13 VIBRATION CONTROLS FOR HVAC December 11, 2023
 23 0553 IDENTIFICATION FOR HVAC PIPING EQUIPMENT December 11, 2023
 23 0593 TESTING, ADJUSTING AND BALANCING FOR HVAC December 11, 2023
 23 0719 HVAC PIPING INSULATION December 11, 2023
 23 0800 COMMISSIONING OF BUILDING SYSTEMS December 11, 2023
 23 0923 BAS DIRECT DIGITAL CONTROL SYSTEM December 11, 2023
 23 2300 REFRIGERANT PIPING December 11, 2023
 23 3113 METAL DUCTS December 11, 2023
 23 3300 AIR DUCT ACCESSORIES December 11, 2023
 23 3346 FLEXIBLE DUCTS December 11, 2023
 23 3423 HVAC POWER VENTILATION December 11, 2023
 23 3439 HIGH-VOLUME, LOW-SPEED FANS December 11, 2023
 23 3600 AIR TERMINAL UNITS December 11, 2023
 23 3713.13 AIR DIFFUSERS December 11, 2023
 23 3713.23 REGISTERS AND GRILLES December 11, 2023
 23 3723 HVAC ROOF VENTILATORS December 11, 2023
 23 7416 PACKAGED, ROOFTOP AIR-CONDITIONING UNITS December 11, 2023
 23 8126 SPLIT-SYSTEM AIR-CONDITIONERS December 11, 2023

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26 0500	BASIC ELECTRICAL REQUIREMENTS	December 11, 2023
26 0519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	December 11, 2023
26 0526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	December 11, 2023
26 0529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	December 11, 2023
26 0533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	December 11, 2023
26 0535	WIRING DEVICES	
26 0548	VIBRATION CONTROLS FOR ELECTRICAL SYSTEMS	December 11, 2023
26 0553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	December 11, 2023
26 0573	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	December 11, 2023
26 0923	LIGHTING CONTROL DEVICES	December 11, 2023
26 0943	RELAY-BASED LIGHTING CONTROLS	December 11, 2023
26 2213	TRANSFORMERS	December 11, 2023
26 2413	SWITCHBOARDS	December 11, 2023
26 2416	PANEL BOARDS	December 11, 2023
26 2419	MOTOR CONTROLLERS	December 11, 2023
26 2816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	December 11, 2023
26 2817	OVERCURRENT PROTECTIVE DEVICES	December 11, 2023
26 3213	DEISEL ENGINE GENERATORS	December 11, 2023
26 3633	AUTOMATIC TRANSFER SWITCH WITH BYPASS ISOLATION SWITCH	December 11, 2023
26 4113	LIGHTNING PROTECTION SYSTEMS	December 11, 2023
26 4313	SURGE PROTECTION FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS	December 11, 2023
26 5119	LED INTERIOR LIGHTING	December 11, 2023
26 5619	LED EXTERIOR LIGHTING	December 11, 2023
<u>DIVISION 27 - COMMUNICATIONS</u>		
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27 0526	GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	December 11, 2023
27 0528	PATHWAYS FOR COMMUNICATIONS SYSTEMS	December 11, 2023
27 0543	UNDERGROUND DUCTS AND RACEWAYS FOR COMMUNICATIONS	December 11, 2023
27 1100	COMMUNICATIONS ROOM FITTINGS	December 11, 2023
27 1300	COMMUNICATIONS BACKBONE CABLING	December 11, 2023
27 1500	COMMUNICATIONS HORIZONTAL CABLING	December 11, 2023
27 4113	ARCHITECTURALLY INTEGRATED AUDIO VISUAL INFRASTRUCTURE	December 11, 2023
27 4116	AUDIO VISUAL SYSTEMS	December 11, 2023
<u>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</u>		
28 0000	ELECTRONIC SECURITY	December 11, 2023
28 1000	ACCESS CONTROL AND INTRUSION DETECTION	December 11, 2023
28 2300	VIDEO SURVEILLANCE	December 11, 2023
28 2600	EMERGENCY INTERCOM AND DURESS	December 11, 2023
28 3111	DIGITAL ADDRESSABLE FIRE-ALARM SYSTEM	December 11, 2023
<u>DIVISION 31 - EARTHWORK</u>		
31 3116	TERMITE CONTROL	December 11, 2023
31 6329	DRILLED PIERS	December 11, 2023
<u>DIVISION 32 - EXTERIOR IMPROVEMENTS</u>		
32 1400	UNIT PAVING	December 11, 2023
32 8400	LANDSCAPE IRRIGATION	December 11, 2023
32 9200	TURF AND GRASSES	December 11, 2023
32 9300	PLANTS	December 11, 2023

PRE-BID RFI'S

PRE-BID RFI No. & TYPE	DATED	RETURNED
1 Basis of Design - Substitution Changes	December 18, 2023	December 21, 2023
2 Lightning Protection Alternate #3	December 18, 2023	December 22, 2023
3 AWI Quality Standards & Approved Millwork Subs	December 18, 2023	December 21, 2023
4 Stair Railing and Railing Size Questions	December 18, 2023	January 2, 2024
5 Depressing Slabs, Schluter Ditra Uncoupling Mat, sheet carpeting, shop drawings for carpet tile elimination	December 20, 2023	January 2, 2024
6 Roof Detail Questions	December 21, 2023	January 2, 2024
7 Site Conduit Questions	December 21, 2023	January 2, 2024
8 AV Questions	December 21, 2023	January 2, 2024
9 Building Pad Prep	December 21, 2023	January 4, 2024
10 Brick Details N/A, Glass Types, and Glass specialty (tempered, safety, spandrel, etc..) not noted,	December 21, 2023	January 2, 2024
11 Roller Shade Questions	December 21, 2023	January 4, 2024
12 More Site Conduit Routing around Heritage Oak	December 21, 2023	January 2, 2024
13 Cast Stone Cap at Dumpster Wall	December 21, 2023	January 2, 2024
14 Downspout Sizes and Conductor Heads	December 21, 2023	January 4, 2024
15 Hardening Plan, Fire Rated Walls, Wall Partition Types	December 22, 2023	January 4, 2024
16 Flagpole and Fire Extinguisher Cabinet Questions, Imact Fees, Misc. Specialties	December 26, 2023	January 2, 2024
17 A Lot More AV Questions (61 Total)	December 26, 2023	January 2, 2024
18 Corner Guards	December 26, 2023	January 2, 2024
19 Sprinkler Deluge System	December 26, 2023	January 2, 2024
20 Toilet Compartment Question - Ceiling vs Floor Mounted	December 27, 2023	January 2, 2024
21 Canopy Finishing Details	December 27, 2023	January 4, 2024
22 Alternate NO. 1 Missing Details	December 27, 2023	January 9, 2024
23 Canopy Drainage Questions	December 27, 2023	January 2, 2024
24 Monument Signage Details and Foundation Info	December 27, 2023	January 2, 2024
25 Glass Questions	December 27, 2023	January 2, 2024
26 Type IIB vs Type VB construction	December 27, 2023	January 3, 2024
27 Structural Sections at Council Chamber and Concrete Column	December 28, 2023	1/9/24 partial
28 Signage Questions	December 28, 2023	January 4, 2024
29 A few more - (18) AV Questions	December 28, 2023	January 9, 2024

30	Fixed Seating Questions	December 28, 2023	January 4, 2024
31	Visual Display Boards	December 29, 2023	January 4, 2024
32	Remark Keynotes	December 29, 2023	January 4, 2024
33	Finish Selection Level 5 walls/ceilings, Backer board,	December 29, 2023	January 6, 2024
34	Glass Questions	January 2, 2024	January 15, 2024
35	Lift Question	January 2, 2024	January 3, 2024
36	Railing/Gate at RTU Roof Access	January 3, 2024	
37	Schluter Stair Treads	January 3, 2024	January 4, 2024
38	G60 vs G90 Stud specification, and Library Ceiling Paint Question	January 4, 2024	January 4, 2024
39	Appliances	January 4, 2024	January 19, 2024
40	Roofing Questions	January 4, 2024	
41	Ceiling coves, vinyl seal, security film	January 4, 2024	January 19, 2024
42	Polished concrete / dye / stain questions	January 4, 2024	January 19, 2024

ADDENDUMS

ADDENDUM No.	DATED
Addendum No. 1 Early MEP Package	July 7, 2023
Addendum No. 1 Bid Pack #2	December 19, 2023
Addendum No. 2 Bid Pack #2	December 19, 2023
Addendum No. 3 Bid Pack #2	January 4, 2024



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment 2 AIA A133/CMc

Exhibit 'C' - Allowances

02/07/2024 : Date

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

SFI JOB No. :
5601

ARCHITECT:
RANDALL SCOTT ARCHITECTS
2140 LAKE PARK BLVD, SUITE 300
RICHARDSON, TEXAS 75080

ALLOWANCES	DESCRIPTION	AMOUNT
1	Contractor Construction Contingency	\$437,952
2	Owner Betterment	\$0
3	Design Contingency	\$300,000
4	Mock-up Allowance	\$40,000
5	Stair tread nosing's for Grand and Exterior stair	\$10,800
6	Add Allowance for Replacing 6" x 1 1/2" metal base (~500LF)	\$15,000
7	Add one Automatic Door Operator to one (1) leaf of Door 100.1	\$10,000
8	Allowance for Light Fixture Package (includes VE deduct of (\$38,350) pending final light fixture selection)	\$538,150
Total of All Allowances		\$1,351,902

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

SFI JOB No. :
5601

ARCHITECT:
RANDALL SCOTT ARCHITECTS
2140 LAKE PARK BLVD, SUITE 300
RICHARDSON, TEXAS 75080

List of Clarifications, Qualifications, & Assumptions

- 1 COVID-19 or Pandemics issues may delay delivery of equipment and/or labor. Any and all delays related to COVID-19 or unforeseen circumstances outside the Construction Managers control shall be claimed on a day for day basis.
 - 2 Construction Manager Fee and General Conditions are a fixed lump sum cost.
- Force Majeure /Pandemic/Supply Chain Matters. Construction Manager shall not be liable for delays in performance or for nonperformance due to Acts of God; actions or inactions of Contractor or Owner or Owner's Design Team; war (including impacts from the Russia/Ukrainian War); epidemic/pandemic; fire; flood; hurricane; tornado; extreme weather; sabotage; terrorism (domestic or foreign); labor shortages, labor strikes or labor disputes; riots and civil disturbances; governmental requests, demands, restrictions and/or allocations; newlypassed/ imposed laws, regulations and/or tariffs; governmental and/or judicial orders or actions; unavailability of or delays in transportation due to any of the aforementioned activities or occurrences; default of suppliers due to any of the aforementioned activities or occurrences (including materials, supply shortages, labor shortages or discontinuations and/or spikes in supplier prices greater than 10% as of date the bid was submitted); or, other unforeseen circumstances, events or causes beyond Contractor's reasonable control. In accordance with Sec.
- 3 15.1.3.1 of the amended AIA A201 document of the Contract Documents for the Project, Construction Manager will timely notify Owner if and when one or more of the above identified matters have occurred and whether and to what extent the same may result in delay of performance or in a specified non-performance.
- Defaults of suppliers not caused Acts of God; actions or inactions of Contractor or Owner or Owner's Design Team; war (including impacts from the Russia/Ukrainian War); epidemic/pandemic; fire; flood; hurricane; tornado; extreme weather; sabotage; terrorism (domestic or foreign); labor shortages, labor strikes or labor disputes; riots and civil disturbances; governmental requests, demands, restrictions and/or allocations; newlypassed/ imposed laws, regulations and/or tariffs; governmental and/or judicial orders or actions are excluded from any claim of Force Majeure.

Div 01

General Requirements

- 1 We have excluded state sales tax on INCORPORATED materials.
- 2 We have excluded tap, impact & meter fees. (General Note 23 - G1.01 is excluded)
- 3 The Building Permit cost has been excluded.
- 4 Plat and easements by others.
- 5 Bids are based on Construction Documents as noted in Exhibit 'B' and Alternates as noted in Exhibit 'F'.
- 6 BIM coordination will be provided to a level of LOD 350.
- 7 It is assumed that the contract documents have been thoroughly reviewed to meet Federal, state and local codes.
- 8 We exclude all seismic requirements referenced in the specifications due to the Project's location in Aledo does not require any Seismic consideration.
- 9 Schedule does account for weather delays; any weather events, will have a day-for-day impact on the schedule.
- 10 Submittal schedule is excluded, priority submittals will be identified as they are transmitted to the architect.
- 11 Recovery schedules are excluded.
- 12 All telephone, paging, computer, server, switching, network, cable TV, radio and DAS equipment and testing is excluded.
- 13 Deposits required in advance to procure materials will be included on the pay application within the same pay period in which payment is due for deposit to the subcontractors / suppliers, when approved by Aledo.
- 14 Materials that are stored onsite or stored at subcontractor's warehouse will be included on pay applications. Invoices and photos of stored materials will be provided upon request.

- 15 Subject to the terms of approval listed in Sec. 3.2.4 of the amended AIA A133 document of the Contract Documents for the Project, The contract contingency is for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. All construction contingency expenditures will be documented monthly with each application for payment. For items in excess of \$50,000, Construction Manager will prepare a detailed PC (Proposed Change) document for approval at the higher level as a change to construction contingency.
- 16 All unforeseen scope not clearly identified, not quantified and/or not properly referenced in the contract will be presented to the Owner as a Proposed Change (PC).
- 17 This project is not a LEED project.
- 18 Temporary Environmental Controls, Flush Out & Air contaminant testing is not included in this scope of work. Allowance for this testing excluded from GMP.
- 19 Materials Testing Laboratory Services shall be provided by the owner and is excluded from this scope of work. Allowance for this testing excluded from GMP.
- 20 TDLR/TAS review and inspections are excluded. Allowance for this testing excluded from GMP. To be provided by Owner.
- 21 Building Envelope Consultant and Testing Agencies are excluded. Allowance for this testing excluded from GMP. To be provided by Owner.
- 22 Special Test and Inspections are excluded. Allowance for this testing excluded from GMP. To be provided by Owner.
- 23 SFI will provide access to the ProjectSight project management software for project documentation, if requested.
- 24 SFI will notify Owner of any priority submittals requiring Owner's approval to ensure project stays on schedule. If additional time is required for approval, then delay to material fabrication and delivery could affect the construction schedule.
- 25 Perspective drawings and/or architectural renderings are for visualization concepts only. Details, dimensions, and materials shall not be inferred from perspectives and architectural renderings.
- 26 Franchise utility service charges have been excluded for communication lines, electrical power, Atmos gas, etc.
- 27 Unforeseen material delivery and availability issues beyond Steele & Freeman's control shall be a day-for-day schedule delay.
- 28 All utilities, including but not limited to, domestic water, irrigation water, electricity, gas and communications shall be transferred into the Owner's name at Substantial Completion. All utilities from this date shall not be funded thru the GMP Budget.
- 29 Due to the current market with shortages of material, we reserve the right to provide substitutions for approval if the shortage or material causes an increase in material pricing, color, or finish limitations or affects the construction schedule or availability of those materials during construction.
- 30 The following Specification sections are excluded in their entirety: 012100 Allowances, 012200 Unit Prices, 012500 Substitution Procedures, 013233 Photographic Documentation, 015300 Mold Prevention Measures, 01600 Product Requirements.
- 31 The following Specification sections are partially excluded: 007400 Architect's supplemental Conditions Sections 1.4, 1.6.B, 1.7, 1.8; 012900 Payment Procedures Sections 1.5.A.3, 1.5.B.1, 1.5.F; 013100 Project Management and Coordination Sections 1.7.D.2, 1.8.A; 013200 Construction Progress Documentation Sections 1.3.E, 2.1.B.1, 2.1.F, 2.1.F, 2.5.B; 013300 Submittal Procedures Sections 1.4.A, 1.5.3.a, 1.5.C.2, 1.5.C.3, 1.5.C.4, 1.5.C.5, 2.1.4, 2.1.5, 2.1.6, 2.1.7; 015000 Temporary Facilities and Controls Sections 1.4.C, 2.1, 2.2, 2.3.B, 3.2.I, 3.2.J, 3.4.K, 3.4.L, 3.4.M, 3.5.B, 3.5.C; 0173000 Execution Sections 1.5.4, 3.2, 017700 Closeout Procedures Sections 1.7; 017823 Operation and Maintenance Data Sections 1.3.E, 2.2.F, 2.3, 3.1.B, 017900 Demonstration and Training Sections 1.3.A, 2.1, 3.2.A;
- 32 Mock ups will be provided as detailed on the Drawings only. No other mock ups included.
- 33 Schedule is based on a 10 working day return for submittals and RFIs.
- 34 The OAC meetings will be streamed on Microsoft Teams as soon as the job site trailer and related utilities are installed. SFI will make efforts to stream OAC meetings, however there may be items or situations beyond SFI's control which prevent streaming from time to time.

- 35 Delegated Design submittals are recognized for the following sections: 047200 Cast Stone Masonry for cast stone anchors and wire steel reinforcement integral to cast stone; 055000 Metal Fabrications for ladders, stair frames, and stair stringers; 084413 Glazed Aluminum Curtain Wall for curtain wall system; 097513 Stone Wall Facings for stone paneling system and support substructure; 210000 Fire Sprinkler systems for fire sprinkler system; 230529 Hangers and Supports for HVAC for trapeze hangers and equipment supports; 230548.213 Vibration Controls for HVAC for wind load protection devices; 230923 BAS Direct digital Control System for DCC system; 233113 Metal Ducts for duct fabrication and hangers; 283111 Digital, Addressable fire-alarm system for fire alarm system; no other delegated designs are recognized.
- 36 GMP is presented in good faith that if approved, Notice to Proceed and Building Permits will be issued in a timely manner.
- 37 The following Value Opportunities (VO) were accepted by the Owner concerning General Requirements:
- VO Item 01.01 - Remove Envelope Testing Allowance from GMP and Move to Owner Budget was accepted.
 - VO Item 01.02 - Remove Commissioning Allowance from GMP and Move to Owner Budget was accepted.
 - VO Item 01.03 - Revise Test and Balance Allowance to bid submitted by Air Balance Company.
 - VO Item 01.04 - Revising the Mock-up Allowance to \$40,000 (from \$75,000) was accepted.

Div 02 **Existing Conditions**

- 1 Hazardous materials identification, testing, abatement, removal, demolition, and/or disposal is excluded.
- 2 Removal of underground storage tanks, contaminated soils and related remediation is excluded.
- 3 Items not detailed in the contract documents to be removed or demolished are excluded from this work.
- 4 Removal of the existing old train Depot is to be by the Owner and any cost associated with its removal is excluded.

Div 03 **Concrete**

- 1 All piers have been bid as dry. See Exhibit G - Unit Prices if casing is required.
- 2 All exposed slab finishes to be Class B (1/4" vertical variance in 10').
- 3 All concrete is bid as hand-finished. Mechanical screed, vibratory screed and paving machines is excluded.
- 4 Piers are included as uncased, unit prices and a mobilization cost for the casing and hoisting will apply if water is encountered.
- 5 Any underground obstructions discovered to the new foundation will be handled as a change order to contract contingency on an individual basis.
- 6 Above-grade columns to be masonry wrapped to be Class C finish.
- 7 Hot or cold weather cooling or heating of concrete. Proposal may be requested if conditions fall within hot or cold weather parameters.
- 8 Rock coring or rock drilling are excluded.
- 9 VO Item 03.01- Deleting the piers at the Dumpster and Generator Enclosure and Providing a Mat Foundation was accepted.

Div 04 **Masonry**

- 1 VO Item 04.01b. Using 24" x 24" Thin Stone at the Council Chamber Wall was accepted.
- 2 VO Item 04.02. Utilizing the same cream exterior stone (sawn top and bottom, chopped ends) in a 8" tall x random length coursed pattern in lieu of an ashlar random pattern was accepted.
- 3 Mortar color(s) shall be per Specification 008900 - Finish Selections Summary.

Div 05 **Metals**

- 1 We have excluded AISC certifications and inspections. (Cooperation with the Owner's inspector is included).
- 2 We have excluded all AESS steel finishes.
- 3 All material sizing to comply with U.L. requirements is the responsibility of the Architect and Engineer and not the Construction Manager. Upsizing of steel beyond what is clearly shown, sized and located in the contract documents is excluded.
- 4 All miscellaneous metals shown but not sized in the contract documents are specifically excluded.
- 5 Any finishes on galvanized metals are excluded.

- 6 VO Item 05.01 - The Ornamental 6" x 1 1/2" metal base with stainless steel hex bolts at 16" OC (Detail 8/A9.41 is eliminated, and an allowance of \$15,000 is created for the Architect to provide an alternate for the approximate 500 LF where this detail was indicated.
- 7 Pre-Bid RFI 36 regarding a gate or door to the low library roof is still outstanding, and SFI Reserves the right to review the answer and advise if any costs are associated with the answer when received.
- 8 We have included an Allowance for stair tread/nosing's on the Grand Stair and Exterior stair.

Div 06

Woods, Plastics, and Composites

- 1 All millwork has been bid to be built to AWI Standards per the specs. AWI Labels are excluded.
- 2 Wood blocking shall be untreated dimensional lumber.
- 3 Artwork handling and installation is excluded.
- 4 Wood base, crown moldings, wood trims and solid surface not specifically detailed in the contract documents is excluded.
- 5 VO Item 06.01 - Removing the Waterfall Stone edges is accepted.
- 6 VO Item 06.02 - Revising the M.QTZ01 & M.QTZ02 to 2 cm (from 3 cm) is accepted.

Div 07

Thermal & Moisture Protection

- 1 Parapet sheathing shall be untreated APA rated exposure 1 sheathing.
- 2 Fireproofing is excluded as none is shown.
- 3 VO Item 7.01 Revising the roof membrane from 60 mil pvc fleece back roof to 60 mil TPO with 1/2" dense deck was accepted.
- 4 VO Item 7.02 Revising from Wausua to Hanover Pedestal Paver System at 2nd level porch was accepted.
- 5 VO Item 7.03 a and d - Revising from Morin standing seam roof panels to using factory roll-formed Berridge 24 ga. Zee Lock, Double Lock Kynar 500 finish using Copper Cote Metallic on the Lobby Roof and lower Canopies and a standard color on the large remaining roof was accepted.
- 6 VO Item 7.06.b. In lieu of Corten Panels from Spain as specified, install ACM Alfrex 4mm ACM in Cleburne Sheet Metal (CSM) 2" rainscreen system - color to be Tile Corten - was accepted.
- 7 VO Item 7.07 In lieu of three (3) small Avadeck canopies, provide CSM Elite Series canopies with 5' projection and overhead support tubes was accepted.
- 8 VO Item 7.08.c. Revising to Prime a Pell in lieu of PPK PWS Product for water repellent at Masonry was accepted - pending meeting with Envelope consultant.
- 9 VO Item 7.08.d. Utilizing Prosoco RGuard MVP airbarrier in lieu of WRM Airshield LMP was accepted - pending meeting with Envelope consultant.
- 10 Pre-bid RFI #40 regarding roofing clarifications is still outstanding, and SFI Reserves the right to review the answer and advise if any costs are associated with the answer when received.
- 11 The top of concrete (TOC) and Top of Steel for the eight (8) concrete columns was not provided on Pre-Bid RFI #27 and still needs to be shown on an upcoming Addendum.

Div 08

Openings

- 1 Access controls have been identified for the following doors: Exterior Door numbers: 100.1, 100.2, 101.2, 105.2, P10.0.1, S2-1.1 and S2-2.1 . Interior Door numbers: 101.1, 104.1, 107, 112.2, 115, L100, L106.2, L110, P100, 202, 209.1, 210.1, 211, 212.2, 213, and 228, . Conduit and back box to door frame is included.
- 2 VO Item 08.02 Was accepted which creates an Allowance of \$10,000 for providing one (1) automatic Operator on one (1) of Door 100.1 leaves. Architect to develop a plan for the locations of the push buttons to activate the single door operator.
- 3 Exterior door hardware finish will be provided as brushed stainless steel # 4 finish.
- 4 Interior door hardware finish will be provided as brushed chrome.
- 5 VO Item 3 - Removing all Ballistic Windows from project and using regular transaction windows was accepted.
- 6 VO Item 5.a. Removing 3/4" all glass entrances and replacing with 5-1/4" deep SSG YCW 750 curtain wall system w/ 1/4" clear glazing. Doors to remain 1/2" frameless glass style was accepted.
- 7 The specified W.WF.01 Gradient Window film is only located on interior windows in rooms 112, 202, 210, 212, 213 and 222, as confirmed via e-mail from RSA on 1/19/24. The associated glass elevations are to be updated on a future Addendum.

Div 09

Finishes

- 1 Wax and wax stripping of flooring is excluded.
- 2 VO Item 9.03 - Revising all ACT01 to Armstrong Ultima 1912 or 1942 was accepted.
- 3 VO Item 9.04 - Utilizing G60 framing members in lieu of specified G90 specified in Section 05 40 00 Section 2.2 was accepted.
- 4 VO Item 9.05 - Applying a Level 4 finish in lieu of specified Level 5 finish on all Drywall Ceilings was accepted.
- 5 VO Item 9.06.c. -The option that was accepted concerning the Stretch Wall Fabrics, was to remove all fry reglets from stretch walls as shown, and also remove stretch wall fabrics from Shared Conf. 210 and Conf Room 222. In the two conference rooms painted walls will be included.
- 6 VO Item 9.07 - Removing the extra layer of drywall at exterior walls as shown on plans at exterior walls was accepted.
- 7 VO Item 9.08.a. - Removing the requirement for shop drawings from Carpet Tile areas since A9.01P and A9.02P already provide layout was accepted.
- 8 VO Item 9.08.b. - Revising carpet adhesion to more traditional means (remove adhesive tape) was accepted.
VO Item 9.08.c. - Was partially accepted. Carpet and LVT selections for the Library will remain as specified. Material cost will be reduced by \$22,097 and remaining amount used for the other finishes outside the library and Architect will work with Subcontractor to provide options that work within the remaining amount.
- 9
- 10 VO Items 9.09a, and b - Deleting the slanted tile at the North and South Lobby elevations and replace with tile wainscot (details 2 & 4/A9.21) and deleting the slanted tile at the elevator wall and replace with tile wainscot (detail 5/A9.24) was accepted.
- 11 VO Item 9.09c Revising all trim to CT Schluter Schiene-E trim in lieu of Schluter Finec Stainless Steel Trim was accepted.
- 12 VO Item 9.09d.using Laticrete 254 Platinum Thin Set in lieu of Latapoxy 300 epoxy setting materials, and only recessing both floors 1/2" and use (1/8" to 3/16") joints in lieu of 1/16" joints was accepted.
- 13 VO Item 9.09.e. Using Laticrete Premium Grout in lieu of Epoxy grout on the walls only was accepted.
- 14 VO Item 9.09.f. - Using Laticrete Hydroban waterproof antifracture membrane on Level 1 restrooms in lieu of Schluter Ditra was accepted.

Div 10

Specialties

- 1 Corner guards are included as indicated on drawings A9.01 and A9.02 Addenda #3.
- 2 NIJ Level 3 ballistic plaster is included as specified only at the following locations per Pre-bid RFI #15 - Vestibule P108, Below Service Windows 107, the Council Chamber 101 Dais per detail 5/A932, and at Door 105.1 per details on A7.01.
- 3 VO Item 10.01 - Deleting the waiting first floor wall metal water jet cut sign Detail 7/A9.23 was accepted.
- 4 VO Item 10.02 - Deleting the waiting first Lobby water jet cut sign depressed in the concrete floor and shown as R35 Note was accepted.
- 5 VO Item 10.03 - Eliminating the doubled up letters on the exterior stone signs per Pre-Bid RFI 28 Answer to question 1. Just have the Cast Stone letters shown on A4.01 remain was accepted.

Div 11

Equipment

- 1 The Residential appliances will be provided per the Specialty Equipment Schedule included on the Addendum #3 updated A10.02 drawing.
Note that the following items shown as Contractor Furnished, Contractor Installed on that same schedule are excluded and will be by the Owner if required: C - Office Printer/Copier, PL - Large Drawing Plotter, PS - Projector Screen and RS - Roof Top Access Stair (roofs are all accessible by doors or gates).
- 2
- 3 Fire rated hoods (Ansul Type) are excluded, none required.
- 4 Sand/grease traps are excluded, none required.

Div 12

Furnishings

- 1 We have excluded all furniture, except as clearly elevated and noted as millwork in Div 6.

- 2 Installing or moving FFE by owner is excluded.

Div 14 **Conveying Systems**

- 1 Fifty percent (50%) of the contract price shall be due and payable to the elevator subcontractor within thirty (30) days from the receipt of the installation agreement. Material will be ordered once this payment is received and the parties have both executed a separate installation agreement.

- 2 Twenty five percent (25%) of the Elevator subcontract shall be due and payable when the material has been received at the elevator subcontractors warehouse. Receipt of this second payment is required prior to mobilization of labor.
- 3 Telephone lines or other means of communication for the elevator are by Owner.

VO Option 14.01 was accepted as a ThyssenKrupp Elevator and revised as follows to a standard cab with standard manufacture finishes:

1. 3,500 lb in lieu of 4,000 lb
2. 150 FPM in lieu of 200 FPM
- 4 3. Access to panel on Level 2 if necessary
4. Lower cab height from 9'-9" to more typical 7'-9"
5. Reduce doors from 8' to 7'
6. Standard cab finishes on the interior (P-lam or Stainless steel manufacture panels)

Div 21 **Fire Suppression**

- 1 The fire suppression system is delegated-design, wet pipe system for the main building and a dry pipe system at the upper glulam roof.
- 2 Flexible type sprinkler heads are included.
- 3 Exterior canopies are assumed to be covered by freeze proof, side-throw sprinkler heads.
- 4 Boosters and Fire Pumps are excluded. None are indicated as required.
- 5 The fire sprinkler deluge system noted on A3.01 and A3.02 General Note 12 was deleted by Pre-Bid RFI #19 and is excluded.

Div 22 **Plumbing**

- 1 No gas lines are indicated on the project and none are included.
- 2 Domestic Water Pump is not noted as required and therefore has been excluded.
- 3 VO Item 22.01 Revising the Floor drains from Stainless steel to standard bronze tops was accepted.
- 4 VO Item 22.03 Revising Change Backflows from model 709 or 009 to model 757 was accepted.

Div 23 **Mechanical**

- 1 Previously Amendment #1 provided Aeon brand RTU-1, RTU-2, RTU-3, RTU-4 per Specification section 221400. Install and start-up of units is included in Amendment No. 2.
- 2 Test and Balance is now included and the Allowance previously called out is eliminated.
- 3 VO Item 24.02 - Replacing the slot diffusers in restrooms with 2x2 diffusers was accepted.
- 4 VO Item 24.03 - Revising the swirl TSW diffusers to plaque or louvered diffusers was accepted.

Div 26 **Electrical**

- 1 Amendment NO. 1 provided a Kohler brand diesel generator and ATS. This amendment (No. 2) includes installation and start-up of this
- 2 Amendment No. 1 provided the Square D electrical panels DP1 per sheet E6.01, dated 6/23/2023. This amendment includes installation of the gear.
- 3 Oncor or electrical provider charges for primary conductors and transformer scope is excluded.
- 4 We have excluded the primaries from the Electrical Power Provider but have provided conduits. Primary wire by Oncor.
- 5 Contractor shall supply fuel for generator as required for onsite startup and testing. Additional fuel by Owner.
- 6 Lightning protection is excluded.
- 7 VO Item 26.01 Revising the secondary feeders to Aluminum for conductor's 100A and larger was accepted.
- 8 VO Item 26.02 The Alternate Light Fixture Package from ALA was accepted (deduct of \$38,350), An Allowance for the Light Fixture Package is included in the GMP, and the final deduct will be adjusted pending resolution of final light fixtures accepted. See Allowances for total Light Fixture Package.

- 9 VO Item 26.03 Using MC cabling for branch circuits in walls and above ceilings was accepted. All home runs and exposed areas to remain conduit.
- 10 VO Items 26.04 and 26.05 Revising to aluminum bussing for panels / switchboards and changing the transformer coils to Aluminum was accepted.

Div 27 **Communications**

- 1 Telephone lines or other means of communication for the Fire Alarm Annunciator are by Owner.
- 2 Telephone lines or other means of communication for the Elevator emergency call system are by Owner.
- 3 Low Voltage structured cabling for voice and data is included.
- 4 AV Systems are excluded. To be provided the Owner.
- 6 VOIP phone/paging system is excluded.
- 7 Sound Reinforcing is excluded.

Div 28 **Electronic Safety and Security**

- 1 Access control is included.
- 2 Video Surveillance is included.
- 3 Intrusion Detection is included.
- 4 Public Safety Radio Enhancement System (ERRS) is excluded. A proposal for testing can be provided upon Owner request once the building envelope is complete.

Div 31 **Earthwork**

- 1 Any and all Earth Haul Off is excluded from this proposal.
- 2 No or limited below grade water was found on the Boring Logs; therefore, all below grade water remediations is excluded.
- 3 Identification of geological stratas including bearing strata are to be identified by the Owner's Testing Laboratory Service.
- 4 Earthwork is to grade (within 0.2').
- 5 Lime stabilization under the areas of 5", 6" and 7" concrete paving is included. No lime stabilization under the sidewalks is included.
- 6 Building pad prep is included as noted on the drawings and Clarified in Pre-Bid RFI #09 dated 01/04/24.

Div 32 **Exterior Improvements**

- 1 Landscape scope will be substantially complete when the following conditions are met:
* Fine Grading has been completed for landscaped areas
* Landscape items (Plantings, sod, rocks) are laid & planted
Establishment of landscape items will be monitored and addressed during the warranty period
* Irrigation systems are installed, functioning and programmed
In addition - irrigation meters & boxes have been accepted by the Authority Having Jurisdiction (AHJ)
* Hydro mulched areas are at least 70% established
- Establishment of landscape items will be monitored and addressed during the warranty period. It is agreed that this Clarification only alters the Substantial Completion definition for the Landscape portion of the project, and all other Work is subject to Sec. 9.8 of the amended AIA A201 document of the Contract Documents for the Project.
- 2 Import of topsoil is excluded. It is assumed the existing topsoil that will be stripped and stockpiled is suitable material for the planting and landscaping.
- 3 We have excluded the removing of rock that is larger than 2" from landscape area.

Div 33 **Utilities**

- 1 Unforeseen underground utilities not shown by the contract documents are specially excluded.
- 2 Four (4) Roof drains were added on A2.01 Addendum #3 drawing at the Council Chamber Canopy but connections have not yet been shown on the Plumbing or Civil documents and need to be coordinated.
- 3 VO Item 33.01 At the request of the Owner we have included replacing the existing 12" Pressure Reducing Valve (100 PSI to 60 PSI) and including a vault to contain the valve. Final details need to be provided and coordinated on the Drawings by the Civil Engineer.

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

ARCHITECT:
RANDALL SCOTT ARCHITECTS
2140 LAKE PARK BLVD, SUITE 300
RICHARDSON, TEXAS 75080

SFI JOB No. :
5601

COMPLETION SCHEDULE	GENERAL CONSTRUCTION
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Estimated Substantial Delivery of materials is 485 calendar days from date of notice to proceed or the issuance of the full and unrestricted building permit, which ever is the later.

NTP	TBD
Building Permit	TBD

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

SFI JOB No. :
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ALTERNATES (Totals Shown are stand-alone amounts and include all associated fees and insurance costs)

ADD-ALTERNATE #1 - COUNCIL CHAMBERS LARGER PORCH	\$268,369	Rejected
ADD ALTERNATE #2 - MONUMENT SIGN WALL	\$110,160	Rejected
ADD ALTERNATE #3 - LIGHTNING PROTECTION	\$45,594	Rejected

VALUE OPPORTUNITIES (Totals shown are raw sub costs without associated % based deductions)

DIV 01 - GENERAL REQUIREMENTS			
1	Remove Envelope Testing Allowance from GMP - Move to Owner Budget	(\$75,000)	ACCEPT
2	Remove Commissioning Allowance from GMP - Move to Owner Budget	(\$35,000)	ACCEPT
3	Revise Test and Balance Allowance to Air Balance Company	(\$11,399)	ACCEPT
4	Reduce Mock-up Allowance to \$40,000	(\$35,000)	ACCEPT
DIV 3 - CONCRETE			
1	Deleting the piers at the Dumpster and Generator Enclosure and Providing a Mat Foundation	(\$5,760)	ACCEPT
DIV 4 - MASONRY			
01B	Using 24" x 24" Thin Stone at the Council Chamber Wall	(\$32,210)	ACCEPT
2	Utilizing the same cream exterior stone (sawn top and bottom, chopped ends) in a 8" tall x random length coursed pattern in lieu of an ashlar random pattern	(\$31,500)	ACCEPT
DIV 5 - METALS			
1	The Ornamental 6" x 1 1/2" metal base with stainless steel hex bolts at 16" OC (Detail 8/A9.41 is eliminated, and an allowance of \$15,000 is created for the Architect to provide an alternate for the approximate 500 LF where this detail was indicated	(\$12,000)	ACCEPT
DIV 6 - WOOD & PLASTICS			
1	Removing the Waterfall Stone edges	(\$1,135)	ACCEPT
2	Revising the M.QTZ01 & M.QTZ02 to 2 cm (from 3 cm)	(\$4,466)	ACCEPT
DIV 7 - THERMAL & MOISTURE PROTECT			
1	Revising the roof membrane from 60 mil pvc fleece back roof to 60 mil TPO with 1/2" dense deck	(\$52,633)	ACCEPT
2	Revising from Wausua to Hanover Pedestal Paver System at 2nd level porch	(\$6,035)	ACCEPT
3a & d.	Revising from Morin standing seam roof panels to using factory roll-formed Berridge 24 ga. Zee Lock, Double Lock Kynar 500 finish using Copper Cote Metallic on the Lobby Roof and lower Canopies and a standard color on the large remaining roof	(\$93,370)	ACCEPT
6a.	In lieu of Corten Panels from Spain as specified, install ACM Alfrex 4mm ACM in Cleburne Sheet Metal (CSM) 2" rainscreen system - color to be Tile Corten	(\$165,829)	ACCEPT
7	In lieu of three (3) small Avadeck canopies, provide CSM Elite Series canopies with 5' projection and overhead support tubes	(\$10,013)	ACCEPT
8c	Revising to Prime a Pell in lieu of PPK PWS Product for water repellent at Masonry	(\$13,000)	ACCEPT
8d	Utilizing Prosoco RGuard MVP airbarrier in lieu of WRM Airshield LMP	(\$20,000)	ACCEPT
DIV 8 - OPENINGS			
2	Create an Allowance of \$10,000 for providing one (1) automatic Operator on one (1) of Door 100.1 leaves.	(\$10,000)	ACCEPT

3	Removing all Ballistic Windows from project and using regular transaction windows	(\$30,000)	ACCEPT
5a	Removing ¾" all glass entrances and replacing with 5-1/4" deep SSG YCW 750 curtain wall system w/ ¼" clear glazing. Doors to remain ½" frameless glass style	(\$24,750)	ACCEPT
DIV 9 - FINISHES			
3	Revising all ACT01 to Armstrong Ultima 1912 or 1942	(\$8,330)	ACCEPT
4	Utilizing G60 framing members in lieu of specified G90 specified in Section 05 40 00 Section 2.2	(\$8,297)	ACCEPT
5	Applying a Level 4 finish In lieu of specified Level 5 finish on all Drywall Ceilings	(\$9,000)	ACCEPT
6c	The option that was accepted concerning the Stretch Wall Fabrics, was to remove all fry reglets from stretch walls as shown, and also remove stretch wall fabrics from Shared Conf. 210 and Conf Room 222. In the two conference rooms painted walls will be included.	(\$56,069)	ACCEPT
7	Removing the extra layer of drywall at exterior walls as shown on plans at exterior walls	(\$22,160)	ACCEPT
8a	Removing the requirement for shop drawings from Carpet Tile areas since A9.01P and A9.02P already provide layout.	(\$750)	ACCEPT
8b	Revising carpet adhesion to more traditional means (remove adhesive tape).	(\$5,633)	ACCEPT
8c	Carpet and LVT selections for the Library will remain as specified. Material cost will be reduced by \$22,097 and remaining amount used for the other finishes outside the library and Architect will work with Subcontractor to provide options that work within the remaining amount.	(\$22,097)	ACCEPT
9a & b	Deleting the slanted tile at the North and South Lobby elevations and replace with tile wainscot (details 2 & 4/A9.21) and deleting the slanted tile at the elevator wall and replace with tile wainscot (detail 5/A9.24)	(\$5,007)	ACCEPT
9c	Revising all trim to CT Schluter Schiene-E trim in lieu of Schluter Finec Stainless Steel Trim	(\$695)	ACCEPT
9d	Using Laticrete 254 Platinum Thin Set in lieu of Latapoxy 300 epoxy setting materials, and only recessing both floors 1/2" and use (1/8" to 3/16") joints in lieu of 1/16" joints,	(\$54,437)	ACCEPT
9e	Using Laticrete Premium Grout in lieu of Epoxy grout on the walls only.	(\$7,099)	ACCEPT
9f	Using Laticrete Hydroban waterproof antifracture membrane on Level 1 restrooms in lieu of Schluter Ditra.	(\$2,171)	ACCEPT
DIV 10 - SPECIALTIES			
1	Deleting the waiting first floor wall metal water jet cut sign Detail 7/A9.23	(\$10,907)	ACCEPT
2	Deleting the waiting first Lobby water jet cut sign depressed in the concrete floor and shown as R35 Note	(\$10,907)	ACCEPT
3	Eliminating the doubled up letters on the exterior stone signs per Pre-Bid RFI 28 Answer to question 1. Just have the Cast Stone letters shown on A4.01 remain	(\$9,775)	ACCEPT

DIV 14 - CONVEYING SYSTEMS

	Was accepted as a ThyssenKrupp Elevator and revised as follows to a standard cab with standard manufacture finishes:		
	1. 3,500 lb in lieu of 4,000 lb		
	2. 150 FPM in lieu of 200 FPM		
1	3. Access to panel on Level 2 if necessary		
	4. Lower cab height from 9'-9" to more typical 7'-9"	(\$39,000)	ACCEPT
	5. Reduce doors from 8' to 7'		
	6. Standard cab finishes on the interior (P-lam or Stainless steel manufacture panels)		
	DIV 22 - PLUMBING		
1	Revising the Floor drains from Stainless steel to standard bronze tops	(\$3,000)	ACCEPT
3	Revising Change Backflows from model 709 or 009 to model 757	(\$3,500)	ACCEPT
	DIV 23 - MECHANICAL		
2	Replacing the slot diffusers in restrooms with 2x2 diffusers	(\$345)	ACCEPT
3	Revising the swirl TSW diffusers to plaque or louvered diffusers	(\$6,000)	ACCEPT
	DIV 26 - ELECTRICAL		
1	Revising the secondary feeders to Aluminum for conductor's 100A and larger	(\$9,000)	ACCEPT
2	The Alternate Light Fixture Package as noted from ALA - Review with Subcontractor the final Credit.	(\$38,350)	ACCEPT
3	Using MC cabling for branch circuits in walls and above ceilings was accepted. All home runs and exposed areas to remain conduit.	(\$16,740)	ACCEPT
4 & 5	Revising to aluminum bussing for panels / switchboards and changing the transformer coils to Aluminum	(\$17,000)	ACCEPT
	DIV 33 - SITE UTILITIES		
1	At the request of the Owner we have included replacing the existing 12" Pressure Reducing Valve (100 PSI to 60 PSI) and including a vault to contain the valve. Final details need to be provided and coordinated on the Drawings by the Civil Engineer.	\$44,365	ACCEPT

PROJECT:
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SFI JOB No. :
5601

UNIT PRICES	DESCRIPTION	ADD DEPTH	DEDUCT DEPTH	ADD CASING	DEDUCT CASING
1	18" DIA. PIER	\$63.69 /LF	\$15.92/LF	\$84.23 /LF	\$21.06 /LF
2	24" DIA. PIER	\$77.99 /LF	\$19.50 /LF	\$102.04 /LF	\$25.51 /LF
3	30" DIA. PIER	\$104.80 /LF	\$26.20 /LF	\$132.36 /LF	\$33.09 /LF
4	CASING MOBILIZATION	\$7,500 /EA			

PROJECT:
CITY OF ALEDO - MUNICIPAL COMPLEX

SFI JOB No. :
5601

ARCHITECT:
RANDALL SCOTT ARCHITECTS
2140 LAKE PARK BLVD, SUITE 300
RICHARDSON, TEXAS 75080

COST SUMMARY - INITIAL GUARANTEED MAXIMUM PRICE (GMP)

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	MOCK-UP ALLOWANCE	\$40,000
01	GENERAL REQUIREMENTS	\$922,725
02	EXISTING CONDITIONS	W/SITE
03	CONCRETE	\$1,277,510
04	MASONRY	\$494,135
05	METALS	\$1,317,114
06	WOODS, PLASTICS and COMPOSITES	\$1,411,587
07	THERMAL and MOISTURE PROTECTION	\$1,356,726
08	OPENINGS	\$620,602
09	FINISHES	\$1,922,502
10	SPECIALTIES	\$253,339
11	EQUIPMENT	\$53,750
12	FURNISHINGS	\$79,579
14	CONVEYING SYSTEMS	\$134,750
21	FIRE SUPPRESSION	\$141,150
22	PLUMBING	\$528,281
23	HEATING, VENTILATING, & AIR CONDITIONING (HVAC) (Early Release)	\$258,627
23	(HVAC) (REMAINING SCOPE ITEMS)	\$703,832
26	ELECTRICAL (Early Release)	\$122,300
26	ELECTRICAL (REMAINING SCOPE ITEMS)	\$1,309,005
27	COMMUNICATIONS	\$80,272
28	ELECTRONIC SAFETY and SECURITY	\$416,671
31	EARTHWORK	\$565,135
32	EXTERIOR IMPROVEMENTS	\$307,317
33	UTILITIES	\$584,905
SUBTOTAL		\$14,901,814
00	LABOR BURDEN	\$126,988
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$207,140
00	DESIGN CONTINGENCY	\$300,000
00	CONTRACTOR CONTINGENCY	\$437,952
00	GENERAL CONDITIONS	\$843,463
00	CONSTRUCTION MANAGER FEE	\$437,952
00	PAYMENT and PERFORMANCE BONDS	\$171,677
00	BUILDERS RISK	\$29,781
00	GENERAL / EXCESS LIABILITY	\$61,313
TOTAL IGMP		\$17,518,080

Letter of Agreement

WR Number: 20836179
 Transaction ID: 26736
 ESID #: 0005406012

Noah Simon w/ City of Aledo _____ ('Customer') has requested that Oncor Electric Delivery Company LLC, a Delaware limited liability company ('Company'), provide additional electric facilities sufficient to provide electric service for 563 kW or 1 lots / units at 200 Old Annetta Rd Aledo Tx 76008

PAYMENT BY CUSTOMER

- No Cost to Customer** - Pursuant to company's Tariff for Retail Delivery Service, the extension length or cost of the additional electric facilities is within the amount allowed by the Tariff and can be installed at no cost to the customer.
- Cost to Customer** - Pursuant to company's Tariff for Retail Delivery Service, Customer is responsible for \$ 73,824.88 payment for the Customer's portion of the cost of installation of Company's electric delivery facilities. Such payment to be and remain the property of the Company. Customer's payment in full is due at the time this agreement is returned to Company.

GENERAL CONDITIONS

Company at all times shall have title to and complete ownership and control over said facilities.

Customer is responsible for providing, without cost to the Company: (1) suitable space on customer's premises for the installation of the facilities; and (2) rough site grading to final grade along the route of the facilities and clearing the area of all obstructions.

Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.

This agreement supersedes all previous agreements or representation, either written or oral, between Company and Customer made with respect to the matters herein contained, and when duly executed constitutes the agreement between the parties hereto and is not binding upon Company unless and until signed by one of its duly authorized representatives.

This agreement, if not accepted within 30 days of the date of this letter, will be of no force and effect. Acceptance shall consist of delivery of an executed copy of this agreement to Company.

Please be aware that the start date of this project will be no earlier than three weeks following the execution of this agreement along with any payment that may be required pursuant to Company's Tariff for Retail Delivery Service. A more definitive installation schedule will be provided upon your delivery of this agreement to assist in your planning for this project. Under normal circumstances and all Agreement Conditions are met, construction will be completed within 90 days unless otherwise noted.

WR #: 20836179
Transaction ID: 26736

OTHER SPECIAL CONDITIONS

- All proposed Oncor Electric Delivery facilities necessary to provide service to the Customer are overhead.
- Oncor will provide any/all civil construction necessary to install Oncor Electric Delivery underground facilities on the Customer's premises, including labor and material.
- Customer has elected to provide the civil construction including material and labor to Company specifications, and without cost to Company, required for Company facilities to reduce any CIAC amount owed and/or to improve overall project coordination.
- Customer to trim trees to provide clear Right of Way for proposed Oncor Electric Delivery facilities in accordance with Oncor Electric Delivery guidelines.

Work Order will not be submitted until payment has been received and this document signed and set back to Project Manager

If Noah Simon w/ City of Aledo agrees to the conditions set forth in this agreement, please execute the agreement and return to Company Representative within 30 days.

ACCEPTED BY COMPANY:

Oncor Electric Delivery Company LLC

DocuSigned by:
Chase Nelson
Oncor Representative Signature

Chase Nelson
Oncor Representative Printed Name

Design Coordinator
Oncor Representative Title

02/14/2024 | 1:29:21 PM CST
Date Signed

ACCEPTED BY CUSTOMER:

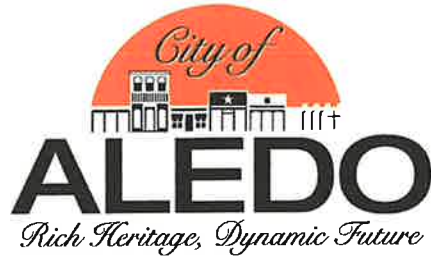
Noah Simon w/ City of Aledo

Customer/Company Name
Noah A Simon
Customer Representative Signature

Noah A Simon
Customer Representative Printed Name

City Manager
Customer Representative Title

2/14/24
Date Signed



DATE: September 28, 2023

TO: Honorable Mayor and City Council Members

FROM: Alicia Kreh, City Attorney

SUBJECT: Consider a petition from Aledo 388 Venture Partners for the release of approximately 228.24 acres of property located at the Northeast corner of Rolling Hills Addition, City of Aledo, Texas from the City's extraterritorial jurisdiction.

Background:

Senate Bill 2038 requires a municipality to release property from its extraterritorial jurisdiction when requested by resident or property owner. The City previously passed an ordinance detailing when a petition for release is considered filed, requires documentation to verify corporate ownership, and imposing a fee.

On or about November 15, 2023, the City received a petition from Rick Levens on behalf of Aledo 388 Venture Partners, to release property from the extraterritorial jurisdiction. The initial petition did not comply with Chapter 277 of the Texas Election Code and was not accompanied by the required fee. Accordingly, staff notified Mr. Levens that the petition was not verified.

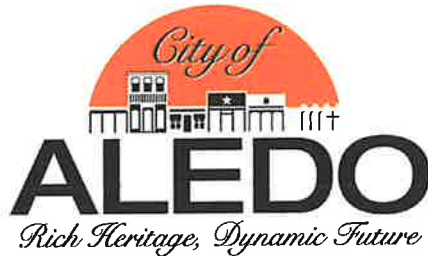
On or about January 9, 2024, Mr. Levens submitted additional information to the City to supplement his petition. City staff notified Mr. Levens that his petition was still lacking corporate ownership records required by City ordinance. However, staff informed Mr. Levens his petition would be placed on the February 22, 2024 agenda to provide him an opportunity to submit the remaining necessary documentation.

At this time, the required corporate ownership documentation has not been received from the applicant to verify the petition. Further, the City has become aware that 388 Venture Partners sold the property at issue and is no longer the majority owner. Accordingly, the petition is insufficient and does not meet the requirements of Senate Bill 2038.

Recommendation:

Staff recommends denial of Aledo 388 Venture Partners' petition for release from the extraterritorial jurisdiction.

Attachments: Exhibit A: Petition documentation



DATE: February 22, 2024
TO: Honorable Mayor and City Council Members
FROM: Deana McMullen, City Secretary
SUBJECT: Ordinance 2024-202, an Ordinance to declare candidates for City Council Places 4 and 5 unopposed and cancel the May 4, 2024, General Election

Background:

At the January 25, 2024, the City Council approved a Resolution calling for a general election to be held May 4, 2024, for City Council Places 4 and 5. The filing period for candidates to file to run for these places was January 17, 2024, through February 16, 2024. As of February 16, 2024, only one person in each place had filed an application for a place on the ballot. The deadline for accepting applications for a write-in position on the ballot is February 20, 2024.

Attached for your approval is Ordinance 2024—202 which is an ordinance to declare the unopposed candidate for the Offices of City Council Member Places 4 and 5 and to provide that the May 4, 2024, General Municipal Election not be held.

Financial Implications:

Cost savings of budgeted amount of \$3,695.00 from account 100-4418-014-00 Election Expense.

Recommendation:

Staff seeks Council approval of Ordinance 2024—202 to approve the City Secretary Certification of unopposed candidates and cancel the May 4, 2024, General Election.

Attachments:

- 1) City Secretary Certification of Unopposed Candidates
- 2) Ordinance 2024—202

ORDINANCE 2024—202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, DECLARING THE UNOPPOSED CANDIDATE FOR THE OFFICE OF CITY COUNCIL MEMBER PLACE 4, AND CITY COUNCIL MEMBER PLACE 5 AS ELECTED; PROVIDING THAT THE MAY 4, 2024, GENERAL MUNICIPAL ELECTION FOR CITY COUNCIL PLACE 4, AND CITY COUNCIL PLACE 5 SHALL NOT BE HELD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Aledo, Texas ordered on January 25, 2024, that a general municipal election be held on May 4, 2024, for the purpose of electing two officials of the City including City Council Member Place 4 and City Council Member Place 5; and

WHEREAS, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadline for filing applications for a place on the ballot and declaration of write-in candidacy for the City's general municipal election has expired; and

WHEREAS, The City Secretary, in accordance with Section 2.052, Texas Election Code, has certified in writing to the City Council that **Nelson Rowls** is unopposed for election to the office of City Council Member Place 4, and **Summer Jones** is unopposed for election to the office of City Council Member Place 5.

WHEREAS, The City Council hereby finds and determines that the candidate whose name is to appear on the ballot in said election for City Council Member Place 4 is unopposed, and for City Council Member Place 5 is unopposed, and there are no declared write-in candidates.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF ALEDO, TEXAS:

SECTION 1. That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. In accordance with Section 2.053(a), Texas Election Code, the following unopposed candidates are hereby declared duly elected to the respective office shown and shall be issued a certificate of election following the date on which the general municipal election for City Council Member Place 4, and City Council Member Place 5 was to have been held:

City Council Member Place 4 – Nelson Rowls
City Council Member Place 5 – Summer Jones

SECTION 3. Pursuant to Section 2.053(b), Texas Election Code, the general municipal election for heretofore called and ordered by the City Council for May 4, 2024, shall not be held and is hereby cancelled.

SECTION 4. The City Secretary is hereby directed to cause a copy of the Order of Cancellation to be posted on election day, same being May 4, 2024, at the polling place(s) that would have been used in such election.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et. Seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

SECTION 8. This ordinance shall take effect immediately upon its first and only reading.

PASSED AND APPROVED at a regular meeting of the City Council of ALEDO, Texas, on this the 22nd day of February, 2024.

APPROVED:

Nick Stanley, Mayor
City of Aledo, Texas

ATTEST:

Deana McMullen
City Secretary

ORDER OF CANCELLATION
EJEMPLO DE ORDEN DE CANCELACION

The City of Aledo hereby cancels the election scheduled to be held on May 4, 2024 in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Ciudad de Aledo por la presente cancela la eleccion que, de lo contrario, se hubiera celebrado el May 4, 2024, de conformidad, con la Seccion 2.053 (a) delCodigo de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos unicos y por la presente queden elegidos como se haya indicado a continuacion:

Candidate (Candidato)	Office Sought (cargo al que presente candidature)
Nelson Rowls	City Council Place 4
Summer Jones	City Council Place 5

A copy of this order will be posted on Election Day at each polling place that would have been used in the Election.

El Dia de las Elecciones se exhibira una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la eleccion.

President (Presidente)

Secretary (Secretario)

(seal) (sello)

Date of Adoption (Fecha de adopcion)

CERTIFICATION OF CITY SECRETARY

I, Deana McMullen, hereby certify that I am the City Secretary of the City of Aledo, Texas, and the authority responsible for having the official ballot prepared for the general municipal election of May 4, 2024. I further hereby certify, pursuant to Section 2.052, Texas Election Code, that the candidates are unopposed for election to the office to be on the ballot in the May 4, 2024 general municipal election as follows:

Nelson Rowls

City Council Member Place 3

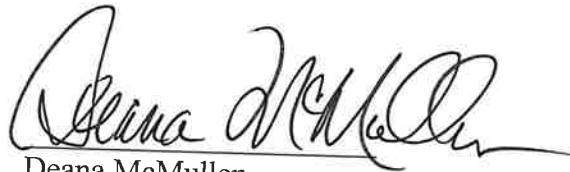
Summer Jones

City Council Member Place 5

I further certify that no candidate's name is to be placed on a list of write-in candidates for the position of City Council Member Place 4 and City Council Member Place 5 to appear on the ballot in the May 4, 2024 general municipal election.

To certify which, witness my hand and seal of the City of Aledo, Texas

Dated this the 16th of February, 2024



Deana McMullen
City Secretary
City of Aledo, Texas