



City of Rockport

CITY COUNCIL REGULAR MEETING AGENDA

TUESDAY, NOVEMBER 12, 2024 - 6:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tern (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

Notice is hereby given that the Rockport City Council will hold a Regular Meeting on Tuesday, November 12, 2024, at 6:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The City Council welcomes citizen participation and comments at all City Council Meetings on an Agenda item or any subject matter.

Written comments submitted by 3:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online ([Citizen Participation Form](#))
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the City Secretary before the meeting begins.
- Any citizen with handouts should provide them to the City Secretary before the meeting. If you wish the City Council to receive your handouts for the meeting, please provide 8 copies; if not, the City Council will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TO BE HEARD

Speaker participation instructions are provided in writing at the beginning of the agenda. NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting, and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042 has not been posted on the agenda.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Introduction of the Rockport Police Department's new K-9 (Roscoe) and Officer EJ Garcia, Handler (Nathan Anderson, Police Chief)
2. Commendation of Rockport Police Department Administrative Coordinator Nikki Yarnall for her diligent work in successfully completing a three-year project converting the agency's Records Management System to a new system (Nathan Anderson, Police Chief)

V. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the City Council.

3. Consider the approval of the City Council Minutes for the October 22, 2024, City Council Regular Meeting (Shelley Goodwin, City Secretary)

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

4. Consider the approval of Resolution 2024-28R amending Resolution 2024-21R by appointing a City Councilmember to serve on the Convention and Visitor Bureau Board and establishing a term of office (Shelley Goodwin, City Secretary)

VII. OTHER ACTION ITEMS AND UPDATES

5. Consider the approval of the Annual Comprehensive Financial Report for the City of Rockport for Fiscal Year 2022-2023. (Robbie Sorrell, Director)
6. Consider the approval of a ratification of the expenditures out of the Special Revenue Forfeiture Fund associated with training, housing, and equipping Rockport Police Department K-9 (Roscoe) to perform his duties. (Nathan Anderson, Police Chief)
7. Consider the approval of Amendment No. 1 to the agreement with DLF Two, Inc. to exchange the size of the fiber handholds that connect our city and county facilities for an amount not to exceed \$7,400.00. (Kimberly Henry, Assistant to the City Manager)
8. Consider the approval of Construction Change Directive #5 with Teal Construction related to the new City Hall project (cost pending) (Kimberly Henry, Assistant to the City Manager)

9. Consider the approval of Amendment No. 1 to the agreement with Alliance for Community Services (ACS) providing Audio Visual and Security equipment and installation for an amount not to exceed \$478,439.00. (Kimberly Henry, Assistant to the City Manager)
10. Consider the approval of a clarification of the original CIP schedule for the Information/Technology line item to reflect the purchase of a High Availability Server to support the Laserfiche Upgrade. (Robbie Sorrell, Director)
11. Consider an update from the San Patricio Municipal Water District regarding proposed the proposed FY2025 Raw Water Costs increases (Robbie Sorrell, Director)
12. Receive a presentation on the AEP Texas Inc. Rate Case Settlement (Robbie Sorrell, Director)

VIII. CITY MANAGER'S UPDATE

13. Receive a presentation on the City Manager Update (Vanessa Shrauner, City Manager)

IX. CITY COUNCIL REPORT

The City Council will report/update on activities in respective Wards, and all committee assignments. No formal action can be taken on these items at this time.

X. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

Note 7: Texas Government Code § 551.0745, Personnel Matters Affecting County Advisory Board

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

14. Evaluations for the City Manager and City Secretary³ (Vanessa Shrauner, City Manager)

15. Wildlife Nuisance¹ (Vanessa Shrauner, City Manager)

16. Navigation District /Concho Street Drainage¹ (Vanessa Shrauner, City Manager)

XI. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in the Executive Session as necessary.

XII. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:00 p.m. on November 8, 2024, on the bulletin board of the City of Rockport Service Center, 2751 S. H. 35 Bypass, Rockport, Texas 79382.



Shelley Goodwin, TRMC/CMC
City Secretary



AGENDA MEMO

DEPARTMENT: Police

TO: Mayor and City Council

FROM: Nathan Anderson, Police Chief

MEETING DATE: November 12, 2024

CATEGORY: Presentation

CAPTION:

Introduction of the Rockport Police Department's new K-9 (Roscoe) and Officer EJ Garcia, Handler

SUMMARY:

In October, the Rockport Police Department took possession of K-9 (Roscoe). Since that time, Roscoe and his handler, Officer EJ Garcia, have successfully completed a rigorous four-week training at the Hill Country Dog Club in Pipe Creek, Texas. We would like to introduce Roscoe and Officer Garcia to the council and public.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Nathan Anderson, Police Chief

Date: October 31, 2024

Date: November 07, 2024

Shelley Goodwin, City Secretary

Date: November 08, 2024

Vanessa Shrauner, City Manager



AGENDA MEMO

DEPARTMENT: Police

TO: Mayor and City Council

FROM: Nathan Anderson, Police Chief

MEETING DATE: November 12, 2024

CATEGORY: Presentation

CAPTION:

Commendation of Rockport Police Department Administrative Coordinator Nikki Yarnall for her diligent work in successfully completing a three-year project converting the agency's Records Management System to a new system

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Nathan Anderson, Police Chief

Shelley Goodwin, City Secretary

Date: October 31, 2024

Date: November 07, 2024

Date: November 08, 2024

Vanessa Shrauner, City Manager



AGENDA MEMO

DEPARTMENT:

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: November 12, 2024

CATEGORY:

CAPTION:

Consider the approval of the City Council Minutes for the October 22, 2024, City Council Regular Meeting

SUMMARY:

As the Municipal Clerk to the City Council, I am responsible for preparing accurate minutes to reflect the official action of the meeting.

BACKGROUND:

Minutes should reflect which Councilmember made the motion, seconded the motion and how each member voted. Minutes of the meeting should be concise, not a narrative.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The approval of the October 22, 2024, City Council Regular Meeting Minutes.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 10-22-2024 Draft Minutes

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024



City of Rockport
CITY COUNCIL REGULAR MEETING AGENDA
TUESDAY, OCTOBER 22, 2024 ~ 6:30 P.M.
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

City Councilmembers Present:

Mayor Tim Jayroe
Councilmember (Ward 2) Matt Anderson via Zoom
Councilmember (Ward 3) Brad Brundrett
Councilmember (Ward 1) Stephanie Rangel

City Councilmembers Absent:

Mayor Pro Tem (Ward 4) Andrea Hattman

City Staff Present:

Vanessa Shrauner, City Manager
Art Rodriguez, City Attorney (via Zoom)
Lee Brown, Public Safety Communications Center Director
Mike Donoho, Public Works Director
Nathan Anderson, Police Chief
Robbie Sorrell, Director of Finance
Kimberly Henry, Assistant to the City Manager
Shelley Goodwin, City Secretary

I. CALL TO ORDER

Mayor Jayroe called the October 22, 2024, Regular Meeting to order at 6:30 p.m. and announced that a quorum had been met.

II. PLEDGE OF ALLEGIANCE

Mayor Jayroe led the Pledge of Allegiance to the United States flag.

III. CITIZENS TO BE HEARD

No one signed up to speak.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Proclamation - Proclaiming National 4-H Week in Texas

Mayor Jayroe read the Proclamation and proclaimed October 6th - October 12th, 2024, at National 4-H Week in Texas.

2. Proclamation - Proclaiming November 1st - November 9, 2024, as Arbor Day Week

Mayor Jayroe read the Proclamation - proclaimed November 1st - November 9, 2024, as Arbor Day Week.

3. Proclamation - Remembrance in honor of Rockport Volunteer Fire Department Chief

Aaron Guerrero

Mayor Jayroe read a Proclamation in remembrance of Rockport Volunteer Fire Department Chief Aaron Guerrero. He presented the proclamation and thanked Aaron Guerrero's family for all he did for Rockport and the residents.

V. CONSENT AGENDA

4. Consider the approval of the City Council Minutes for the following Meetings:

- i. September 24, 2024, Regular Meeting**
- ii. September 30, 2024, Special Meeting**

5. Consider the approval of the Fourth Quarter Report for the 2024 Hotel Occupancy Tax Funding for the following recipients:

- i. Rockport Center for the Arts**
- ii. Rockport Art Center**
- iii. Friends of Fulton Mansion**
- iv. Maritime Museum**

6. Consider the approval of Resolution 2024-25R supporting the establishment of a Social Media Policy and meeting the requirements of SB1893 prohibiting the use of Tik Tok on Government issued devices

7. Consider the approval of Resolution 2024-26R Interlocal Agreement between the City of Rockport and Town of Fulton for Assistance in Law Enforcement

8. Consider the approval of a Sink Hole Repair and Drainage Improvements at 1919 Crescent Drive

9. Consider authorizing the use of Public, Educational, and Governmental (PEG) Funds for appropriate portions of the new City Hall project for an amount not to exceed \$361,502.50

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Anderson to approve the Consent Agenda Items 4-9. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

10. Consider the approval on a single reading of Ordinance 1957 amending Ordinance 948 which adopted the 2024-2025 budget beginning October 1, 2024 and ending September 30, 2025, repealing all prior Ordinances in conflict herewith; providing for publication; an effective date.

Robbie Sorrell, Finance Director, presented the Ordinance covering two budget amendments. The first amendment pertains to the city contributing a 10% match, amounting to \$21,385.30, for a total project cost of \$213,853, with the funding sourced from appropriated reserves. The second amendment involves reallocating funds for a project initially budgeted for the 2023-2024 fiscal year that was delayed and placed into reserves. This request re-appropriates those funds from reserves to complete the Sink Hole and Drainage Improvements at 1919 Crescent Drive.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to approve the single reading of Ordinance 1957 amending Ordinance 948 which adopted the 2024-2025 budget beginning October 1, 2024 and ending September 30, 2025; repealing all prior Ordinances in conflict herewith; providing for publication; and providing for an effective date. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

11. Consider the approval of Resolution 2024-21R appointing the members to the Convention and Visitor Bureau (CVB) Board (postponed from the September 10, 2024, City Council Regular Meeting)

Shelley Goodwin, City Secretary, stated the City Council received a spreadsheet of the applicants and their qualifications. She also noted the applications and bios that were received.

The City Council discussed the different qualifications for the 7 positions. They agreed by consensus to bring the appointment of the City Council back when Mayor Pro Tem Hattman is present.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Anderson to approve the following appointments and terms for the Convention and Visitor Bureau (CVB):

- (2) Jatin Bhakta, Lodging Sector representative (term expiring September 30, 2026)
- (3) Jennifer Day, Tourism Sector representative (term expiring September 30, 2025)
- (4) Craig Griffin, Restaurant Sector representative (term expiring September 30, 2026)
- (5) Michael Ables, Historical Sector representative (term expiring September 30, 2025)
- (6) Luis Puron, Arts Sector representative (term expiring September 30, 2026)
- (7) Summer Terrell, Rockport/Fulton Chamber of Commerce representative (term expiring September 30, 2025)

The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously

12. Consider the approval of Resolution 2024-27R authorizing participation with the cities served by AEP Texas Inc.; authorizing hiring of legal counsel; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to legal counsel

Robbie Sorrell, Finance Director, explained that the law firm of Lloyd Gosselink provides regulatory services for a coalition of municipalities working together to efficiently review and address electric rate issues involving AEP. On Wednesday, September 25th, AEP Texas Inc. (AEP or Company) submitted an application seeking approval for a 3-year plan aimed at recovering costs related to future distribution cost recovery factor filings and other interim rate adjustments. The proposed plan outlines a total expenditure of \$352.1 million over the next three years.

The City Council discussed the following:

- Three-year plan
- Members of the coalition
- Getting an update from AEP

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve Resolution 2024-27R authorizing participation with the cities served by AEP Texas Inc.; authorizing the hiring of legal counsel; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to legal counsel. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

VII. OTHER ACTION ITEMS AND UPDATES

13. Consider the approval of the City of Rockport Employee Holidays for 2025

Shelley Goodwin, City Secretary, presented the proposed dates for the 2025 Employee Holidays. She noted that since Christmas Eve falls on a Wednesday and Christmas Day on a Thursday, employees have requested that Friday, December 26, 2024, be added as an additional holiday. This addition would bring the total number of holidays for 2025 to 13.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve thirteen 2025 Employee Holidays. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

14. Consider approval of the Utility Bill Surcharge Fund Disbursement Report and the Annual Reports from the Fulton, Lamar, and Rockport Volunteer Fire Departments, and authorize the disbursement of funds

Robbie Sorrell, Finance Director, provided the history of the surcharge funds.

The Chief from Lamar expressed gratitude for the support, noting that last year's funds were used to provide essential radios and bunker gear.

The Assistant Chief from Rockport also thanked the City Council, mentioning that this year's funds would be allocated toward the purchase of a new fire truck.

The Chief from the Fulton Fire Department stated that the funding would enable them to rebuild their firehouse.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Anderson to approve the Utility Bill Surcharge Fund Disbursement Report and the Annual Reports from the Fulton,

Lamar, and Rockport Volunteer Fire Departments, and authorize the disbursement of funds. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

Mayor Jayroe thanked the Volunteer Fire Departments again for their service and provided them with a check.

15. Consider an update on the CIP Projects - V&E Scheduled Replacement Purchases as part of the FY2025 Bond

Mike Donoho, Public Works Director, reported although these items were approved in the FY2025 Budget, this agenda item is for the vehicles for Public Works. To save money the vehicles are being purchased through Buy Board.

The City Council discussed the following:

- The length of time the City vehicles last
- The great job the Fleet Services does to keep the City's equipment running

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Anderson to approve the update on the CIP Projects and the V&E Scheduled Replacement Purchases as part of the FY2025 Bond. The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

16. Consider an update on the V&E Scheduled Replacement Purchases, part of the CIP Projects and the FY2025 Bond (2024 DuraPatcher P2 Trailer Mounted Patcher)

Mike Donoho, Public Works Director, reported that this agenda item pertains to the V&E Scheduled Replacement Purchases, specifically for a 2024 DuraPatcher P2 Trailer-Mounted Patcher. He highlighted that the pothole patcher being replaced was originally purchased in 1998 and is now beyond repair.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Anderson to approve the update on the V&E Scheduled Replacement Purchases, part of the CIP Projects and the FY2025 Bond (2024 DuraPatcher P2 Trailer Mounted Patcher). The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

17. Consider and act on presentation and acceptance of Annual Comprehensive Financial

Report for the City of Rockport for fiscal year 2022-2023.

Robbie Sorrell, Finance Director, reported that 2022/2023 audit is almost complete and should be ready for the November 12, 2024, City Council Regular Meeting. He also noted the 2023/2024 audit has begun and should be completed in early 2025.

Vanessa Shrauner, City Manager, stated once the 2023 audit is complete the City will have solid numbers to work with for the next year budget

The City Council agreed by consensus to move this agenda item to the November 12, 2024 City Council Regular Meeting.

18. Consider the approval of Construction Change Directive #4 related to the new City Hall project

Kimberly Henry, Assistant to the City Manager, stated the City is still using Construction Change Directives instead of Change Orders to continue the work while we are negotiating the related expenses. She noted the Construction Change Directive is #4 for the elevator.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve Construction Change Directive #4 related to the new City Hall project (amount pending). The City Council took the following vote:

Mayor Jayroe	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) aye and none (0) nays. The motion passed unanimously.

VIII. CITY MANAGER'S UPDATE

19. City Manager's Monthly Update

Vanessa Shrauner, City Manager, reviewed the City Manager's Monthly Update and highlighted the upcoming events and agenda items.

IX. CITY COUNCIL REPORT

Councilmember Anderson thanked everyone for their hard work at the Fall Festival. He also noted he got to meet K9 Officer Roscoe.

Councilmember Brundrett stated most of the City Council and several staff members attended TML Conference. He said this is always a beneficial training and networking opportunity.

Mayor Jayroe reported that TML this year had some great classes and speakers. He thanked the residents for supporting Council and staff attending TML.

X. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

**Note 7: Texas Government Code § 551.0745, Personnel Matters Affecting County
Advisory Board**

20. Evaluations for the City Manager, Municipal Judge, and City Secretary3

21. City Hall construction 1

22. Concho Street construction 1

23. General Land Office (GLO) drainage project 1

24. Aransas County Navigation District Notice of Violation 1

25. Merchants Bonding Company 1

Mayor Jayroe read Agenda Items 20-25 and announced that the City Council would recess the Regular Meeting and go into Executive Session at 7:25 p.m.

Mayor Jayroe announced that the City Council ended the Executive Session and went back into the City Council Regular Meeting at 9:02 p.m.

XI. BUSINESS ITEM

The City Council did not take action following the Executive Session.

XII. ADJOURN

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to adjourn the Tuesday, October 22, 2024, City Council Regular Meeting at 9:03 p.m.

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of Resolution 2024-28R amending Resolution 2024-21R by appointing a City Councilmember to serve on the Convention and Visitor Bureau Board and establishing a term of office

SUMMARY:

This Resolution amends the Resolution the City Council adopted on October 22, 2024, that appointed the members to the CVB Board.

BACKGROUND:

The City Council appointed six (6) of the seven (7) members of the CVB Board at their last meeting. The Council chose to wait for the appointment of the Councilmember until all members were present.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Amending the Resolution to appoint a City Councilmember to the CVB Board with the term expiring September 30, 2024.

STRATEGIC INITIATIVES:

Developing a Tourism Program

ATTACHMENTS:

1. RESOLUTION NO 2024-28R

APPROVAL/REVIEW:

Date: November 07, 2024

Shelley Goodwin, City Secretary

Date: November 08, 2024

Vanessa Shrauner, City Manager

RESOLUTION NO. 2024-28R

A RESOLUTION AMENDING RESOLUTION 2024-21R TO APPOINT A CITY COUNCILMEMBER TO THE CONVENTION AND VISITORS BUREAU (CVB) BOARD AND ESTABLISHING A TERM OF OFFICE

WHEREAS, the City Council of [City Name] previously adopted Resolution 2024-21R, establishing appointments and positions within various city boards and committees; and

WHEREAS, the amending Resolution 2024-21R by appointing a City Councilmember to the CVB will enhance communication and collaboration between the City Council and the bureau, thereby fostering greater strategic alignment and promoting the city's tourism initiatives; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF [CITY NAME]:

Section 1. Amendment to Resolution 2024-21R

Resolution 2024-21R is hereby amended to include the following changes:

1. **Appointment of City Councilmember to the CVB:** A designated City Councilmember, appointed by a majority vote of the City Council, shall serve as a member of the CVB:

(1) _____, City Council representative (Term Expiring September 30, 2024)

Section 2. Implementation

This resolution shall take effect immediately upon its adoption. The City Secretary is directed to update all relevant documentation accordingly.

Section 3. Repealer

Any provisions of previous resolutions or parts thereof in conflict with this amendment are hereby repealed.

Section 4. Severability

Should any portion of this resolution be declared unconstitutional or invalid, the remaining parts shall remain in full force and effect.

PASSED AND APPROVED this [day] of November, 2024.

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: November 12, 2024

CATEGORY: Presentation

CAPTION:

Consider the approval of the Annual Comprehensive Financial Report for the City of Rockport for Fiscal Year 2022-2023.

SUMMARY:

Consider and act on FY 2022-2023 Annual Comprehensive Financial Report

BACKGROUND:

The City of Rockport's external auditor, P. Andrew Hall completed their independent audit of the City financial records for fiscal year 2022-2023. A copy of the audit accompanies this agenda item. Mr. Patrick Hall, principal of P. Andrew Hall, will present this audit for Council for consideration and acceptance.

FUNDING SOURCE:

FUNDING IMPACT:

Not accepting this independent audit report would jeopardize current funding agreements and severely restrict future funding sources, curtailing or eliminating city services.

STAFF RECOMMENDATION:

Staff recommends acceptance of the 2022-2023 Annual Comprehensive Financial Report as presented.

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: November 07, 2024



Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024



AGENDA MEMO

DEPARTMENT: Police

TO: Mayor and City Council

FROM: Nathan Anderson, Police Chief

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of a ratification of the expenditures out of the Special Revenue Forfeiture Fund associated with training, housing, and equipping Rockport Police Department K-9 (Roscoe) to perform his duties.

SUMMARY:

The vote will ratify expenses used to train, house, and equip K-9 (Roscoe)

BACKGROUND:

The Rockport Police Department took possession of Roscoe on the first of October. To activate Roscoe, he needed to be equipped, housed and trained.

FUNDING SOURCE:

The funding source for the purchases of training, housing, and equipping Rockport Police Department K-9 (Roscoe) comes from the Special Revenue Forfeiture Fund. These are authorized expenditures under the Texas Code of Criminal Procedure Chapter 59.06 (d-3) Disposition of Forfeited Property.

FUNDING IMPACT:

Expenses equaling no more than \$8467.34 have been spent. Adequate funding is available from the Special Use Revenue Forfeiture Fund, a non-budgetary fund utilized by the police department for training and equipment and funded through local state and federal asset forfeiture cases authorized by Texas Code of Criminal Procedure Chapter 59.06.

STAFF RECOMMENDATION:

Staff recommends that the Council ratify the spending of the Special Use Forfeiture fund for the training, housing, and equipping of Rockport Police Department K9 (Roscoe)

STRATEGIC INITIATIVES:

The Rockport Police Department's new K-9 requires expenses to train, house and equip.

ATTACHMENTS:

None

APPROVAL/REVIEW:

Nathan Anderson, Police Chief

A handwritten signature in blue ink, appearing to read "Shelley Goodwin", written over a horizontal line.

Shelley Goodwin, City Secretary

Vanessa Shrauner, City Manager

Date: November 05, 2024

Date: November 07, 2024

Date: November 08, 2024



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of Amendment No. 1 to the agreement with DLF Two, Inc. to exchange the size of the fiber handholds that connect our city and county facilities for an amount not to exceed \$7,400.00.

SUMMARY:

Consider the approval of Amendment No. 1 to the agreement with DLF Two, Inc. to exchange the size of the fiber handholds that connect our city and county facilities for an amount not to exceed \$7,400.00.

BACKGROUND:

The City Council approved the contract with DLF Two, Inc on 9/3/24 for an amount not to exceed \$61,370.75 to install fiber internet connections from the Aaransas County Detention Center to the new City Hall facility and then to the new Community Center. The original quote included specific handholds (connection points) of specific size that are not provided by the current supplier. The revised size and cost for the City's portion will be \$7,389.14.

FUNDING SOURCE:

Combination of FEMA, Insurance, TDEM, and Tax Notes.

FUNDING IMPACT:

There are sufficient funds with the FY 2024/2025 Budget.

STAFF RECOMMENDATION:

Staff recommends approval of Amending No. 1 to the agreement with DLF Two, Inc. to exchange the size of the fiber handholds that connect our city and county facility for an amount not to exceed \$7,400.00.

STRATEGIC INITIATIVES:

Capital Improvements

ATTACHMENTS:

1. Overview of Vendor Payments - City Hall
2. DLF Amendment - DTA- 20-065-098-C270 - CO #08 - INSTALLATION OF 3 HANDHOLES

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

Capital Improvement Project DTAP - New City Hall

Revenues

	Status	Notes	Source	Amount	
9%	Pending	LL working on	FEMA	\$1,683,042.73	Revised conservative estimate
4%	Rec'd		Windstorm Bldg	\$132,918.04	(\$569,869.96 rec'd already and removed from calculation)
	Rec'd		Rebuild Texas	\$0.00	(\$20,748 rec'd already and removed from calculation)
60%	Rec'd		2020 Tax Note	\$11,770,000.00	
27%	Rec'd		2022 Tax Note	\$5,385,492.00	
	Pending	LL working on	Windstorm Cont	\$170,000.00	estimate
	Rec'd		Court Funds	\$15,000.00	
			Transfer from Reserves	\$102,514.27	as of 4/15/24 Council Meeting

Total Revenue: \$19,258,967.04

Budget

Comparison

\$19,747,069.73 if we had all of the funds from above)

Expenses

	Category	Contractor	Presented to Council 1/19/22	Contract w/ Change Orders as of 12/1/22	Approved by Council 12/13/22	With Change Orders/Amendments as of 9/24/24	Spent/Committed to Date	% of Contract spent/committed to date
82%	Construction	Teal	\$16,380,000.00	\$15,480,000.00	\$15,480,000.00	\$15,861,074.25	\$14,227,459.02	89.70%
4%	Professional Services	PGAL	\$1,356,706.00	\$616,179.00	\$866,179.00	\$866,179.00	\$858,382.26	99.10%
3%		Broaddus		\$375,000.00	\$475,000.00	\$492,000.00	\$461,752.96	93.85%
6%	A/V & Security	ACS	\$1,000,000.00	\$0.00	\$1,100,000.00	\$1,100,000.00	\$1,050,000.00	95.45%
6%	Soft Costs	Misc	\$1,079,888.00	\$1,079,888.00	\$1,079,888.00	\$1,079,888.00	\$1,085,237.19	100.50%
			\$19,816,594.00	\$17,551,067.00	\$19,001,067.00	\$19,399,141.25	\$17,682,831.43	91.15%
			Presented to Council 1/19/22	Contract w/ Change Orders as of 12/1/22	Approved by Council 12/13/22	With Change Orders/Amendments as of	Spent/Committed to Date	% of Contract spent/committed to date
						Delta -\$140,174.21		

\$347,928.48 (Delta if we had the funds from above)



1321 Glenoak Drive
Corpus Christi, Tx 78418
Ph (361) 937-9300 Fx (361) 937-8853

Letter of Transmittal

To: Mark Williams	Date: 11/04/2024	Contract # 22TX104 Order No. 08
1301 S. Capital of Texas		
Austin, TX 78746	ATTN: Mark Williams / Giang Phan	
(228)263-1025	Project: ARANSAS COUNTY COMMUNITY CENTER - #20-065-098-C270	

**WE ARE SENDING YOU
THE FOLLOWING ITEMS:**

☒ Attachment	☐ Payment Application
☐ Shop Drawings	☐ Permits
☐ Submittals	☐ Report/s
☐ Prints	☐ Letter / Notice
☒ Other: Change Order	

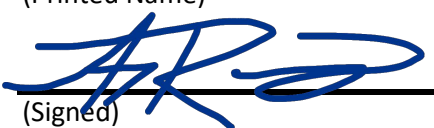
THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Your Approval	☐ Re-submittal	☐ Copies
☐ For Your Use	☐ Revision	☐ Corrected Prints
☒ As Requested	☐ Delivery	
☐ For Review / Comment	☐ Other:	

Copies	Date	Order No.	Description
1	11/4/2024	08	Installation of 3 handholes

NOTES:

Installation of 3 Handholes

Received by: _____ (Printed Name) _____ (Signed) Date: _____	Distributed by: Art Ramirez, Vice President _____ (Printed Name)  _____ (Signed)
--	---

DLF TWO, INC.
dba **DLF Texas**



CHANGE ORDER REQUEST 08

Date: 11/04/2024

Project: ARANSAS COUNTY COMMUNITY CENTER - #20-065-098-C270

Address:

302 N. Live Oak St. , Rockport Tx 78382

Attn: Mark Williams

DLF Two, Inc., dba DLF Texas is pleased to present this proposal, in regard for additional construction services. All costs are outlined below. The following is a list of the work included for this proposal at Downtown Anchor

Provide and Installation of:

1. Installation of 3 Handholes	(add) \$ 22,167.40
--------------------------------	--------------------

- | | | |
|---|---|--------------|
| ● | Installation of 2 handholes (County) | \$ 12,850.66 |
| ● | Installation of 1 handhole (City) | \$ 6,425.34 |
| ● | DLF Texas Standard O&P (15%) for County | \$ 1,927.60 |
| ● | DLF Texas Standard O&P (15 %) for City | \$ 963.80 |

Additional Days Added to Project Due to Change Order:

•

TOTAL COST

\$ 22,167.40

Change Order #08 - INSTALLATION OF 3 HANDHOLES

\$ 22,167.40

Change Order #09 -

\$

Change Order #10 -

\$

Change Order #11 -

\$

Change Order #12 -

\$

Change Order #13 -

\$

Total Change Orders to Date:

\$_____

Approved by:

Date:

Date:

Date:

Date:

(Signature)

(Signature)

(Signature)

(Signature)

Presented by:

AR

Art Ramirez, Vice President of Operations

DLF Two, Inc., dba DLF Texas.



July 17, 2024

DLF Two, Inc. dba DLF Texas
Attn. Blanca Azaiza-Chavez
Jr. Project Manager
132 Glenoak Drive
Corpus Christi, Texas 78418

RE: Aransas County Community Center and Plaza

We propose furnishing all labor, equipment, and material to perform the following scope of work:

Saw cut existing concrete driveway to existing expansion joints, approximately 286 square feet; Break up and haul off concrete; Place steel plates / Locate and expose existing 4" PVC conduits; Cut existing 4" conduits and place 90 degree 36" sweeps to stub into new handhole / Trench from new HH location proceeding east for approximately 100' across N Live Oak St. to an existing 4" PVC stubbed up at a pole. Excavate at a depth of 40" where possible (conduit may be placed over all existing utilities as per customer). Excavation will be done by a hydro excavation truck and a mini excavator where possible; Place two 4" schedule 40 electrical grade PVC pipe in open trench; Stub two 4" PVC pipe at new handhole location in the driveway; Provide and place one 24"x36"x24" Tier 22 handhole in the driveway; Replace concrete driveway (see specifications below). Backfill trench with fill dirt in areas that do not have cement or asphalt. Backfill excavation across N Live Oak St. with two sack stabilized sand and patch street with hot mix asphalt. Replace grass at the improved yard between the concrete driveway and N. Live Oak St. Locate and expose the two existing 4" PVC conduit that are stubbed up at the pole; Excavate, provide, and place one 48"x72"x36" handhole at this location; Stub the two existing 4" conduits, the two new 4" conduits coming from the new handhole in the concrete driveway, and two new 4" conduits that will go north up the east side of N. Live Oak St. in this handhole. / Level out the ground going north on the east side of N. Live Oak St. for approximately 175' to where there are two 4" conduits stubbed up at an existing pole; Trench from the new handhole at N. Live Oak St. and E. Concho St. north approximately 175' to the existing 4" conduit at the existing power pole at a depth of 40" where possible (conduit may be placed over all existing utilities as per customer). Excavation will be done by hydro excavation truck. Place two 4" schedule 40 electrical grade PVC pipe in open trench; Stub two 4" PVC pipe at new handhole at E Concho St. and also at new handhole location north on N Live Oak St at existing 4" conduit / Excavate, provide, and place 48"x72"x36" handhole / Stub four existing 4" conduits into new handhole / Backfill excavation with fill dirt / Provide and place MaxCell detectible innerduct in all 4" conduit / Provide and place 1200# pull line in all innerduct.

Concrete Specifications:

Concrete poured 6" thick / ½" Rebar 12" O.C. / 3500 PSI Concrete



- Customer to provide disposal site for material from hydro vac and any excess material
- Customer to provide water source at a fire hydrant
- Bernhard Directional (BDD) will not be responsible for damage to utilities not marked
- BDD will vacuum excavate all marked utilities that conflict with the proposed route

Total labor and equipment ----- \$95,974.00

Total material ----- \$25,595.00

Grand Total ----- \$121,559.00

Options: After the utilities have been located and it has been determined that there is a path to directional bore instead of open cutting:

Option #1 – Directional bore and place two 4” PVC on E Concho St – Deduct \$4,000.00

Option #2 – Directional bore and place two 4” PVC on N Live Oak St. – Deduct \$7,000.00

Due to not having prior payment history with your company, the following are our payment terms:

Material will be paid for in advance.

Labor and equipment charges will be paid on Wednesday for work completed the prior week

Respectfully,

Marc Bernhard



October 11, 2024

DLF Two, Inc. dba DLF Texas
Attn. Blanca Azaiza-Chavez
Jr. Project Manager
132 Glenoak Drive
Corpus Christi, Texas 78418

RE: Aransas County Community Center and Plaza – Revised Proposal replacing proposal dated July 17, 2024

We propose furnishing all labor, equipment , and material to perform the following scope of work:

Saw cut existing concrete driveway to existing expansion joints, approximately 286 square feet; Break up and haul off concrete; Place steel plates / Locate and expose existing 4" PVC conduits; Cut existing 4" conduits and place 90 degree 36" sweeps to stub into new handhole / Trench from new HH location proceeding east for approximately 100' across N Live Oak St. to an existing 4" PVC stubbed up at a pole. Excavate at a depth of 40" where possible (conduit may be placed over all existing utilities as per customer). Excavation will be done by a hydro excavation truck and a mini excavator where possible; Place two 4" schedule 40 electrical grade PVC pipe and two 2" schedule 40 electrical grade PVC pipe in open trench; Stub two 4" PVC and two 2" PVC pipe at new handhole location in the driveway; Provide and place one 30"x48"x30" H-20 handhole in the driveway; Replace concrete driveway (see specifications below). Backfill trench with fill dirt in areas that do not have cement or asphalt. Backfill excavation across N Live Oak St. with two sack stabilized sand and patch street with hot mix asphalt. Replace grass at the improved yard between the concrete driveway and N. Live Oak St. Locate and expose the two existing 4" PVC conduit that are stubbed up at the pole; Excavate, provide, and place one 48"x72"x36" H-20 handhole at this location; Stub the two existing 4" conduits, the two new 4" and two 2" conduits coming from the new handhole in the concrete driveway, and two new 4" conduits that will go north up the east side of N. Live Oak St. in this handhole. / Level out the ground going north on the east side of N. Live Oak St. for approximately 175' to where there are two 4" conduits stubbed up at an existing pole; Trench from the new handhole at N. Live Oak St. and E. Concho St. north approximately 175' to the existing 4" conduit at the existing power pole at a depth of 40" where possible (conduit may be placed over all existing utilities as per customer). Hydro excavation truck and mini excavator will do excavation where possible. Place two 4" schedule 40 electrical grade PVC pipe in open trench; Stub two 4" PVC pipe at new handhole at E Concho St. and also at new handhole location north on N Live Oak St at existing 4" conduit / Excavate, provide, and place 48"x72"x36" H-20 handhole / Stub four existing 4" conduits into new handhole / Backfill excavation with fill dirt / Provide and place MaxCell detectible innerduct in all 4" conduit / Provide and place 1200# pull line in all innerduct.

Concrete Specifications:

Concrete poured 6" thick / ½" Rebar 12" O.C. / 3500 PSI Concrete



- Customer to provide disposal site for material from hydro vac and any excess material
- Customer to provide water source at a fire hydrant
- Bernhard Directional (BDD) will not be responsible for damage to utilities not marked
- BDD will vacuum excavate all marked utilities that conflict with the proposed route
- After all the existing utilities have been exposed and it has been determined that there is a path to directional bore instead of open cut to place the PVC conduits, BDD will be allowed to use the directional bore method of construction.

Total labor and equipment ----- \$101,357.00

Total material ----- \$ 39,478.00

Grand Total ----- \$140,835.00

Payment Terms:

- **Option 1 – 50% up front and balance to be paid net 30**
- **Option 2 – Contract to be run through ICT as a separate job from the one they already have with your company and as such, not being paid for with grant money so they do not have to have all the additional paperwork, certified payroll etc. Handholes to be paid for within 7 days after receipt of the order confirmation. - Labor and equipment - \$111, 493.00 / Material - \$43,426.00 for a total of \$154,919.00**

Respectfully,

Approved by: Art Ramirez, VP

Marc Bernhard

Date:



Quote
Order # 171856-00

Entered Date	Taken By	Expiration Date
10/4/24	JO01	12/3/24
PO #	Requested Ship Date	
BERNHARD DIRECTIONAL	10/7/24	

Bill To	TDC - CYPRESS TX CASH SALE 21530 NORTHWEST FREEWAY CYPRESS, TX 77429
Customer #	4990

Correspondence To	TERRY-DURIN COMPANY 409 7TH AVE SE CEDAR RAPIDS, IA 52401
-------------------	---

Ship To	BERNHARD DIRECTIONAL GENERAL DELIVERY VICTORIA, TX 77901
---------	--

Instructions			
BEST WAY			
Ship Point	Via	Shipped	Terms
CYPRESS	CUST		PREPAYMENT
INNERDUCT			

Notes

Line	Product and Description	Order Quantity	Unit Price	Price UM	Amount(Net)
1	MH270 4'x6'x3' Splice Box Body - - Lead time is about three weeks after receipt of order and approved drawing.	2.00	2,784.00000	each	5,568.00
2	MH260 4'x6'x5" Base Slab - - Lead time is about three weeks after receipt of order and approved drawing.	2.00	1,437.00000	each	2,874.00
3	SD160 36"x60" Steel Door - HD - - Lead time is about three weeks after receipt of order and approved drawing.	2.00	2,508.00000	each	5,016.00
4	2 ST110 Steel Tag Marked "COMM" 3"x12" - - Lead time is about three weeks after receipt of order and approved drawing.	2.00	60.00000	each	120.00
5	PB126 30"x48"x30" Pull Box - - Lead time is about three weeks after receipt of order and approved drawing.	1.00	845.00000	each	845.00
6	S910 20"x38" Steel Cover, HDG Lift Assist, H-20 Rated - - Lead time is about three weeks after receipt of order and approved drawing.	1.00	1,911.00000	each	1,911.00

Quote
Order # 171856-00

Line	Product and Description	Order Quantity	Unit Price	Price UM	Amount(Net)
7	ST110 Steel Tag Marked "COMM" 3"x12" - Lead time is about three weeks after receipt of order and approved drawing.	1.00	60.00000	each	60.00
8	OUTBOUND FREIGHT FREIGHT - Lead time is about three weeks after receipt of order and approved drawing.	1.00	850.00000	E	850.00
8	Lines Total	12.00		Subtotal	17,244.00
				Taxes	1,422.64
				Total	18,666.64

Please review every line of this quote for accuracy and notify us immediately if anything is incorrect. Any change in either quantity or description could change pricing or result in cancellation. Pricing and lead times are subject to Force Majeure. Some material may be non-cancelable or non-returnable.

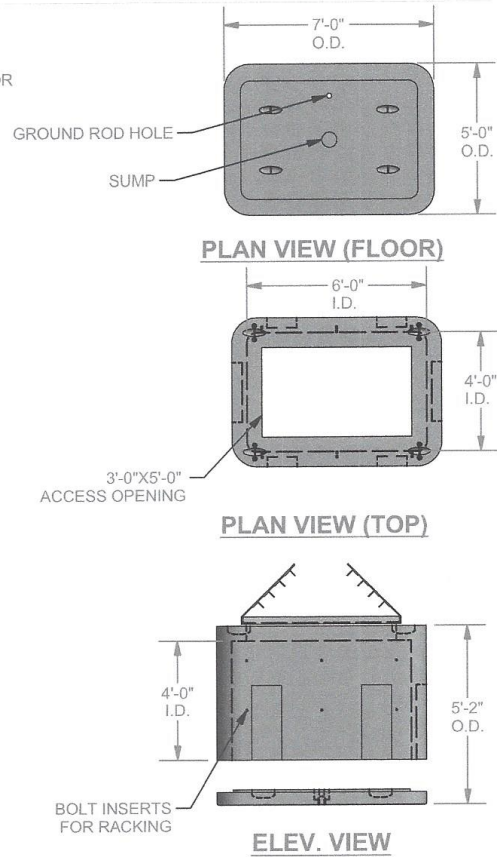
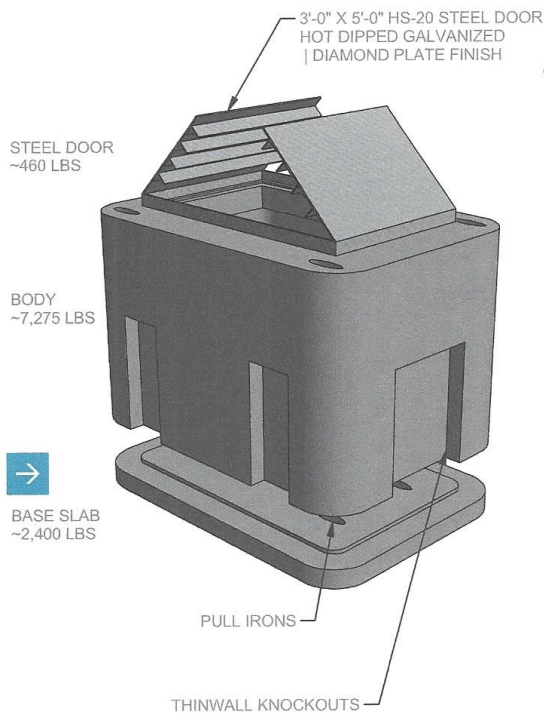
Raw material prices may change over the quoted order period. If such an event occurs, Terry-Durin Company / Innerduct.com reserves the right to adjust selling prices in proportion to the raw material cost changes.

Terry-Durin Company / Innerduct.com make NO REPRESENTATION that the products supplied under this Quote comply or do not comply with the Buy American Act. Any such certification requests must be submitted for consideration prior to order submission.



STRUCTURE ID: 101801

Precast Concrete 4'-0" X 6'-0" X 4'-0"
Communication Splice Box



Precast Concrete 4'-0" X 6'-0" X 4'-0" Communication Splice Box STRUCTURE ID: 101801

STANDARD SPLICE BOX FEATURES

- Designed for HS-20 Loading
- Thin Wall Knockouts for Easy Cable Splicing (shown)
- Pull Irons Cast In Floor (shown)
- 6" Ø Sump Recess in Floor (shown)
- 2" Ø Ground Hole in Floor (shown)
- Hot Dipped Galvanized Steel Cover (shown)
- Diamond Plate Finish on Cover (shown)
- Smooth Corners for Safe Installation & Quality &...It Just Looks Better!

SPLICE BOX OPTIONS

- Unistrut Cast Into Wall for Racking in lieu of Bolt Inserts
- Terminators Cast Into Wall in lieu of Thin Wall Recess
- Non-Metallic Racking
- Plastic Coated Racking
- Cast In Grounding Lug
- Pull Irons - Add or Change Locations
- Black Painted Steel Door in lieu of Hot Dipped Galvanized
- Aluminum Lid in lieu of Hot Dipped Galvanized
- Divider Plate for Multi-Purpose Boxes

LOCKE
SOLUTIONS

PROUDLY BASED IN
HOUSTON, TEXAS

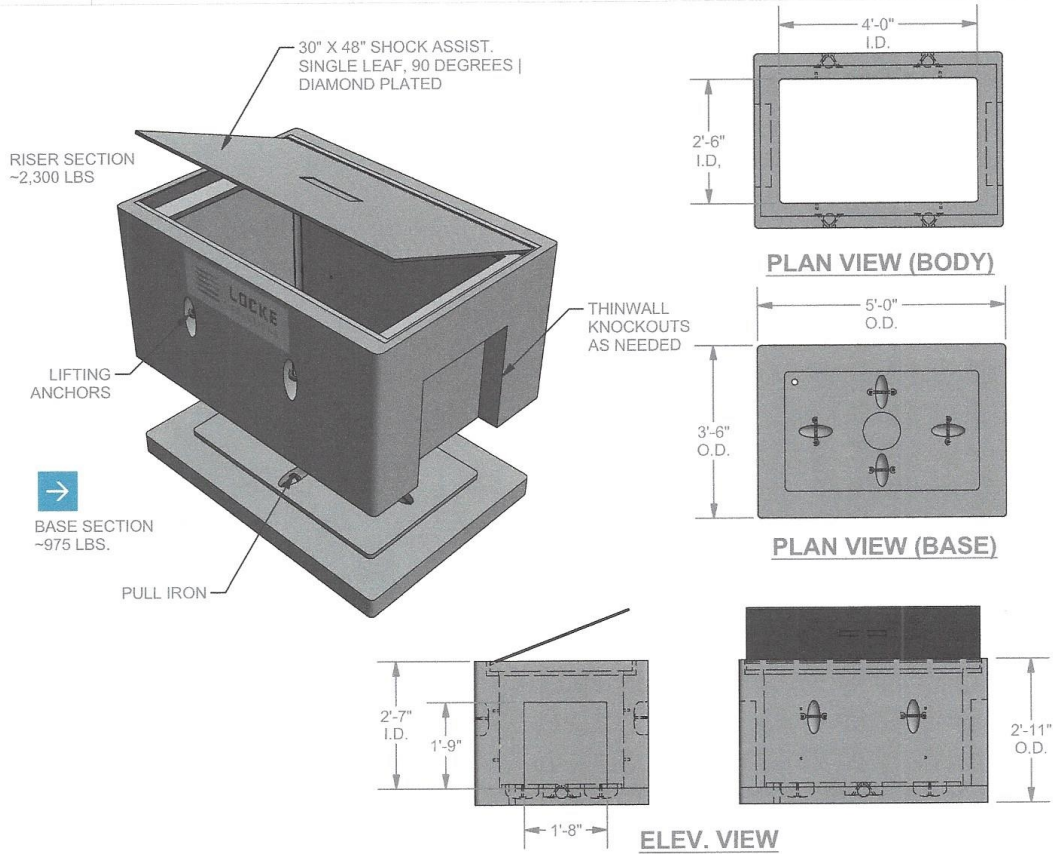
T : 832-804-7062
F : 832-804-7071
E : info@lockesolutions.com

LOCKESOLUTIONS.COM



STRUCTURE ID: 200950

Precast Concrete 2'-6" X 4'-0" X 2'-6"
Electrical Pull Box



Precast Concrete 2'-6" X 4'-0" X 2'-6" Electrical Pull Box :: STRUCTURE ID : 200950

STANDARD PULL BOX FEATURES

- Designed for HS-20 Loading
- Thin Wall Knockouts (shown)
- Pull Irons Cast In Floor (shown)
- 6" Ø Recessed Sump in Floor (shown)
- 2" Ø Ground Hole in Floor (shown)
- Shock Assist Cover
- Smooth Corners for Safe Installation & Quality & It Just Looks Better!

PULL BOX OPTIONS

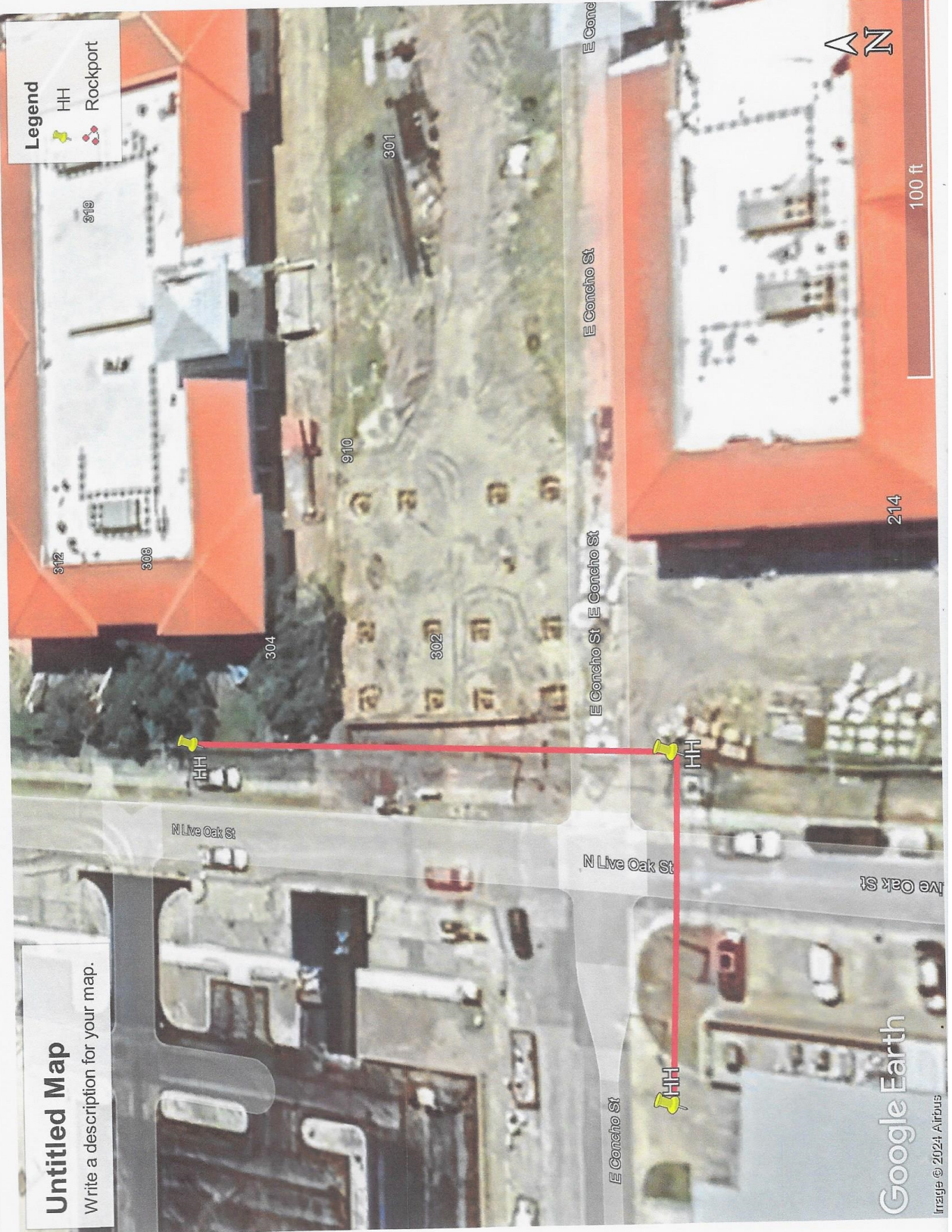
- Unistrut Cast Into Wall for Racking in lieu of Bolt Inserts
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- Non-Metallic Racking
- Plastic Coated Racking
- Cast In Grounding Lug
- Pull Irons - Add or Change Locations
- Divider Plate for Multi-Purpose Boxes

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Untitled Map
Write a description for your map.

- Legend**
- HH
 - Rockport

100 ft



Google Earth

Images © 2024 Airbus



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of Construction Change Directive #5 with Teal Construction related to the new City Hall project (cost pending)

SUMMARY:

Consider the approval of Construction Change Directive #5 to inclusive of (CPR#89.1) Window Shades, (CPR#90) EFIS infill with arched G-Windows of tower windows, and (CPR#92) electrical work for items noted in the Elevator Inspection Report.

(CPR#89.1) includes the addition of some shades and removal of others.

(CPR#92) addresses additional electrical work due to the changes in the elevator codes since the building was originally designed.

(CPR#90) has a history of windows being installed in the office directly under the tower on the north-east corner of the building. This was originally designed to be glass all the way to the top.

Various products have been considered throughout this process and at this time EFIS appears to be the only option.

BACKGROUND:

The new City Hall project is approximately 92% complete. Due to differing opinions and days requested for the work, we are currently using Construction Change Directives instead of Change Orders to continue the work while we are negotiating the related expenses. A construction change order is a formal amendment to the contract that alters the scope, cost, or schedule of a project, while a change directive is an interim directive that authorizes a change before the details are fully agreed upon.

Below is a summary of the Change Orders with the inclusion of the Change Directives as they are currently presented:

Submitted Bid/Award	\$16,380,000.00	
CO1 - Value Engineering	-\$900,000.00	7/8/22
Change Order 2	-\$32,175.87	7/14/22
Change Order 3	-\$25,477.96	2/24/23
Change Order 4	+\$11,648.00	4/28/23
Change Order 5	+\$81,856.24	6/27/23
Change Order 6	+\$10,196.34	8/8/23

Change Order 7	+\$787.73	10/24/23
Change Order 8	+\$5,584.00	1/23/24
Change Order 9	+\$205,481.56	4/15/24
Change Directive 1	+\$124,735.31	5/28/24
Change Directive 2	-\$1,561.10	7/12/24
Change Directive 2.1	0.00	8/6/24
Change Directive 3	0.00	9/10/24
Change Directive 4	0.00	10/22/24
Change Directive 5	0.00	Pending
Construction Funding:	\$15,861,074.25	

FUNDING SOURCE:

Combination of FEMA, Insurance, TDEM, and Tax Notes.

FUNDING IMPACT:

There are sufficient funds in the FY 2024/2025 Budget.

STAFF RECOMMENDATION:

Staff recommends approval of Construction Change Director #5 related to the new City Hall project.

STRATEGIC INITIATIVES:

Capital Improvements

ATTACHMENTS:

1. Overview of Vendor Payments - City Hall
2. G714-2017 - Final - 005
3. CPR #89.1 - Change Request 88 City Hall RFI 156.1 Shades w backup rev (007)
4. Change Request 90 - RFI 168 G windows w back up_AT comments
5. Change Request 92 Elevator Compliance w backup

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

Capital Improvement Project DTAP - New City Hall

Revenues

	Status	Notes	Source	Amount	
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27%	Rec'd		2022 Tax Note	\$5,385,492.00	
	Pending	LL working on	Windstorm Cont	\$170,000.00	estimate
	Rec'd		Court Funds	\$15,000.00	
			Transfer from Reserves	\$102,514.27	as of 4/15/24 Council Meeting

Total Revenue: \$19,258,967.04

Budget

Comparison

\$19,747,069.73 if we had all of the funds from above)

Expenses

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3%		Broaddus		\$375,000.00	\$475,000.00	\$492,000.00	\$461,752.96	93.85%
6%	A/V & Security	ACS	\$1,000,000.00	\$0.00	\$1,100,000.00	\$1,100,000.00	\$1,050,000.00	95.45%
6%	Soft Costs	Misc	\$1,079,888.00	\$1,079,888.00	\$1,079,888.00	\$1,079,888.00	\$1,085,237.19	100.50%
			\$19,816,594.00	\$17,551,067.00	\$19,001,067.00	\$19,399,141.25	\$17,682,831.43	91.15%
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						Delta -\$140,174.21		

\$347,928.48 (Delta if we had the funds from above)

TEAL

40-699-8020

Submitted Bid/Award	\$16,380,000.00	
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Change Order 6	\$10,196.34	8/8/2023
Change Order 7	\$787.73	10/24/2023
Change Order 8	\$5,584.00	1/23/2024
Change Order 9	\$205,481.56	4/15/2024
Change Directive 1	\$124,735.31	5/28/2024
Change Directive 2	-\$1,561.10	7/12/2024
Change Directive 2.1	\$0.00	8/6/2024
Change Directive 3	\$0.00	9/10/2024
Change Directive 4	\$0.00	10/22/2024
Change Directive 5	\$0.00	pending
Changer Order		

Construction Funding: \$15,861,074.25

Period Covered	Date Written	Check #	Amount	Running Balance	% of Funding
Pay App 1	7/14/2022	849175	\$1,610,438.68	\$1,610,438.68	10.15%
Pay App 2	8/25/2022	849644	\$623,235.68	\$2,233,674.36	14.08%
Pay App 3	9/29/2022	850019	\$567,748.65	\$2,801,423.01	17.66%
Pay App 4	11/3/2022	850419	\$534,148.41	\$3,335,571.42	21.03%
Pay App 5	12/6/2022	850743	\$680,735.89	\$4,016,307.31	25.32%
Pay App 6	1/5/2023	851076	\$945,934.30	\$4,962,241.61	31.29%
Pay App 7	1/20/2023	851211	\$1,653,429.12	\$6,615,670.73	41.71%
Pay App 8	2/17/2023	851494	\$733,509.42	\$7,349,180.15	46.33%
Pay App 9	3/8/2023	851898	\$319,233.80	\$7,668,413.95	48.35%
Pay App 10	4/11/2023	852119	\$682,805.00	\$8,351,218.95	52.65%
Pay App 11	5/11/2023	852596	\$273,118.87	\$8,624,337.82	54.37%
Pay App 12	6/22/2023	853005	\$576,985.77	\$9,201,323.59	58.01%
Pay App 13	7/20/2023	853347	\$721,528.86	\$9,922,852.45	62.56%
Pay App 14	7/31/2023	853601	\$736,316.86	\$10,659,169.31	67.20%
Pay App 15	9/14/2023	853934	\$579,711.04	\$11,238,880.35	70.86%
Pay App 16	10/26/2023	854334	\$423,218.11	\$11,662,098.46	73.53%
Pay App 17	11/21/2023	854668	\$197,376.69	\$11,859,475.15	74.77%
Pay App 18	1/4/2024	855106	\$191,406.39	\$12,050,881.54	75.98%
Pay App 19	1/12/2024	855168	\$368,952.18	\$12,419,833.72	78.30%
Pay App 20	2/22/2024	855537	\$257,917.37	\$12,677,751.09	79.93%
Pay App 21	3/27/2024	855923	\$339,267.71	\$13,017,018.80	82.07%
Pay App 22	4/26/2024	856200	\$236,301.55	\$13,253,320.35	83.56%
Pay App 23	5/16/2024	856458	\$376,733.92	\$13,630,054.27	85.93%
Pay App 24	6/6/2024	856726	\$230,471.83	\$13,860,526.10	87.39%
Pay App 25	7/25/2024	857152	\$244,023.41	\$14,104,549.51	88.93%
Pay App 26	9/26/2024	857900	\$79,947.85	\$14,184,497.36	89.43%
Pay App 27	10/24/2024		\$42,961.66	\$14,227,459.02	89.70%

\$14,227,459.02 Running Total

Available Balance \$1,633,615.23

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak
Rockport, Texas 77382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 5/11/2022

CCD INFORMATION:

Directive Number: 005
Date: 11/04/2024

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work described in CPR #89.1 to install window shades.

Item No. 2: Proceed with work described in CPR #90 to provide EIFS infill with recessed panel detailing within arched openings above tower windows.

Item No. 3: Proceed with work described in CPR #92 to perform electrical work to address the requirements noted in the Elevator Inspection Report.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum increase of \$0.00
- ☐ Unit Price of \$ per
- ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☒ As follows: Cost and time to be negotiated separately.

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PGAL, Inc.

ARCHITECT *(Firm name)*



SIGNATURE

Paul Bonnette, Principal

PRINTED NAME AND TITLE

City of Rockport

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

Teal Construction

CONTRACTOR *(Firm name)*

SIGNATURE

Justin McComb, Director of South
Texas Operations

PRINTED NAME AND TITLE

11/5/24

DATE

DATE

DATE



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 89.1
Date: 9/26/24
Job: 22-1649 Rockport City Hall
Phone:

Description: RFI 156.1 Shades

We are pleased to offer the following specifications and pricing to make the following changes:

Please see attached cost for RFI 156.1 updated plan.

This is for review only on Sub Cost and Backup. As Change Requests 78 is Pending for Time and Cost.

The total amount to provide this work is

\$5,797.00

(Please refer to attached sheet for details.)

The schedule will be TBD.

PGAL: Not sure what this is referencing. CPR #78 is for window water testing and is unrelated to this CPR #89.1

Submitted by: Heaven Vasquez

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 89.1 Price Breakdown
Continuation Sheet

Description: RFI 156.1 Shades

Description	Labor	Material	Equipment	Subcontract	Other	Price
Blinds & Shades				\$5,270.00		\$5,270.00
Subtotal:						\$5,270.00
			Fee	\$5,270.00	10.00%	\$527.00
Total:						\$5,797.00

Heaven Vasquez

From: LARRY YBARRA <serviceshade@msn.com>
Sent: Thursday, September 26, 2024 8:55 AM
To: Heaven Vasquez; tom thomas; Christina.serviceshade@yahoo.com
Subject: EXT: Rockport City Hall

WARNING: This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Heaven, I have recapped the shade work for this project and the following are the results.

Original bid \$19,905.00 for 92 single shades

PGAL:

- 46 single shades (see plan attached)
- 4 single shades added at Break Room

Our scope of work

44 single shades

53 dual shades

150 shade bands

PGAL:

- 26 Dual Shade = 52 shade bands (see plan attached)
- 1 added at Jury Room
- 4 dual shades deleted at Multi-purpose

18 arch shades

168 total shades

PGAL: 98 shade bands

Materials \$ 19,865.00

Labor 5,310.00

Total \$ 25,175.00

Original 19,905.00

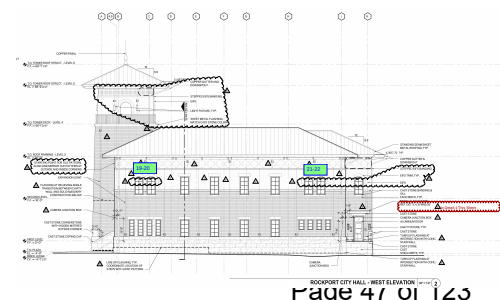
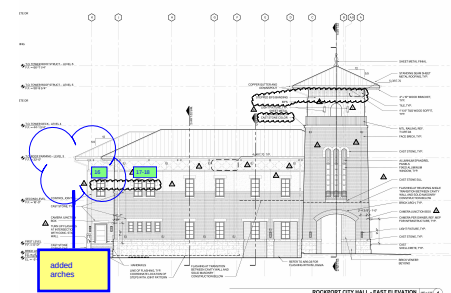
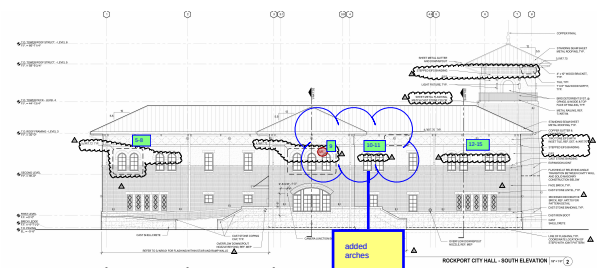
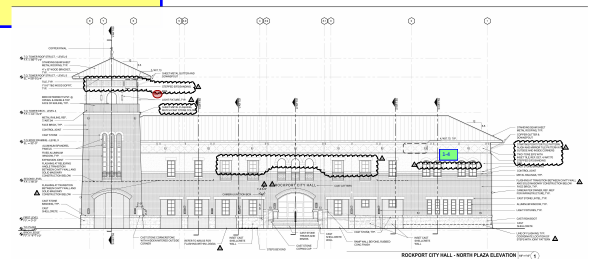
Add \$ 5,270.00

PGAL:

- Counted 22 by PGAL
- 4 were added at Break Room,
- 6 were deleted at Tower
- Arches should be covered as part of the base bid

This is the difference for the added shade bands being supplied.

Larry J. Ybarra
President
Service Shade Shop
10104 Huebner Road
San Antonio, Texas 78240
210-533-5323





1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 90
Date: 9/24/24
Job: 22-1649 Rockport City Hall
Phone:

Description: RFI 168 G Windows

We are pleased to offer the following specifications and pricing to make the following changes:

Please see attached cost for RFI 168.

The total amount to provide this work is

\$26,723.73

(Please refer to attached sheet for details.)

Architexas comments, 9/26/24:

METAL FRAMING - MK MARLOW

Special infill/reworking of as-built conditions is now required for areas that should have been incorporated with the surrounding metal framed walls per direction provided well in advance of metal framing installation. Had these changes been properly coordinated by the General Contractor, the change in material and labor would have been negligible, especially given the elimination of arched framed openings, etc. Teal is therefore responsible for all metal framing costs associated with this change request.

-The change from full height arched to reduced height rectangular windows with metal framed wall and decorative panels above was made during window shop drawing review dated 11/22/22. Teal did not coordinate the change with other affected subcontractors.

-The area was further documented in RFI 82 dated 2/7/23, see SK-3A through 3D.

-Architexas noted the missing framing and window head for the rectangular window openings in metal framing shop drawing review dated 2/22/23.

-Construction of metal framing and window openings proceeded in conflict with design team direction. Architexas noted the incorrectly built window framing in Field Report 12 from site visit on 1/3/24 and referred back to RFI 82.

-Teal continued construction of the tower exterior envelope and window openings with incorrect conditions and did not issue RFI 168 until 7/16/24.

MASONRY - G&B

-Teal did not coordinate the infill panels designed for the area above the rectangular windows (SK-1 provided 11/22/22 with window shop drawing review) and sequencing of surrounding construction. Infill panels needed to be coordinated prior to proceeding with waterproofing and finished masonry openings. Teal is responsible for all masonry removal and reinstallation required in this change request.

-Provide break out of costs for materials and labor for brick demo and reinstall vs. EIFS infill.

-Teal to resolve issue with missing structural steel at cast stone surround before proceeding.

OTHER - SHARP GLASS

Provide credit for reduction of window scope made in shop drawing review dated 11/22/22:

-Bid design: (6) arched 2'-0 3/8" wide by 17'-10 3/4" tall windows

-Revised design: (6) rectangular 2'-0 3/8" wide x ~12'-0 13/16" windows

-Include reduction of brick mold trim



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 90 Price Breakdown
Continuation Sheet

Description: RFI 168 G Windows

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural Framing Systems				\$7,805.30		\$7,805.30
Lath, Plaster, & EIFS				\$16,489.00		\$16,489.00
Subtotal:						\$24,294.30
			Fee	\$24,294.30	10.00%	\$2,429.43
Total:						\$26,723.73

From: Giang Phan (PGAL)
To: Giang Phan (PGAL), Mark Williams (Broadus Associates), Sara Patrick (Architexas)
Sent: Jul 17, 2024 at 10:44 AM CDT

RFI 0168 - G window

Status: Sent to reviewer

Due Date: Jul 23, 2024

Question

Heaven Vasquez (Teal Construction) on Jul 16, 2024 at 9:23 AM CDT

Please advise on radius design for the g windows.
Larry irsik gave recommendations to teal, teal took profile trim to the vendors and not capable of doing profile.
Please advise on design
email was sent to design team

History

Information edited

Heaven Vasquez (Teal Construction) on Jul 16, 2024 at 9:27 AM CDT

- Number added:0168
- Due date added:Jul 23, 2024
- Watcher added:Mark Williams (Broadus Associates), Giang Phan (PGAL)

Question drafted and sent to manager

Heaven Vasquez (Teal Construction) on Jul 16, 2024 at 9:27 AM CDT

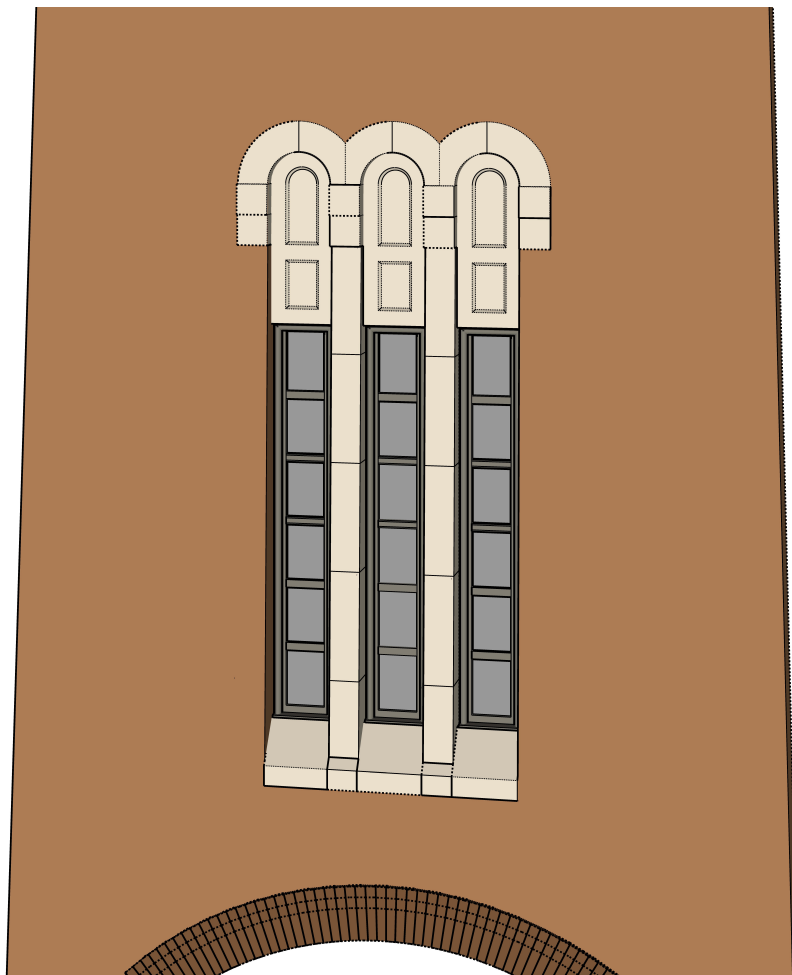
- Question added:
Please advise on radius design for the g windows.
Larry irsik gave recommendations to teal, teal took profile trim to the vendors and not capable of doing profile.
Please advise on design
email was sent to design team
- Title added:G window
- Submitter added:Heaven Vasquez (Teal Construction)
- Manager added:Giang Phan (PGAL)

Architexas response:

Provide EIFS infill with recessed panel detailing within arched openings above tower windows. Refer to attached revised SK-3A, SK-3B, SK-3C, SK-3D, and new SK-3E.

1. Verify as-built conditions and dimensions before proceeding. Verify as-built location of Type G window frames within exterior walls and in relation to brick and cast stone jambs. If location differs from dimensions shown on SK-3A through 3E inform the Architect.
2. Delegated design metal framing required at window heads and infill area above windows.
3. Resolve cast stone steel support detail before proceeding with work.
4. EIFS infill panel finish and color to match cast stone. Steps at inset panel areas must be crisp and accurate. Provide EIFS color samples for selection: SW 7518 Beach House and SW 7713 Tawny Tan.
5. Teal/G&B to provide sketch for waterproofing details at transitions from exterior wall Tremco liquid applied system to the Parex EIFS system.

Sara Patrick
8/9/24



Concept Diagram



CITY OF ROCKPORT
2840 HIGHWAY 35N BYPASS
ROCKPORT, TEXAS 78382
T 361.729.2213

ARCHITECT

PGAL

PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

Architexas

ARCHITEXAS
2900 Congress Ave.,
Suite 200
Austin, Texas 78704
T 512 444 4220

CONSULTANT

REGISTRATION

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12/02/202

DRAWING HISTORY

[illegible]

KEY PLAN

PROJECT NAME
CITY OF ROCKPORT
CITY HALL

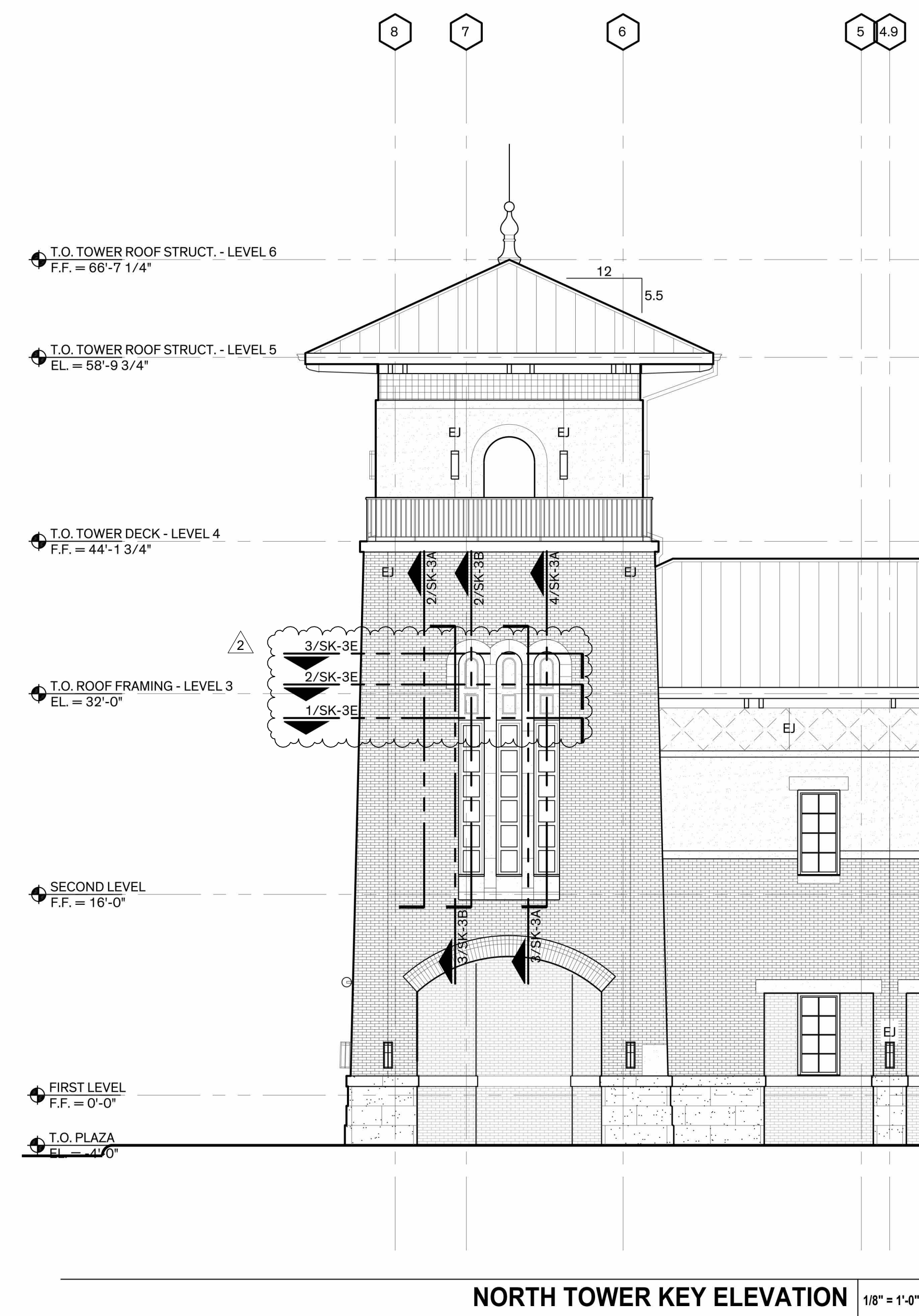
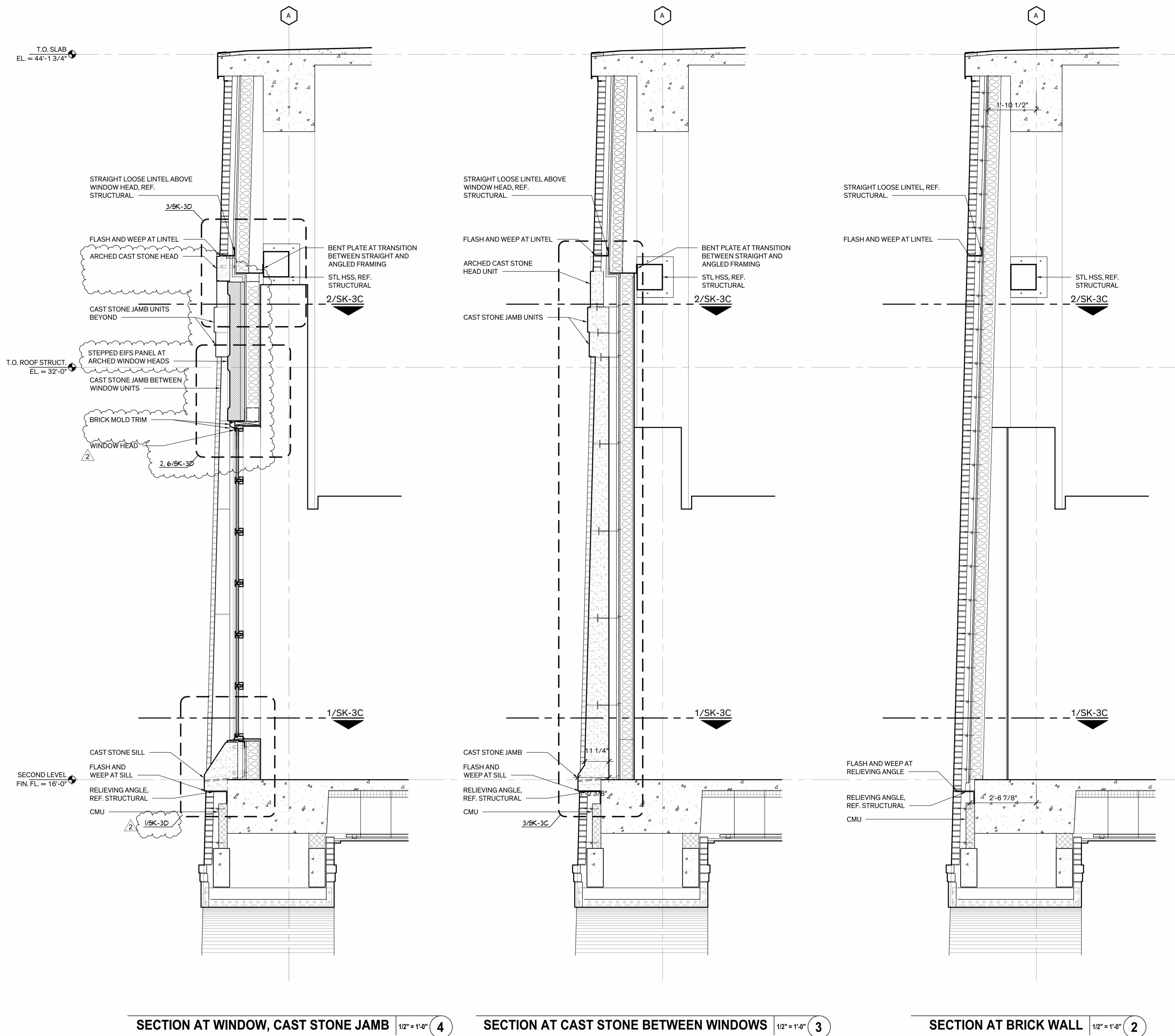
PROJECT LOCATION
212 N. LIVE OAK
STEET
ROCKPORT, TEXAS
78382

PROJECT NUMBER
1004335.02

SHEET TITLE
TOWER WALL
SECTIONS

SHEET NUMBER

SK-3A



ARCHITECT

PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

ARCHITEXAS
2900 Congress Ave.,
Suite 200
Austin, Texas 78704
T 512 444 4220

CONSULTANT

REGISTRATION
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DRAWING HISTORY

[illegible]

KEY PLAN

PROJECT NAME
CITY OF ROCKPORT
CITY HALL

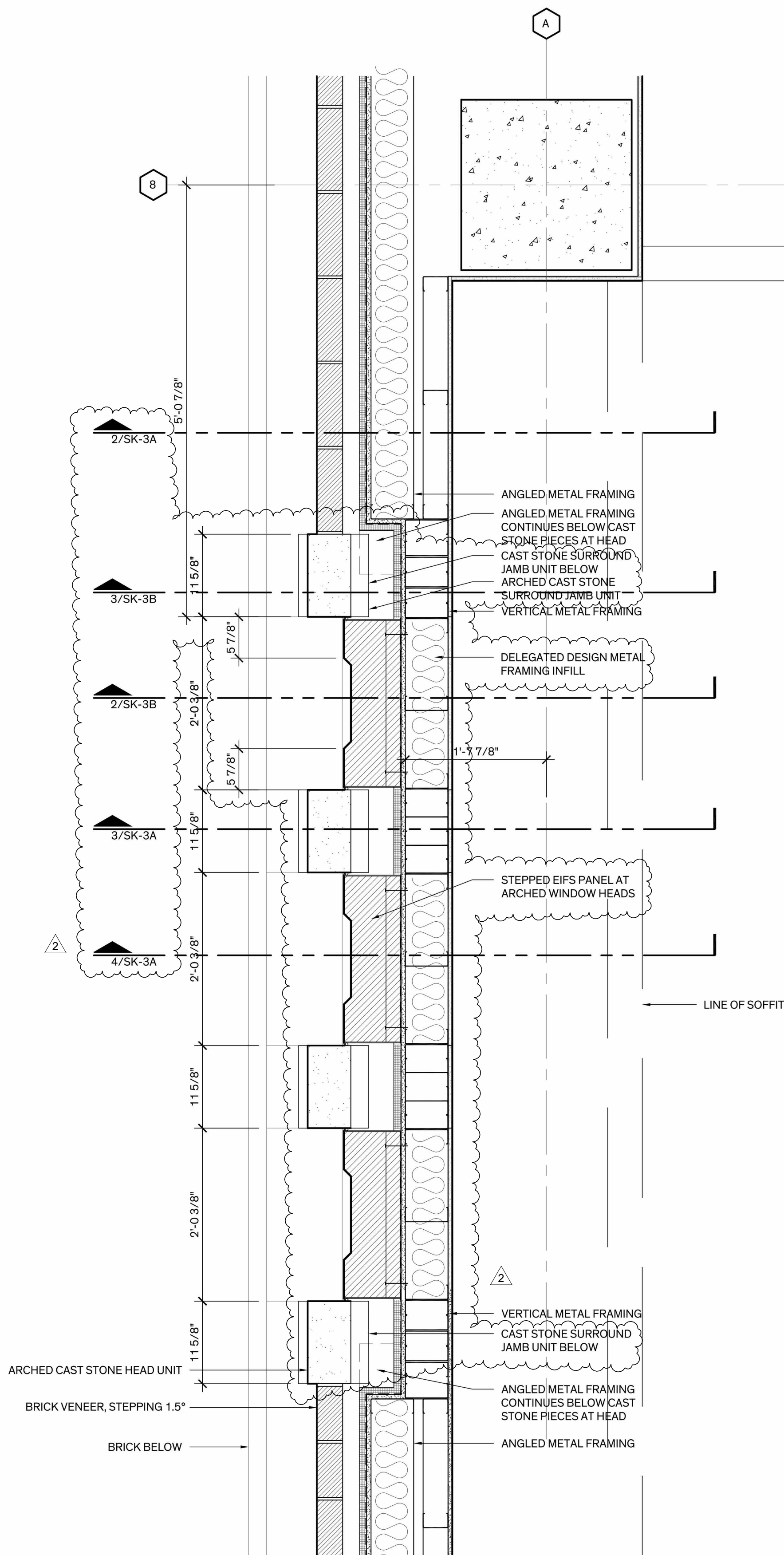
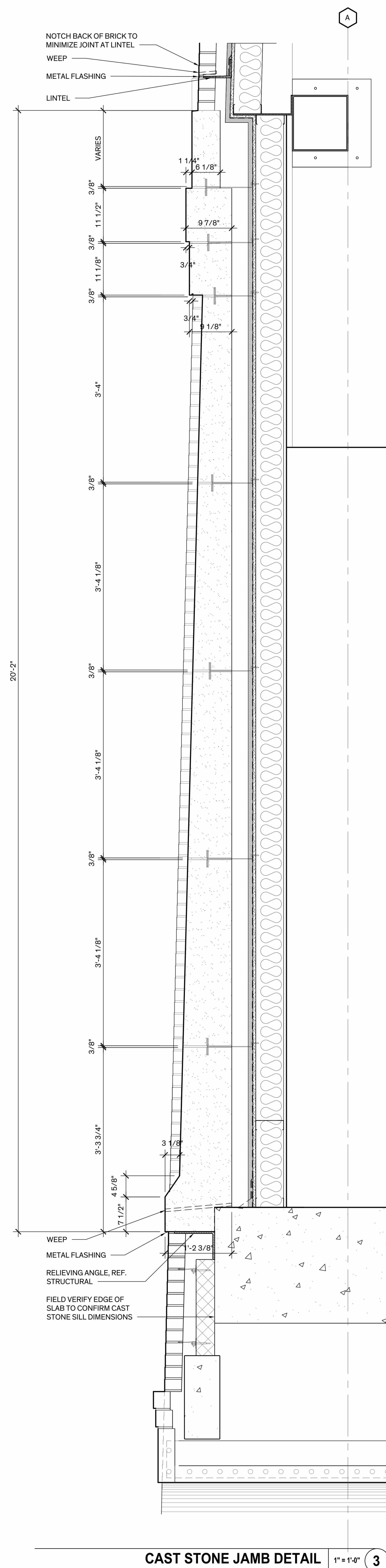
PROJECT LOCATION
212 N. LIVE OAK
STEET
ROCKPORT, TEXAS
78382

PROJECT NUMBER
1004335.02

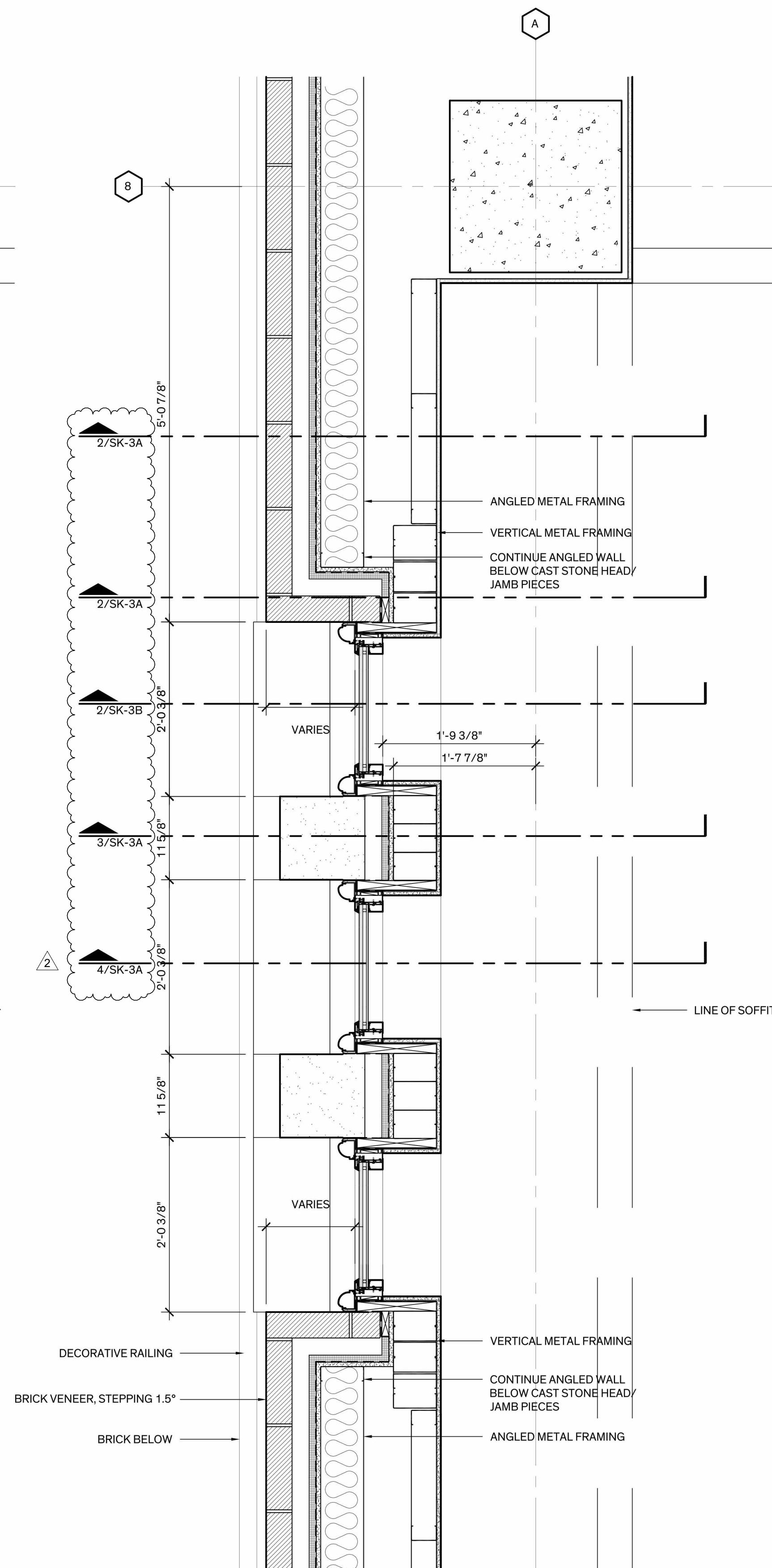
SHEET TITLE
TOWER WALL
DETAILS

SHEET NUMBER

SK-3C

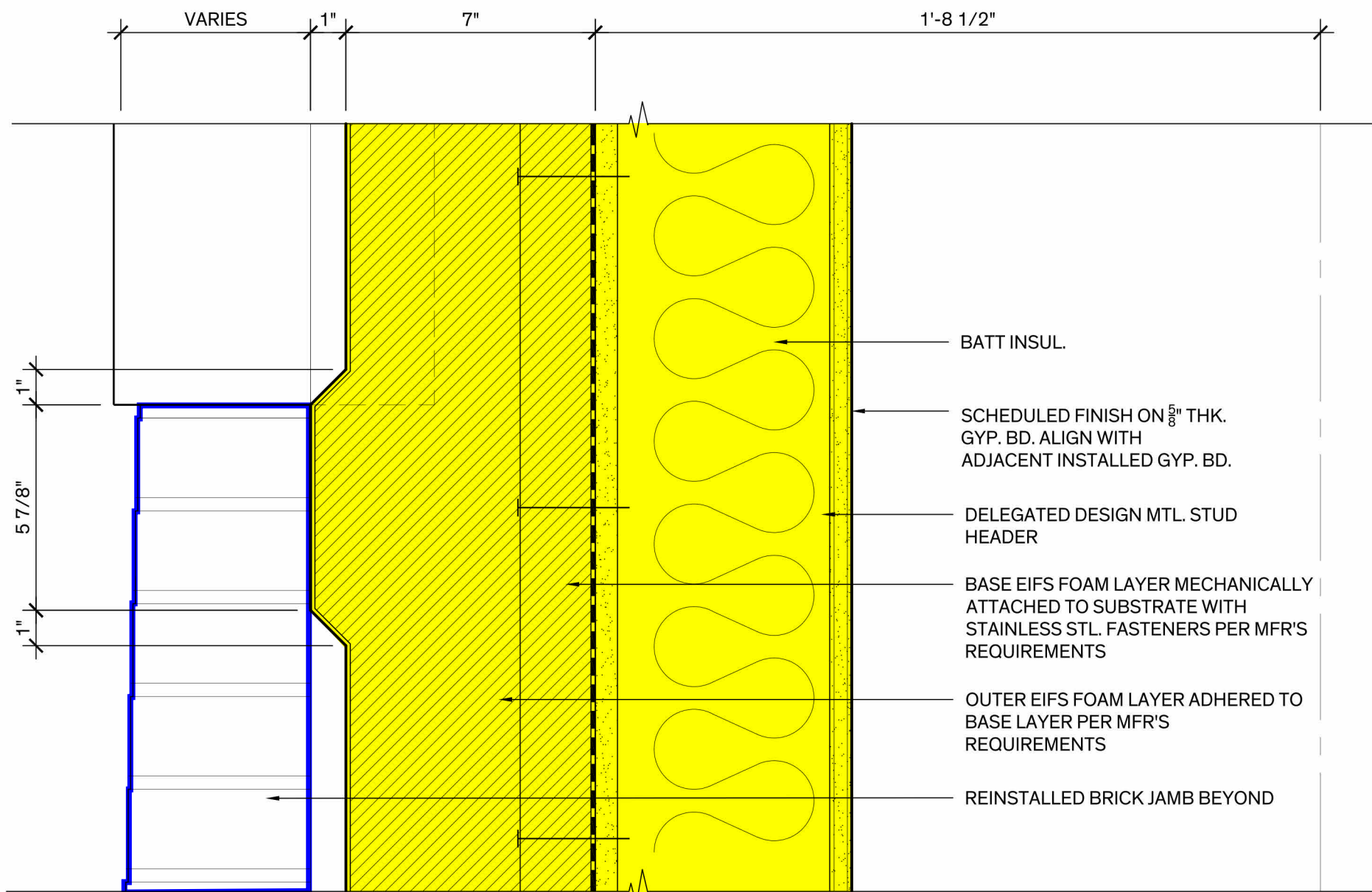


PLAN AT HEAD LEVEL	1" = 1'-0"	2
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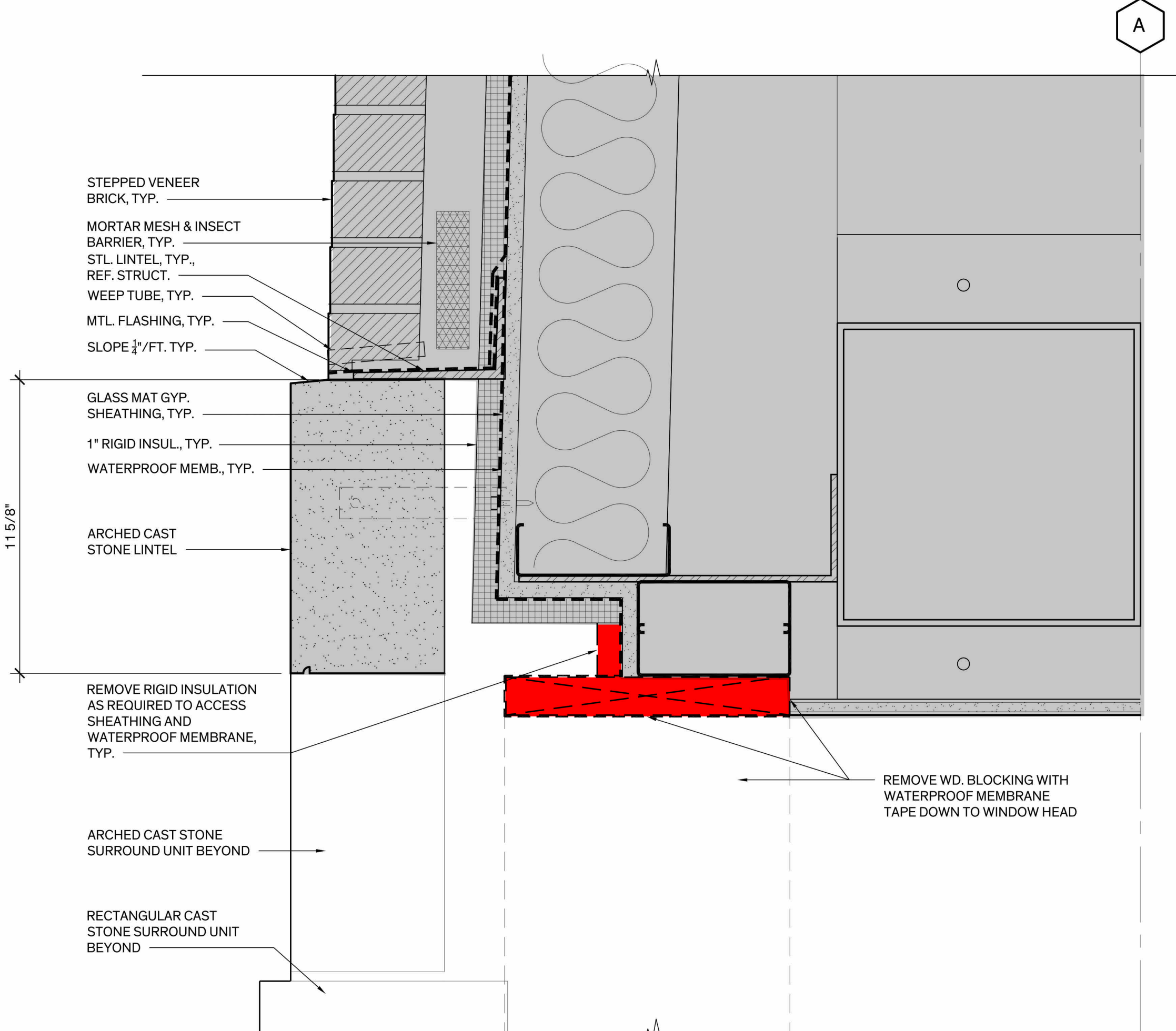


PLAN AT SILL LEVEL	1" = 1'-0"	1
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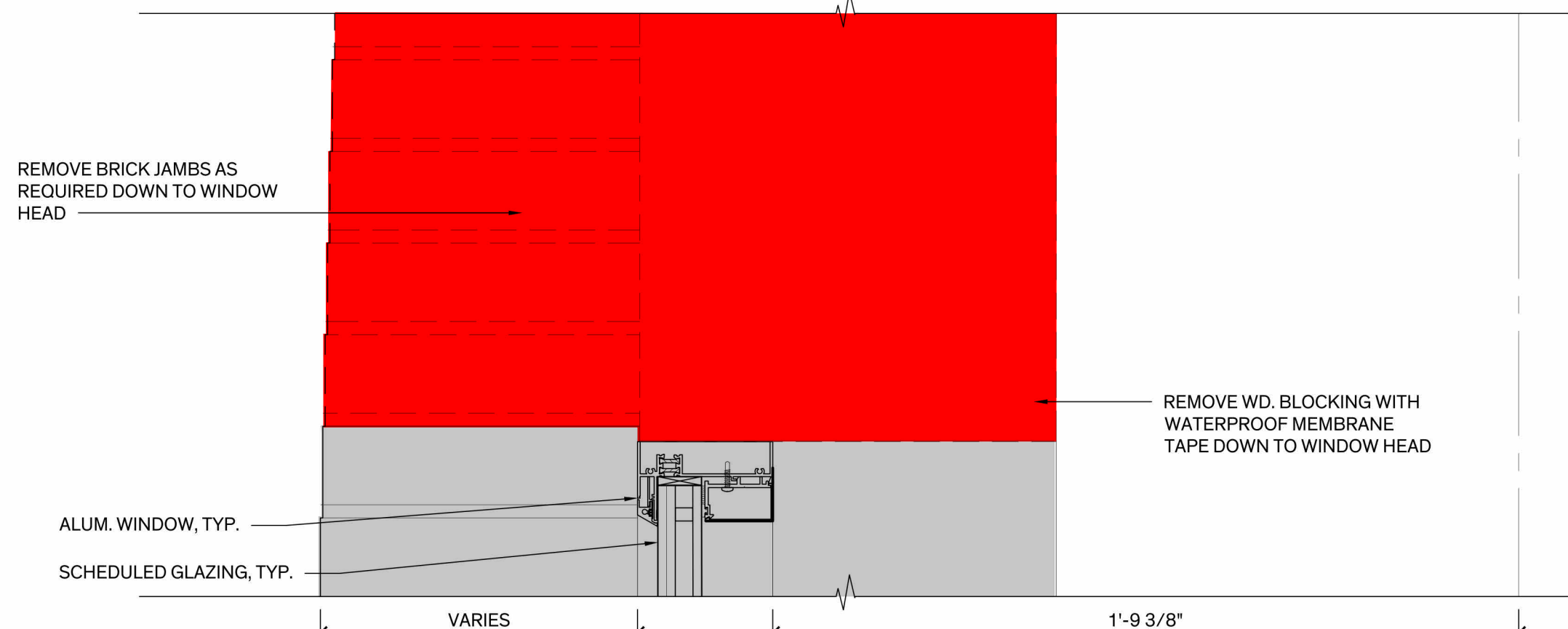
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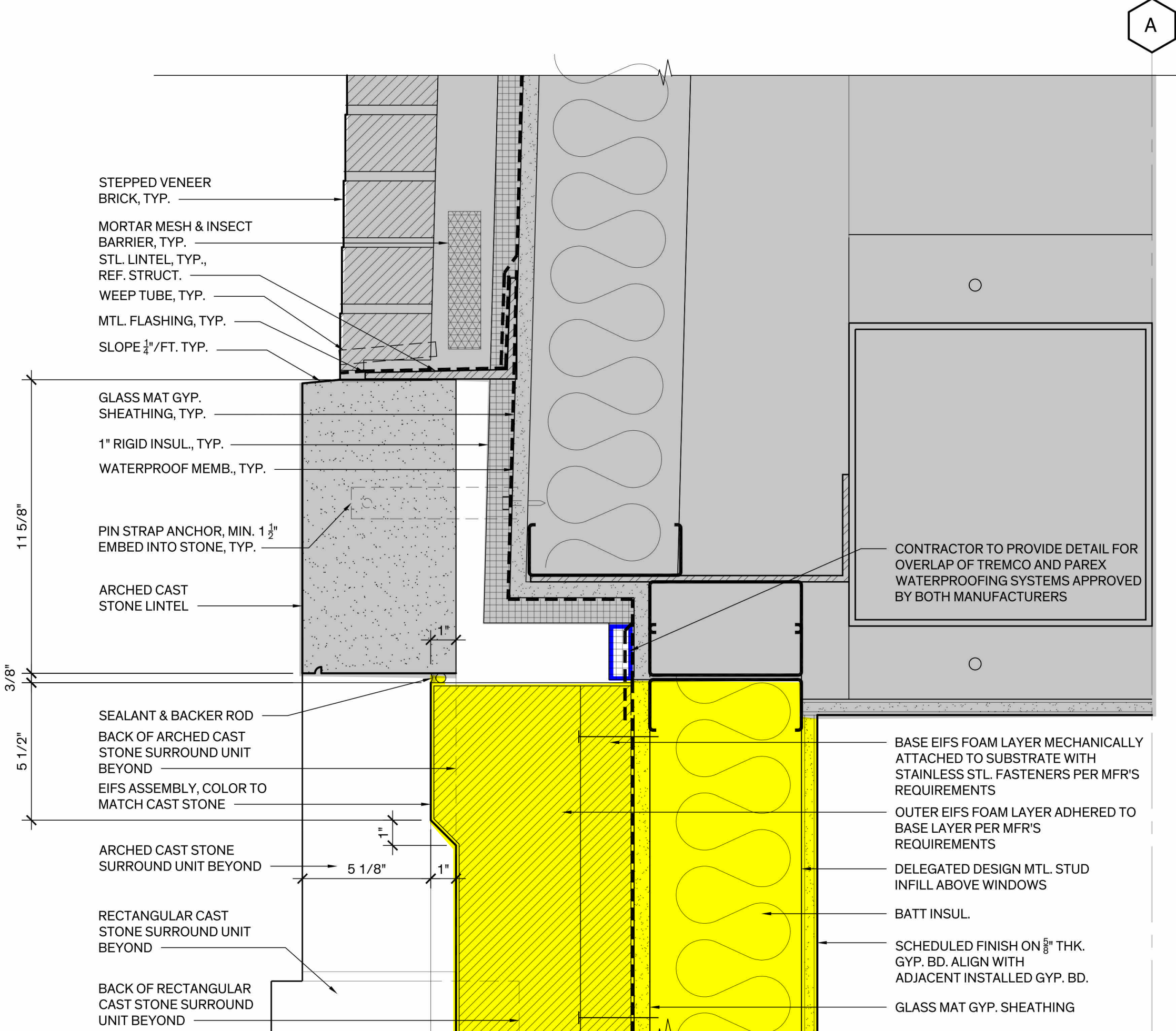
ARCHED EIFS PANEL DETAIL 3" = 1'-0" 6



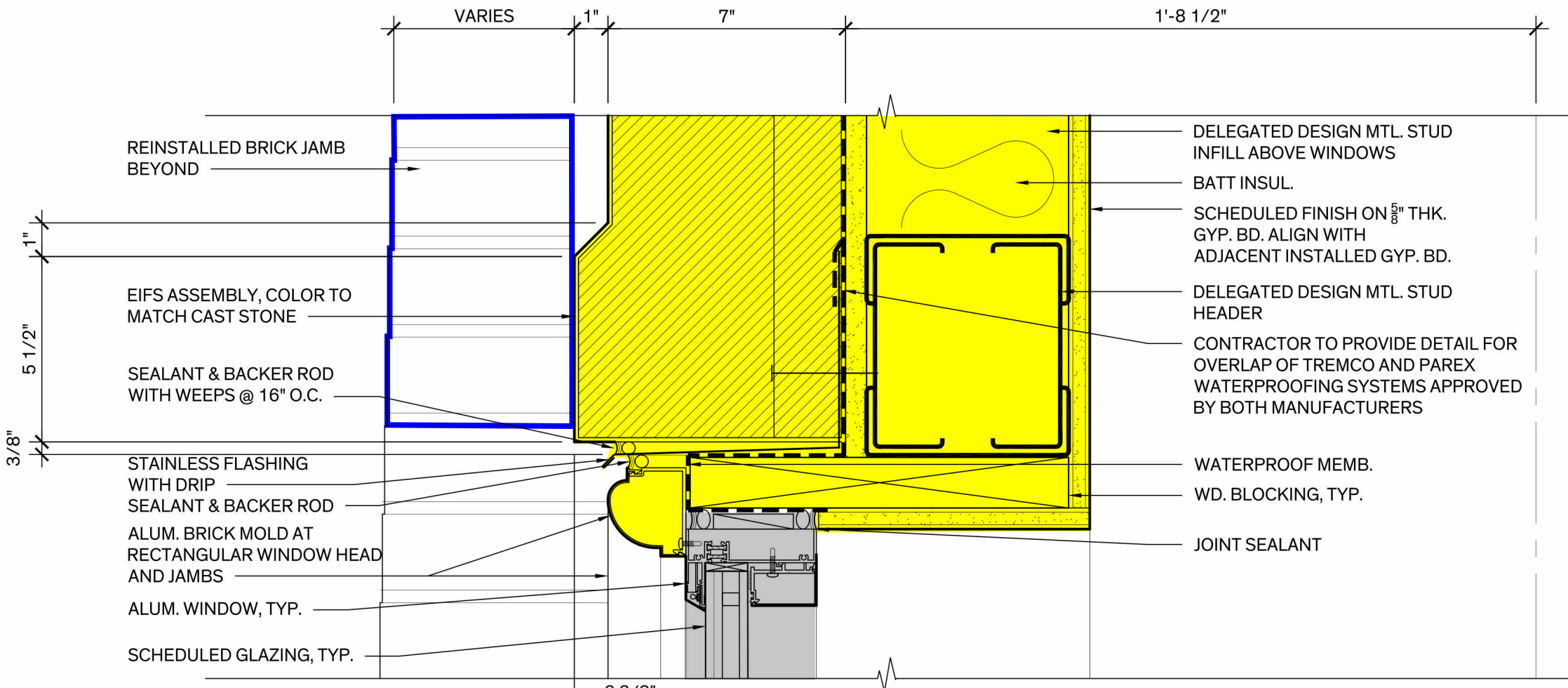
ARCHED EIFS PANEL HEAD DETAIL - DEMO 3" = 1'-0" 5



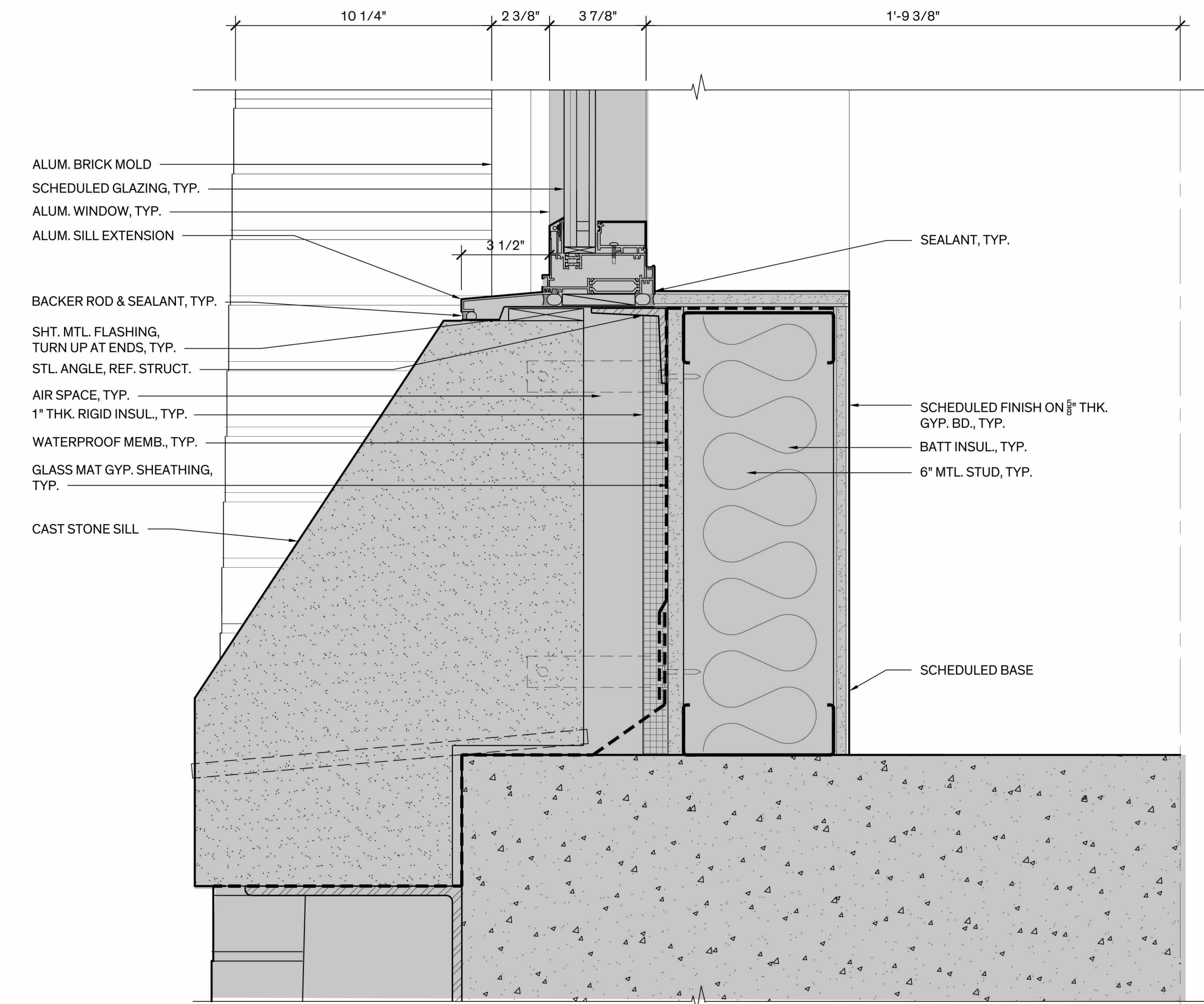
WINDOW HEAD/ ARCHED EIFS PANEL SILL DETAIL - DEMO 3" = 1'-0" 4



ARCHED EIFS PANEL HEAD DETAIL 3" = 1'-0" 3



WINDOW HEAD/ ARCHED EIFS PANEL SILL DETAIL 3" = 1'-0" 2



WINDOW SILL DETAIL 3" = 1'-0" 1

KEY

REMOVE
AS-BUILT TO REMAIN
INFILL REQUIRED AT EIFS PANELS
REINSTALL REMOVED COMPONENTS

CLIENT

CITY OF ROCKPORT, TEXAS

CITY OF ROCKPORT
2840 HIGHWAY 35N BYPASS
ROCKPORT, TEXAS 78382
T 361.729.2213

ARCHITECT

PGAL

PGAL, Inc.
3131 Briarpark Dr.
Suite 200
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www.pgal.com

Architexas

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CONSULTANT

REGISTRATION

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12/02/2021

DRAWING HISTORY

No.	DATE	DESCRIPTION
1	02.07.2023	RFI #82.1
2	08.09.2024	RFI #185

KEY PLAN

PROJECT NAME

**CITY OF ROCKPORT
CITY HALL**

PROJECT LOCATION

212 N. LIVE OAK
STEET
ROCKPORT, TEXAS
78382

PROJECT NUMBER

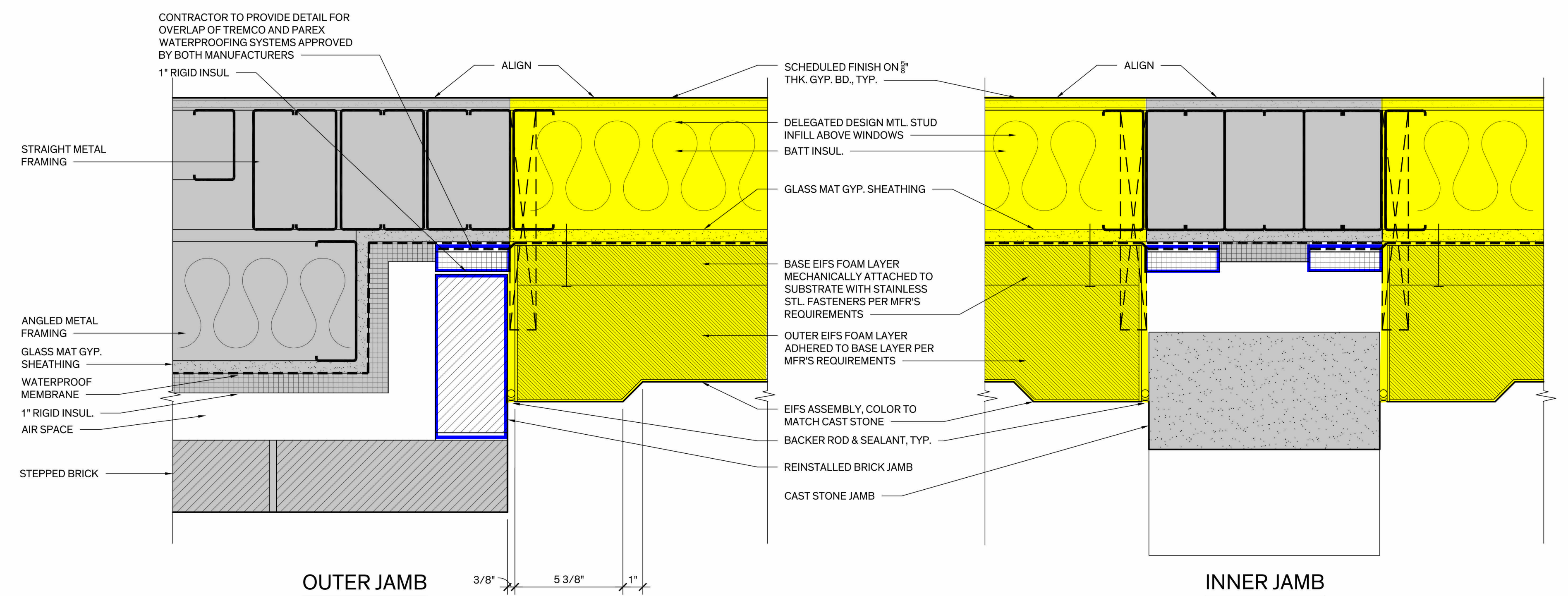
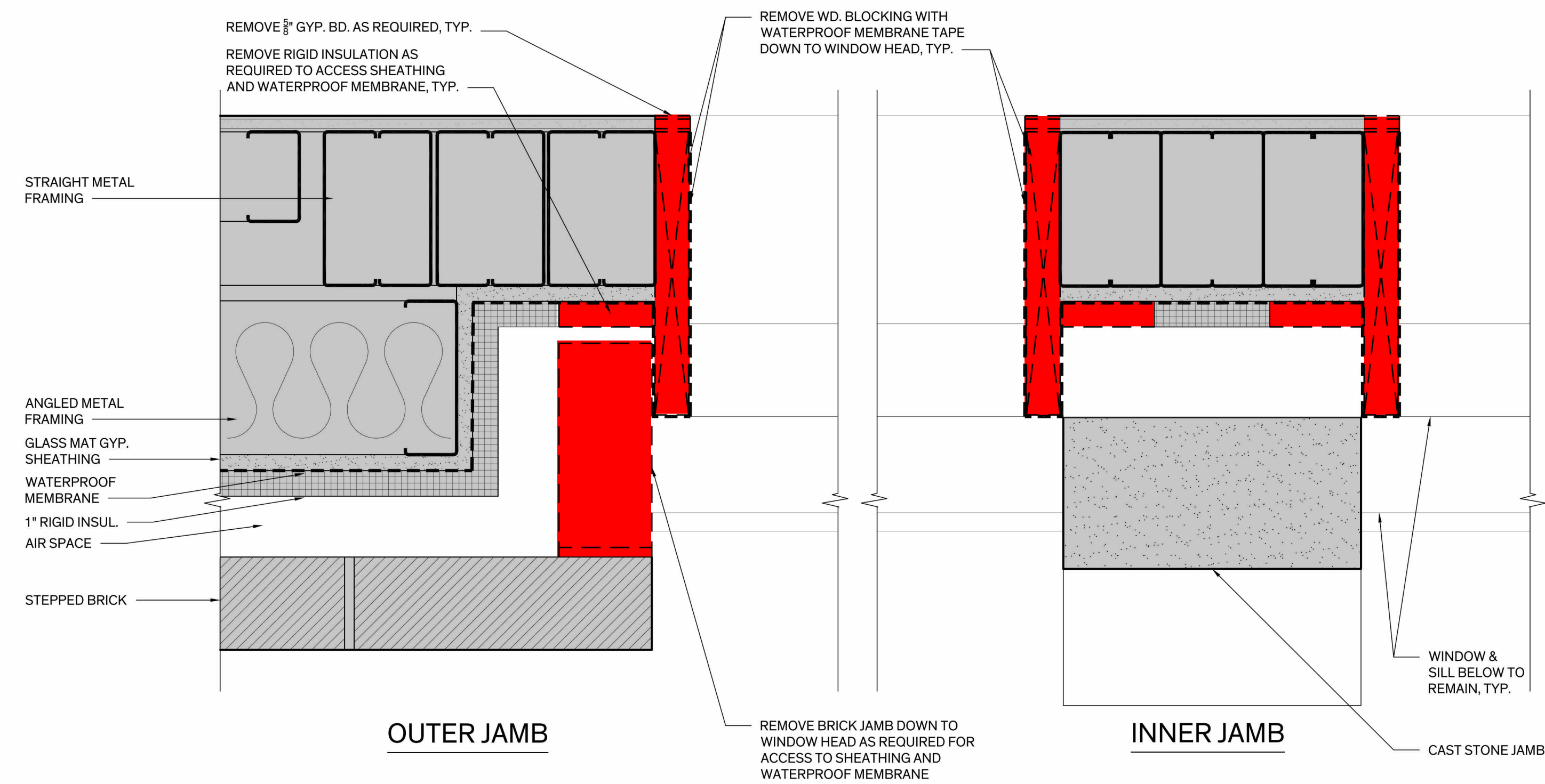
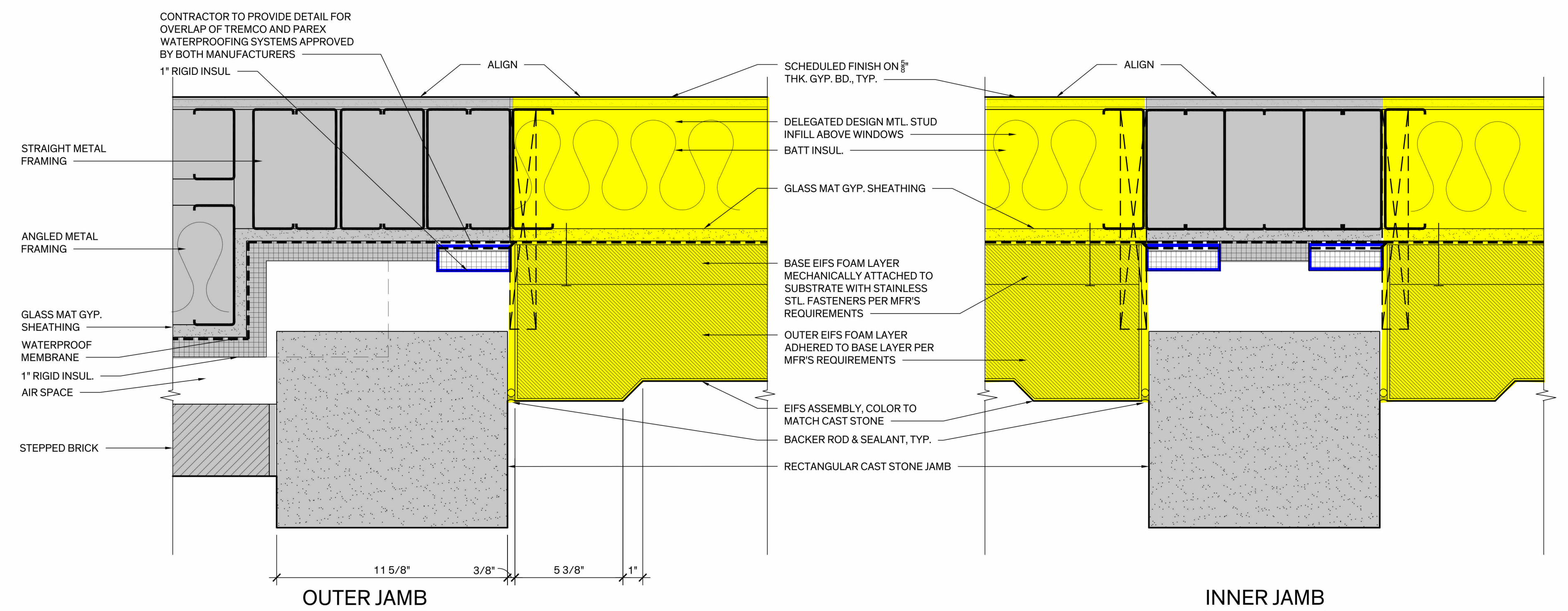
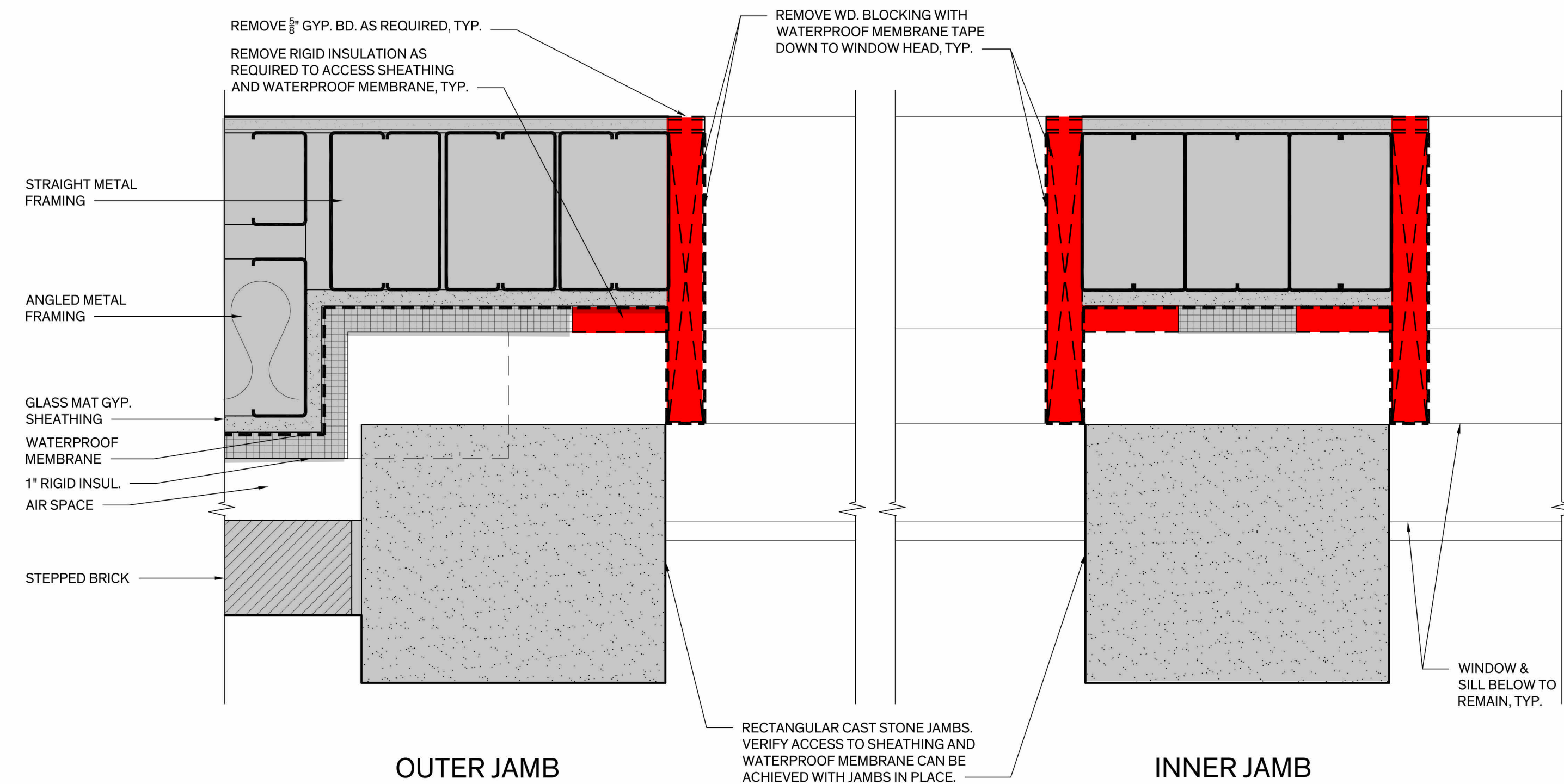
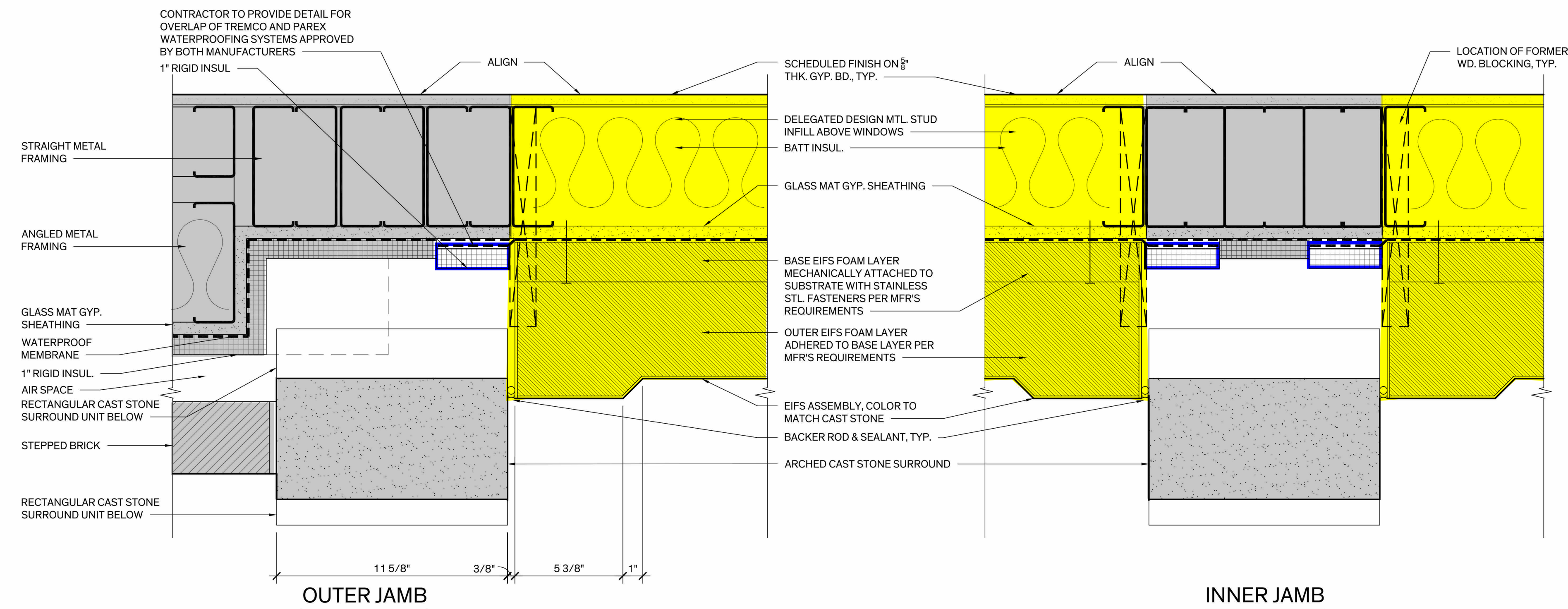
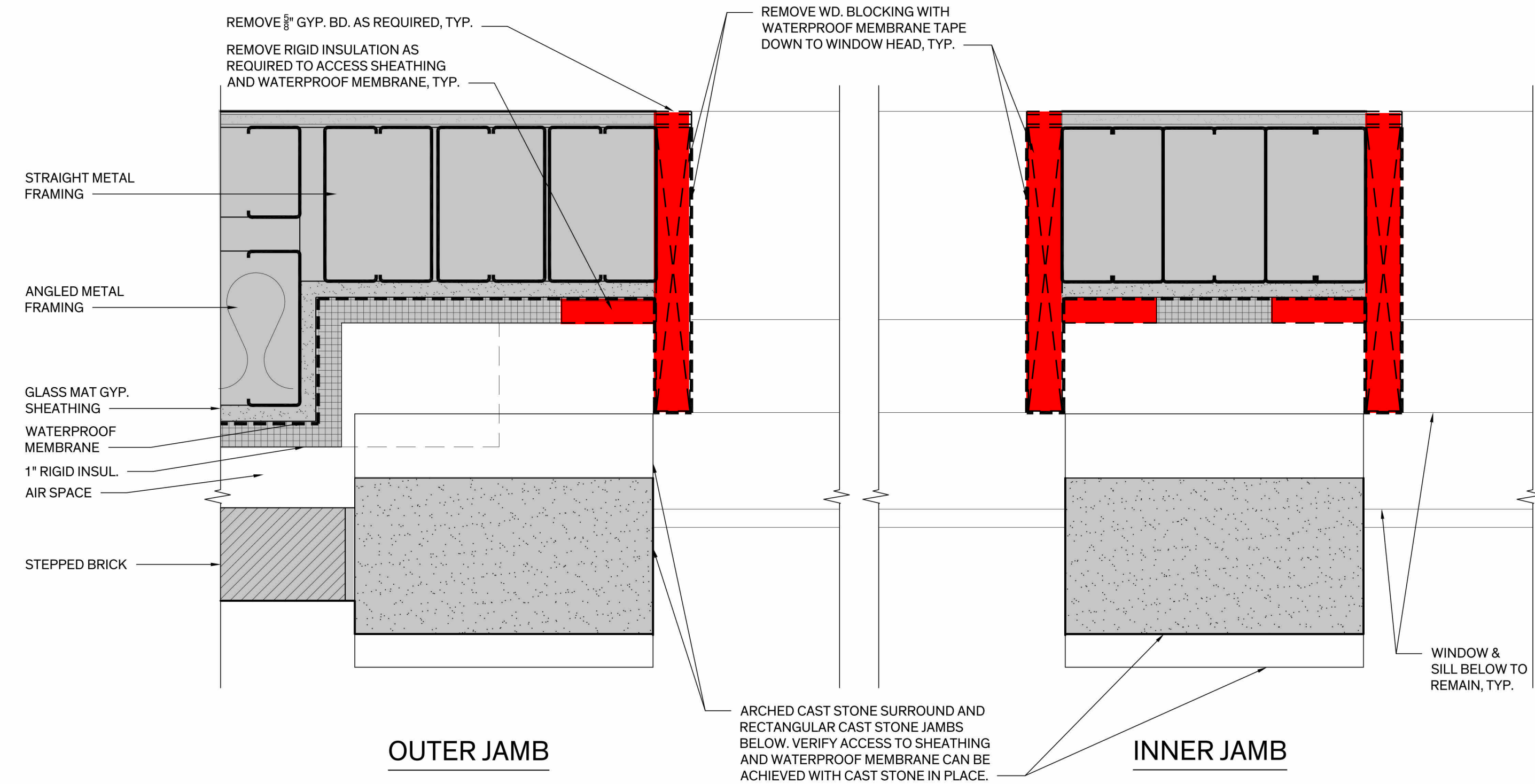
1004335.02

SHEET TITLE

**TOWER WALL
DETAILS**

SHEET NUMBER

SK-3D



KEY

	REMOVE		INFILL REQUIRED AT EIFS PANELS
	AS-BUILT TO REMAIN		REINSTALL REMOVED COMPONENTS



To: TEAL CONSTRUCTION COMPANY
1335 BRITTMOORE
HOUSTON, TX 77043
Project: ROCKPORT CITY HALL

RFC No: HALL 030

Date: 8/23/2024

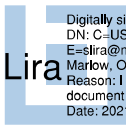
Description: This proposal is for the additional engineering to infill the sprandel on top of the windows at the tower walls and add support. Please note that we are no longer in the project and an this work will required an additional movilization and ordering a boom lift to access the work area. Also, we do not have material on site and they do not sell by the piece for the special order material only by bunddles.

This includes Coordination, Supervision, Engineering, Safety, Labor, Material, and equipment to perform this scope of work.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Additional time requested to complete this work is 2 days.

Upon approval the sum of \$7,805.30 will be added to the contract price.

Authorized Signature:  **Sergio I. Lira** Digitally signed by Sergio I. Lira
DN: C=US,
E=sira@mkmarlow.com, O=MK
Marlow, OU=PM, CN=Sergio I. Lira
Reason: I have reviewed this
document
Date: 2021.07.22 08:44:20-05'00'

MK MARLOW COMPANY LLC

Date: August 23, 2024

Authorized Signature: _____ Date: _____
TEAL CONSTRUCTION COMPANY



To: TEAL CONSTRUCTION COMPANY
 1335 BRITTMOORE
 HOUSTON, TX 77043
 Project: ROCKPORT CITY HALL

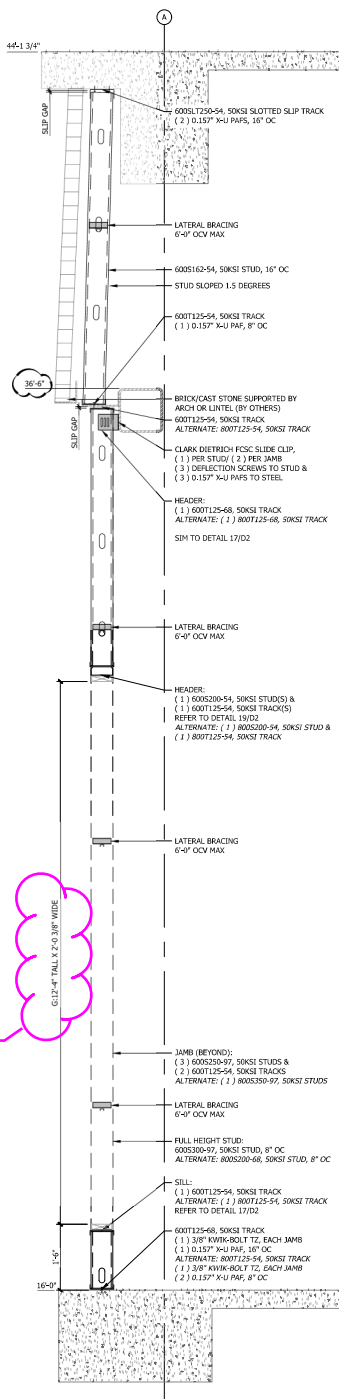
Teal is responsible for all metal framing and exterior sheathing costs.

Labor	Hours	Rate	Burden	Fringes	Total
SUPERVISION	16	57.12	26.81	0.00	1,342.88
EXTERIOR FRAMING	16	46.12	21.64	0.00	1,084.16
	32				2,427.04

Material	Qty	Cost	Tax	Total
600SLT250-54	100	4.88	0.00	488.00
ATTACHMENTS	9	14.40	0.00	129.60
600T125-54	100	3.68	0.00	368.00
600S200-54	300	9.49	0.00	2,847.00
Exterior sheathing			0.00	3,832.60

Equipment	Hours	Rate	Total
BOOM 60-66' W/JIB	2	410.00	820.00
	2		820.00

Description	Pcnt	Amount
Labor		2,427.04
Material		3,832.60
Equipment		820.00
Total Cost		7,079.64
5% OVERHEAD	5	353.98
5% PROFIT	5	371.68
Contract Amount		\$7,805.30



Verify with actual window dimensions. Type G frame height is 144-13/16\"/>

1R

SECTION

REFER TO ARCHITECTURAL DRAWINGS: AR733, 4/SK-3A
REFER TO STRUCTURAL DRAWINGS: 10/053.25

NOT TO SCALE

DRAWING NO.
SK3
SCALE: AS NOTED
SHEET NAME
SECTIONS

PROJECT NUMBER
22009
DESIGNED BY
FSE
DRAWN BY
FSE
CHECKED BY
FSE
DATE
08/22/2024

ROCKPORT CITY HALL

ROCKPORT, TX





September 18, 2024

Justin McComb
Teal Construction

Re: Rockport City Hall – RFI 168

Mr. McComb;

Below you will find our pricing for the added EIFS infill at tower arched windows per RFI 168. Includes demo and reinstall of brick jambs as shown

- Materials - \$1,314.00
- Labor - \$9,651.00
- Equipment - \$4,025.00
- OH & P 10% - \$1,499.00
- Total - \$16,489.00

Break out costs for materials and labor for brick demo and reinstall vs. EIFS infill. Teal is responsible for all masonry costs.

Please let us know if you have any questions.

Sincerely;

Jay Martin
Sr. Project Manager



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 92
Date: 10/18/24
Job: 22-1649 Rockport City Hall
Phone:

Description: Elevator Compliance

We are pleased to offer the following specifications and pricing to make the following changes:

Please see attached cost to comply with elevator code.

The total amount to provide this work is \$12,824.90

(Please refer to attached sheet for details.)

The schedule will be TBD.

Submitted by: Heaven Vasquez

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 92 Price Breakdown
Continuation Sheet

Description: Elevator Complainece

Description	Labor	Material	Equipment	Subcontract	Other	Price
Electrical Subcontractor				\$11,659.00		\$11,659.00
					Subtotal:	\$11,659.00
			Fee	\$11,659.00	10.00%	\$1,165.90
					Total:	\$12,824.90



Wendt Services, Inc.

September 26, 2024

Teal Construction
5110-B IH 37
Corpus Christi, TX 78407
Attn: Justin McComb; justinmccomb@tealcon.com

**Re: City of Rockport – New City Hall PCO#26
Elevator Inspection Report 07/22/24 – Wendt Response / PCO#26 request**

This PCO#26 is in response to the Failed Elevator Inspection Report for Rockport City Hall, 212 N. Live Oak, Rockport 78382, ELBI #47254. The report was signed by William McPherson and dated 07/22/2024. This report and Wendt's response was sent to the design team, DBR responded and agreed with Wendt. The below listed issues are not code violations. Wendt submits this PCO to pass inspection based on the Inspectors authority only and at the request of Teal.

- #2, Wendt will make changes to the pathways described below.
- #6, Wendt will provide lighting as requested below. No Specification requirements, Allowance of \$750.
- #7, Wendt to provide and install new GFI outlet as described below.
- #13, Wendt to provide and install 30amp Permanent Series Multiphase GFCI device, described below. Device to be mounted in electrical room, adjacent to panel serving elevator sump pump, terminations to be made inside panel enclosure. Wendt is not liable for design or code compliance by choosing to accept this proposal and this GFCI device. Wendt is not an engineering firm and makes no promises or guarantees that this device will satisfy design, code, or compliance rules. Wendt was not given a design or directive on how to comply with this violation listed below. Specification sheet attached.
- #17, Wendt will provide a switch as requested below. No Specification requirements, Allowance of \$600.
- #18, Wendt will provide lighting as requested below. No Specification requirements, Allowance of \$750.
- Wendt requires approval of the specification sheet attached and will need to be issued formal Change Order prior to proceeding. Issuance of CCD will be received as acceptance of this proposal, promise to pay and issue future formal Change Order.

Code violations A17.1-2.7.9.1, A17.1-2.7.9.2 & A17.1-2.8.2.1 are not Electrical code violations. Wendt has provided allowances for these violations. Wendt has asked for clarification and will address concerns if allowances do not cover the cost of these violations.

#	Rule	Violation	2011 NEC code article	Wendt Response
2	NEC 620.21(A)(3)(a)	Requires electrical to be ran in EMT.	(a) Flexible metal conduit, liquidtight flexible metal conduit, or liquidtight flexible nonmetallic conduit of metric designator 12 (trade size $\frac{3}{8}$), or larger, not exceeding 1.8 m (6 ft) in length, shall be permitted between control panels and machine motors, machine brakes, motor-generator sets, disconnecting means, and pumping unit motors and valves. <i>Exception: Liquidtight flexible nonmetallic conduit metric designator 12 (trade size $\frac{3}{8}$) or larger, as defined in 356.2(2), shall be permitted to be installed in lengths in excess of 1.8 m (6 ft).</i>	The code article specified allows for other pathways as described. Please clarify code violation.
6	A17.1-2.7.9.1	Requires lighting in overhead machine space (18 fc).		This is not an NEC code article. Please provide design directive.
7	NEC 620.85	Requires a GFCI in overhead machine space.	620.85 Ground-Fault Circuit-Interrupter Protection for Personnel. Each 125-volt, single-phase, 15- and 20-ampere receptacle installed in pits, in hoistways, on elevator car tops, and in escalator and moving walk wellways shall be of the ground-fault circuit-interrupter type. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms and machinery spaces shall have ground-fault circuit-interrupter protection for personnel. A single receptacle supplying a permanently installed sump pump shall not require ground-fault circuit-interrupter protection.	Is the inspector asking us to install a new GFCI outlet? Or is there already an outlet that needs to be changed to a GFCI outlet? Please clarify code violation.
13	NEC 620.85	Sump pump outlet is required to be on a single non-GFI outlet that's GFI protected.	620.85 Ground-Fault Circuit-Interrupter Protection for Personnel. Each 125-volt, single-phase, 15- and 20-ampere receptacle installed in pits, in hoistways, on elevator car tops, and in escalator and moving walk wellways shall be of the ground-fault circuit-interrupter type. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms and machinery spaces shall have ground-fault circuit-interrupter protection for personnel. A single receptacle supplying a permanently installed sump pump shall not require ground-fault circuit-interrupter protection.	The last sentence of specified code article states, "<u>a single receptacle supplying a permanently installed sump pump shall not require GFCI protection</u>". Please clarify code violation.
17	A17.1-2.7.9.2	Control room light switch is required. (Motion sensor not permitted.)		This is not an NEC code article. Please provide design directive.



9685 US Hwy. 87 N
Victoria, TX 77904
Phone: 361-573-7344
TECL 38576

18	A17.1-2.8.2.1	GFCI required in control room.		This is not an NEC code article. Please provide design directive.
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Allowances for Code Violations:	\$2,100
#6 (A17.1-2.7.9.1) #17 (A17.1-2.7.9.2) #18 (A17.1-2.8.2.1)	
GFCI Device (Ref #13):	\$2,831
Material:	\$1,270
Labor & Coordination:	\$3,937
Overhead/Profit (15%):	\$1,521
TOTAL:	\$11,659

Note: All pricing valid for 30 days. After this time, pricing will be reassessed for market increases and installation capability. All new work is priced at today's costs and utilizing RS Means.

Respectfully,

Kristi Wagner

ATTACHMENTS:

1. Elevator Inspection Report, by William McPherson, Dated 07/22/2024
2. Wendt's Original Elevator Report Response (to Report Dated 07/22/2024)
3. City of Rockport's Currently Adopted Codes
4. GFCI Device Specification Sheet (Ref. #13 Above)

secure elevator

INSPECTION AND CONSULTING

WILLIAM MCPHERSON

ELEVATOR INSPECTOR #20059

(210) 542-2153 *ELEVATORS *ESCALATORS WIL@SECUREELEVATOR.COM

FAILED ELEVATOR/ESCALATOR FAILED INSPECTION REPORT

Building Name: Rockport City Hall Unit # 1 of 1

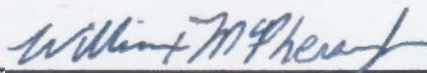
Building Physical Address: 212 N. Live Oak, Rockport 78382 ELBI # 47254

#	RULE	VIOLATION
1	A17.1-2.27.1.1.1	Requires operational phone in elevator.
2	NEC 620.21(A)(3)(a)	Requires electrical to be ran in EMT.
3	A17.1-2.1.1	Fire caulk all penetrations, gaps and holes in hoistway.
4	A17.1-2-26.3.2.7(b)	Requires a smoke detector in overhead machine space.
5	A17.1-8.6.1.6.5	Requires ABC fire extinguisher in control space/room.
6	A17.1-2.7.9.1	Requires lighting in overhead machine space (18 fc).
7	NEC620.85	Requires a GFCI in overhead machine space.
8	A17.1-2.2.2.5	Requires elevator sump pump to be operational.
9	NEC 620.21(A)(1)(d)	Requires sump pump cords to be secured neatly to prevent damage.
10	A17.1-2-	Elevator sump hole requires a grate that is level and flush with the pit floor.
11	NEC 110.12(a)	Requires all holes in electrical boxes to be sealed.
12	IBC 3006.6	ELEVATOR sump pump controller is not permitted to be installed in the pit.
13	NEC 620.85	Sump pump outlet is required to be on a single non-GFI outlet that's GFI protected.
14	NEC 620.51(D)	Requires all disconnects to be labeled with the fed from information.
15	NEC 620.37	Distribution panel has non-Elevator related circuits.
16	A17.1-2.7.3.4.1	Control room requires a door closer.
17	A17.1-2.7.9.2	Control room light switch is required.(Motion sensor not permitted)
18	A17.1-2.8.2.1	GFCI required in control room.

I certify this is a true report of my inspection. I further certify that the information on this report is correct.

20059

William E. McPherson Jr



07/22/2024

TDLR INSP LIC #

Inspector Name Printed

Inspector Signature

Date of Inspection



Wendt Services, Inc.

Teal Construction
5110-B IH 37
Corpus Christi, TX 78407
Attn: Justin McComb; justinmccomb@tealcon.com

**Re: City of Rockport – New City Hall
Elevator Inspection Report 07/22/24 – Wendt Response**

This letter is in response to the Failed Elevator Inspection Report for Rockport City Hall, 212 N. Live Oak, Rockport 78382, ELBI #47254. The report was signed by William McPherson and dated 07/22/2024.

For the purpose of this response, Wendt has looked up the City of Rockport approved codes and determined this municipality is governed by the 2011 code book. <https://www.rockporttx.gov/151/Permits-and-Inspections>. Wendt recognizes that the Inspector is the authority having jurisdiction and will comply with his directives, Wendt only seeks to clarify the violation. Some “violations” may change the design and will need designer approval to change.

See the table below and please forward/share with interested parties. Some items need clarification, some items need design changes and directives, and some items Wendt will comply with.

#	Rule	Violation	2011 NEC code article	Wendt Response
2	NEC 620.21(A)(3)(a)	Requires electrical to be ran in EMT.	(a) Flexible metal conduit, liquidtight flexible metal conduit, or liquidtight flexible nonmetallic conduit of metric designator 12 (trade size $\frac{3}{8}$), or larger, not exceeding 1.8 m (6 ft) in length, shall be permitted between control panels and machine motors, machine brakes, motor-generator sets, disconnecting means, and pumping unit motors and valves. <i>Exception: Liquidtight flexible nonmetallic conduit metric designator 12 (trade size $\frac{3}{8}$) or larger, as defined in 356.2(2), shall be permitted to be installed in lengths in excess of 1.8 m (6 ft).</i>	The code article specified allows for other pathways as described. Please clarify code violation.
6	A17.1-2.7.9.1	Requires lighting in overhead machine space (18 fc).		This is not an NEC code article. Please provide design directive.



7	NEC 620.85	Requires a GFCI in overhead machine space.	620.85 Ground-Fault Circuit-Interrupter Protection for Personnel. Each 125-volt, single-phase, 15- and 20-ampere receptacle installed in pits, in hoistways, on elevator car tops, and in escalator and moving walk wellways shall be of the ground-fault circuit-interrupter type. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms and machinery spaces shall have ground-fault circuit-interrupter protection for personnel. A single receptacle supplying a permanently installed sump pump shall not require ground-fault circuit-interrupter protection.	Is the inspector asking us to install a new GFCI outlet? Or is there already an outlet that needs to be changed to a GFCI outlet? Please clarify code violation.
9	NEC 620.21(A)(1)(d)	Requires sump pump cords to be secured neatly to prevent damage.	(d) A sump pump or oil recovery pump located in the pit shall be permitted to be cord connected. The cord shall be a hard usage oil-resistant type, of a length not to exceed 1.8 m (6 ft), and shall be located to be protected from physical damage.	Will comply.
11	NEC 110.12(a)	Requires all holes in electrical boxes to be sealed.	(A) Unused Openings. Unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, or those permitted as part of the design for listed equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment. Where metallic plugs or plates are used with nonmetallic enclosures, they shall be recessed at least 6 mm (¼ in.) from the outer surface of the enclosure.	Will comply.
13	NEC 620.85	Sump pump outlet is required to be on a single non-GFI outlet that's GFI protected.	620.85 Ground-Fault Circuit-Interrupter Protection for Personnel. Each 125-volt, single-phase, 15- and 20-ampere receptacle installed in pits, in hoistways, on elevator car tops, and in escalator and moving walk wellways shall be of the ground-fault circuit-interrupter type. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms and machinery spaces shall have ground-fault circuit-interrupter protection for personnel. A single receptacle supplying a permanently installed sump pump shall not require ground-fault circuit-interrupter protection.	The last sentence of specified code article states, "<i>a single receptacle supplying a permanently installed sump pump shall not require GFCI protection</i>". Please clarify code violation.
14	NEC 620.51(D)	Requires all disconnects to be labeled with the fed from information.	(D) Identification and Signs. Where there is more than one driving machine in a machine room, the disconnecting means shall be numbered to correspond to the identifying number of the driving machine that they control. The disconnecting means shall be provided with a sign to identify the location of the supply side overcurrent protective device.	Will comply.



15	NEC 620.37	Distribution panel has non-Elevator related circuits.	620.37 Wiring in Hoistways, Machine Rooms, Control Rooms, Machinery Spaces, and Control Spaces. (A) Uses Permitted. Only such electrical wiring, raceways, and cables used directly in connection with the elevator or dumbwaiter, including wiring for signals, for communication with the car, for lighting, heating, air conditioning, and ventilating the elevator car, for fire detecting systems, for pit sump pumps, and for heating, lighting, and ventilating the hoistway, shall be permitted inside the hoistway, machine rooms, control rooms, machinery spaces, and control spaces.	Wendt needs directive from the design team on how to proceed with this issue. This is a design change.
17	A17.1-2.7.9.2	Control room light switch is required. (Motion sensor not permitted.)		This is not an NEC code article. Please provide design directive.
18	A17.1-2.8.2.1	GFCI required in control room.		This is not an NEC code article. Please provide design directive.

Respectfully,

Aarin Wendt



THE CITY OF ROCKPORT HAS ADOPTED THE
FOLLOWING CODES:

2012 INTERNATIONAL BUILDING CODE

2012 INTERNATIONAL GAS CODE

2012 INTERNATIONAL MECHANICAL CODE

2011 NATIONAL ELECTRICAL CODE

2012 INTERNATIONAL RESIDENTIAL CODE

2012 INTERNATIONAL PLUMBING CODE



CURRENT CODES USED IN THE CITY OF ROCKPORT

The following codes have been adopted by ordinance in the City of Rockport:

2012 International Building Code [IBC]

2012 International Gas Code [IGC]

2012 International Mechanical Code [IMC]

2012 International Plumbing Code [IPC]

2012 International Residential Code (IRC)

20011 National Electrical Code [NEC]

The next International Code cycle is in 2015.

If you need to purchase copies of any code publications, contact the following organizations:

For the International Codes:

Southern Building Code Congress International [SBCCI]

900 Montclair Road

Birmingham, Alabama 35213-1206

For the National Electrical Codes:

National Fire Protection Association, Inc. [NFPA]

Batterymarch Park

Quincy, MA 02269

800-344-3555

The screenshot shows the City of Rockport Document Center website. The navigation bar includes links for 'I WANT TO', 'CITY GOVERNMENT', 'DEPARTMENTS', and 'ABOUT ROCKPORT'. A search bar is also present. The left sidebar lists various services like City Elections, Community Calendar, Emergency Information, and Social Media. The main content area is titled 'Home 2024 | Document Center' and shows a list of documents under the 'BUILDING AND DEVELOPMENT > CONTRACTORS-DEVELOPERS' category. The list includes a 'Notice to Contractors-Developers' and a document titled 'Codes Currently in Effect' which is highlighted in yellow. The date '09/26/24' is visible in the bottom right corner of the screenshot.

Display Name	Last Uploaded	Size (KB)
Notice to Contractors-Developers	Feb 17, 2012	7432
Codes Currently in Effect	Aug 30, 2013	48

Rows per page: 100 1-2 of 2



LineGard™
Always on duty

30 AMP PERMANENT SERIES SINGLE AND **MULTIPHASE** GFCI



PRODUCT FEATURES

- Various voltages available (see configuration table)
- TYPE 4X wet location rated indoor/outdoor
- Industrial design for rough service applications
- Enclosure is Chemical and U.V. resistant
- Double insulated user interface for added safety
- Largest 30 Amp switching contacts in the industry (high reliability)
- Available in Automatic or Manual (safe start) reset models
- Open neutral protection (only on applicable models)
- Dual indication lights displaying power and fault status
- Grounded neutral protection (only on applicable models)
- Solid wires (input) striped wires (output)
- Surface mountable (4 location) Panel mountable (2 blind cover holes)
- Meets UL 943 self test requirements
- 1Ø cULus listed to UL 943 Class A GFCI (277 VAC 1Ø - no agency)
- 3Ø UL 943 Class A GFCI and 3Ø cCSAus certified to CSA-C22.2 No. 144 (exception 240 VAC 3Ø - cCSAus only)

PRODUCT OVERVIEW

The **LineGard™** 30 Amp Permanent Series single and multiphase GFCI is ideal for both new and existing circuit installations. This GFCI has a unique design that offers the flexibility of splicing-in the protection of a GFCI anywhere within the length of a circuit run. This convenience allows the installer to place this GFCI at an accessible location for the end user. Unlike breaker style GFCIs which have limitations of circuit length from the service panel: the Permanent Series GFCI is installed at the point of use and thus has no restrictions to circuit length.

The **LineGard™** 30 Amp Permanent Series GFCI can be integrated directly into a circuit or paired in tandem with an approved receptacle and enclosure. Note that once a receptacle has been integrated with a Permanent Series GFCI and because this device incorporates open neutral protection, the integrated system meets the requirement for confined space OSHA 29 CFR 1926.404(b)(1)(ii) and 29 CFR 1926.405(a)(2)(ii)(G). Thus any cord set plugged into this system becomes compliant, eliminating the need to upgrade equipment cord sets in this confined space.

All units have 18" splicing lead wires, a ¾" NPT fitting that can connect to ¾" PVC, EMT, Burial and Flexible conduits. In addition, the unit can be installed as a panel mount. Multiple fault output options are available. All units are available in an Automatic or Manual (safe start) reset type.

Note: ground wire is connected externally to GFCI device and does not enter the GFCI housing. Units are UL 943 and CSA C22.2 No. 144 listed. (277 VAC are non UL or CSA).

All **LineGard™** 30 Amp Permanent Series GFCIs are proudly assembled in the U.S.A in ISO certified facilities and are UL and/or cUL listed to UL 943. (cULus recognized with flying leads) (exception 277V & 240V 3Ø)



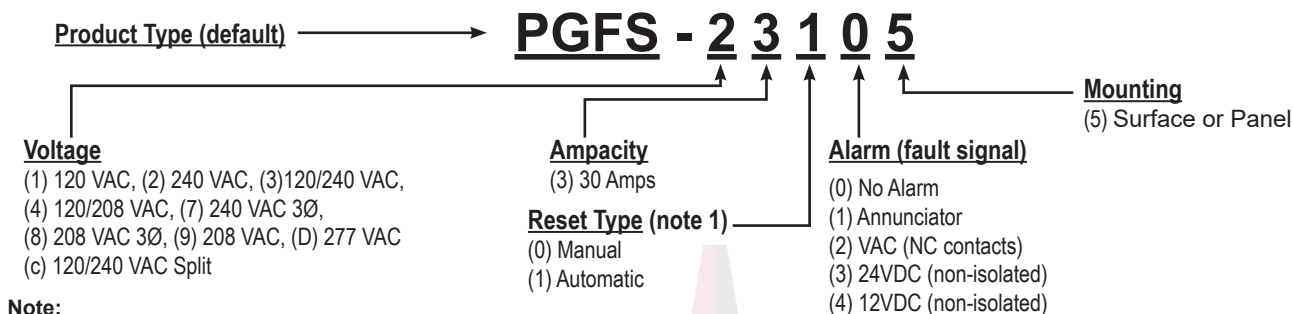
PRODUCT SPECIFICATION

Type:	Class A
Voltage:	120VAC, 208VAC, 240VAC, 120/240VAC, 120/208VAC 3Ø, 208VAC 3Ø, 240VAC 3Ø, (277VAC)
Operating Voltage Range:	85% TO 110% of rated voltage
Current:	Up to 30 Amps or receptacle device rating
Frequency:	60 Hz, (50 Hz available non-UL)
Trip Level:	5 +/- 1mA
Phase:	Single, Split, and 3Ø (WYE and Delta)
Response Time:	25 mS max @ 500 Ohm Fault
Operating Temperature:	-35°C to 66°C
Reset Type:	Automatic or Manual (safe start)*
Open Neutral Protection:	Opens upon loss of neutral (only on applicable models)
Grounded Neutral Protection:	Trips if ground and neutral touch at load side (only on applicable models)
Enclosure:	NEMA 4X wet location rated
Switch Interface:	Double insulated
Latching Mechanism:	Electro-magnetic
Agency Approval:	cULus, cCSAus except 277VAC

***Auto reset** Allows power downstream as long as power is available. It also will allow power downstream upon restoration of lost power. If the unit trips due to a fault condition the reset button will need to be pressed. Ideal for most applications (refrigeration, lighting, pumps, machinery, etc)

***Manual reset** Allows power downstream only after the reset button is pressed. Any loss or interruption in power or a fault condition will put the unit in to fault mode and will require the reset button to be pressed before allowing power downstream. Used for safe start applications (power saws or equipment that would present an unsafe condition upon automatic power restoration)

DECISION TABLE

**Note:**

1. Manual configuration should be specified if automatic power-up, after power restoration of circuit power, could create an unsafe condition.
2. Units are configured with 18in of 10AWG, MTW / THHW / AWM, 105C, 600V, individual conductors.

LINECARD 30 AMP PERMANENT SERIES SINGLE PHASE GFCI PRODUCT CONFIGURATION TABLE

MODEL	VOLTAGE					AMP	POWER-UP		FAULT OUTPUT OPTIONS					TYPE
	120V (1)	240V (2)	208V (9)	277V (D)	120/240V (3)		MAN (0)	AUTO (1)	NONE (0)	ANNUN. (1)	VAC* (2)	24VDC (3)	12VDC (4)	
PGFS-13005	1					3	0		0					5
PGFS-23005		2				3	0		0					5
PGFS-93005			9			3	0		0					5
PGFS-D3005				D		3	0		0					5
PGFS-33005					3	3	0		0					5
PGFS-13105	1					3		1	0					5
PGFS-23105		2				3		1	0					5
PGFS-93105			9			3		1	0					5
PGFS-D3105				D		3		1	0					5
PGFS-33105					3	3		1	0					5
PGFS-13015	1					3	0			1				5
PGFS-23015		2				3	0			1				5
PGFS-33015					3	3	0			1				5
PGFS-13115	1					3		1		1				5
PGFS-23115		2				3		1		1				5
PGFS-33115					3	3		1		1				5
PGFS-13025	1					3	0				2			5
PGFS-23025		2				3	0				2			5
PGFS-33025					3	3	0				2			5
PGFS-13125	1					3		1			2			5
PGFS-23125		2				3		1			2			5
PGFS-33125					3	3		1			2			5
PGFS-13035	1					3	0					3		5
PGFS-23035		2				3	0					3		5
PGFS-33035					3	3	0					3		5
PGFS-13135	1					3		1				3		5
PGFS-23135		2				3		1				3		5
PGFS-33135					3	3		1				3		5
PGFS-13045	1					3	0						4	5
PGFS-23045		2				3	0						4	5
PGFS-33045					3	3	0						4	5
PGFS-13145	1					3		1					4	5
PGFS-23145		2				3		1					4	5
PGFS-33145					3	3		1					4	5

NOTE:

- *VAC FAULT OUTPUTS ARE AT LINE VOLTAGE AND ARE NOT GFCI PROTECTED (NOTE: 4 WIRE 120/240VAC CONFIGURATION IS A 240VAC OUTPUT)
 **NO NEUTRAL DISCONNECT

30 AMP MULTIPHASE PRODUCT CONFIGURATION TABLE

PGFS -	X				3	X		X	X
MODEL	VOLTAGE				AMP	POWER-UP		FAULT OUTPUT OPTIONS	TYPE
	120/240V SPLIT Ø (C)	120/208V 3Ø WYE (4)	240V 3Ø (7)	208V 3Ø (8)	30 (3)	MANUAL (0)	AUTO (1)	NONE (0)	SURFACE OR PANEL MOUNT (5)
PGFS-C3005	C				3	0		0	5
PGFS-73005			7		3	0		0	5
PGFS-83005				8	3	0		0	5
PGFS-43005		4			3	0		0	5
PGFS-C3105	C				3		1	0	5
PGFS-73105			7		3		1	0	5
PGFS-83105				8	3		1	0	5
PGFS-43105		4			3		1	0	5



30 AMP PERMANENT SERIES SINGLE AND MULTIPHASE GFCI



Dimensions





AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of Amendment No. 1 to the agreement with Alliance for Community Services (ACS) providing Audio Visual and Security equipment and installation for an amount not to exceed \$478,439.00.

SUMMARY:

Consider the approval of Amendment No. 1 to ACS with the cost split between City Hall Funds and Public, Educational, and Governmental (PEG) Funds.

BACKGROUND:

The original agreement approved by City Council with ACS was for \$1,100,00.00. With the additional time, repeated review of plans and changes, added expenses not originally included in the budget; ACS has requested an additional \$478,439.00. Staff believes approximately \$342,000 can be used from PEG Funds for the purpose of getting information out to the public. The remaining approximate \$137,000 would be from the City Hall budget funds.

FUNDING SOURCE:

Combination of PEG Funds, FEMA, Insurance, TDEM, and Tax Notes.

FUNDING IMPACT:

There are sufficient City Hall Budgeted funds (\$136,533) and PEG funds (\$341,906) for the total amount of \$478,439.00.

STAFF RECOMMENDATION:

Staff recommends approval of Amending No. 1 to the agreement with ACS providing Audio Visual and Security equipment and installation for an amount not to exceed \$478,439.00.

STRATEGIC INITIATIVES:

Capital Improvements

ATTACHMENTS:

1. RCH-Revised Cost To Complete 24.0604r2 (002)

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

Change Log

Priority	Section	TOPIC	Category	Description	Original 22.1122	Cabling Add-Alt Proposed	Other Add-Alt Proposed	Original Estimate	If Add-Alt Was Not Accepted	Net Contract Value	PAID TO ACS	Deduct VE	Professional Services	Add Materials	Add Sub Labor & Materials	Contingency For Unknowns	Deduct ACS Services Discount	Net To Finish
	Original				\$1,076,585	\$96,211	\$57,561	\$1,230,357	(\$130,357)	\$1,100,000	(\$1,090,000)	(\$151,182)	\$412,220	\$70,210	\$171,405	\$65,000	(\$89,214)	\$528,439
	ORIGINAL									\$1,100,000								\$1,100,000
	PAID TO DATE										(\$1,050,000)							(\$1,050,000)
	A		Enterprise & Project Licenses		\$10,332			\$10,332		\$10,332								
	B		Low Voltage Cabling		\$124,424			\$124,424		\$124,424								
	B1		Phone / Data Networks (Home Run Topology)	Data-Phone Network Infrastructure of Edge -vs- Homerun Topology		\$53,352		\$53,352	(\$53,352)	\$0								
	B2		Access Control Cabling (Alt Access Control System)	Access Control Cabling of Edge -vs- Homerun Topology		\$18,192		\$18,192	(\$18,192)	\$0								
	C		Door Control & Responder Entry		\$52,119			\$52,119		\$52,119								
	C1		Access Control (Situation Testing 3rd Party System)	Door Control / Resp Entry -vs- County System (using Avigilon)			\$9,400	\$9,400	(\$9,400)	\$0								
	C2		Access Control (Avigilon Cost Difference Unknown +/-)					\$0		\$0								
	D		Video Cameras, Servers & Storage		\$71,192			\$71,192		\$71,192								
	E		Wireless Duress, Intrusion Monitoring & Alerting		\$35,152			\$35,152		\$35,152								
	E1		Intrusion System (Other than ACS Access / Intrusion)	Intrusion System (ACS Security -vs- County System)			\$2,500	\$2,500	(\$2,500)	\$0								
	C2		Intrusion System (3rd Party Cost Difference Unknown +/-)					\$0		\$0								
	F		TVs, Displays & Monitors		\$19,410			\$19,410		\$19,410								
	F1		Workstations & Wall Displays for IT Staff Area	Workstations & Wall Displays for IT Staff Area			\$8,250	\$8,250		\$8,250								
	F2		Workstation w/4 - 55" - 65" Wall Displays for Dispatch	Workstations w/Wall Displays for Dispatch			\$7,300	\$7,300		\$7,300								
	G		Audio-Visual Control Systems & Devices		\$346,055			\$346,055		\$346,055		(\$32,773)			\$32,773			
	G1		Bell Tower Speakers & Audio Player	Bell Tower Speakers & Audio Player			\$6,696	\$6,696	(\$6,696)	\$0								
	H		Surge Protection & Smart Power Backup		\$9,837			\$9,837		\$9,837								
	H1		Batteries for Central Data Infrastructure	Batteries for Central Data Infrastructure		\$7,479		\$7,479		\$7,479								
	J		Closet to Edge Network Infrastructure		\$36,764			\$36,764		\$36,764								
	J1		Home Run Cabling (Costs for Centralized IT Equip)	Homerun Cabling (added other)		\$17,188		\$17,188	(\$17,188)	\$0								
	K		Mobilization Costs (Travel, Lodging, Meals, Expenses)		\$99,500			\$99,500		\$99,500								
	L		Secured Storage (Containers, Transport, Security)		\$22,500			\$22,500		\$22,500								
	M		Prof Services (Network & Security Analysis & Design)		\$117,800			\$117,800		\$117,800								
	N		Admin Services (Coop Purch, Finance Admin, Proj Mgmt)		\$131,500			\$131,500		\$131,500								
	Cont.		Contingency	Contingency / Misc. Adjustments			\$23,415	\$23,415	(\$23,029)	\$386								
	CHANGES																	
	1A.		Decision: Network Infrastructure - Edge -vs- Homerun Topology	Direction (From Tommy) was to change to Home Run Topology.									\$3,550		\$88,732			\$92,282
	2A.		Decision: Door Control / Resp Entry -vs- County System	Added cost estimate of \$9,400 was expended in the prep									\$2,325	\$9,400				\$11,725
	2A.		Decision: Door Control / Resp Entry -vs- County System	Change in software was estimated to be at least \$30,000								(\$30,000)		\$30,000				\$0
	3A.		Decision: Needed Batteries for Central Data Infrastructure	Added \$7,479 cost of head units and batteries									\$2,950	\$7,479				\$10,429
	3A.		Decision: Needed Batteries for Central Data Infrastructure	increased coord time & added materials / equipment									\$2,950	\$5,121				\$8,071
	4A.		Added Impact: Floor / Wall Boxes & Pathways	Noted in other line items. See 8 & 9.									\$7,625		\$15,000			\$22,625
	5A.		Action Taken: Materials Storage Plan Adjustments	Delaying mobilizations, using local City storage								(\$22,500)	\$4,050					(\$18,450)
	6A.		Action Taken: Mobilization Plan Adjustments	Mobilization Plan Adjustments								(\$50,000)	\$6,450					(\$43,550)
	7A.		Action Taken: Reduction in Doors To Be Controlled	Multiple hardware set revisions that had to be analyzed, marked up, discussed and revised. See 5 & 14 as related in final QTY of doors.								(\$3,909)	\$23,650					\$19,741
	8A.		Action Taken: Remove Responder Indicator / Directional Lighting	Indicator Lighting System Removed								(\$12,000)	\$3,325					(\$8,675)
	9A.		Action Taken: Audio-Visual (AV) Delayed Costs	Audio-Visual (AV) Delayed Costs (Move to Future Budget)									\$3,550					\$3,550
	1		Added Cost: Building Enclosure	Lack of sequencing. MDF/IDF still not complete. Potential cable damage. Cascade effect led to postponing deployments.									\$11,520				(\$1,980)	\$9,540
	2		Added Cost: Changes in Layout That Impacted on Security	Note: incomplete thoughts in narrative.									\$14,115				(\$1,779)	\$12,336
	3		Added Cost: COAX Versus CAT6 Cable	Streaming service vs. Cable company. If streaming, no COAX.									\$5,110	\$2,950			(\$1,278)	\$6,783
	4		Added Cost: Data-Phone J-Boxes & Stub-UPS	Pull strings not completed as of now. Some conduits not connected. Unknown as to status when ACS on-site to complete.									\$17,000		\$10,000		(\$4,250)	\$22,750
	5		Added Cost: Coordination Issues with Controlled Doors	Numerous iterations on Door Hardware sets. Narrative notes \$31K in added coordination time.									\$12,315				(\$3,079)	\$9,236
	6		Added Cost: Grant / Funding Investigations	Research into Grants for generators. Note: PEG research not charged.									\$4,800				(\$800)	\$4,000
	7		Added Cost: Health & Safety	ACS noted that the site (mold, no plywood pathways in mud) was unsafe. ACS is not charging time for these efforts and documentation. Note: Narrative notes 60 hours of time.									\$6,925	\$300			(\$1,731)	\$5,494
	8		Added Cost: Low Voltage Major Conduits	Incomplete in Narrative.									\$12,685		\$6,500		(\$3,171)	\$16,014
	9		Added Cost: MDF Cores & Sleeves	Poorly placed and installed MDF to 1st floor conduits (QTY of bends negated useable circumference). ACS installed new conduits.									\$9,315	\$300	\$4,000		(\$2,329)	\$11,286
	10		Added Cost: MDF-IDF Power Conversion & Distribution	MDF & IDF: Insufficient number 120VAC circuits. Electrical panels full, must convert from 208 to 120 on ACS side. See 3A.									\$7,795	\$5,660			(\$1,949)	\$11,506
	11		Added Cost: MDF-IDF Completion & Cleanliness	Still not 100% complete. Punch lists, discussions, emails, etc. to move these along quickly (see also #11).									\$9,570		\$2,400	\$5,000	(\$2,393)	\$14,578
	12		Added Cost: Potential Damage to Rough Cabling Secured in MDF	Pictures showed ladders laying on cabling in MDF see also #1, #11).									\$6,620			\$15,000	(\$1,655)	\$19,965
	13		Added Cost: Millwork Related Issues	Still not coordinated, still spending time. Markup in Plangrid (circa 12/22-02/23) not implemented. Meetings, emails and a collated set/agreement still not complete.									\$38,085		\$5,000	\$10,000	(\$9,521)	\$43,564
	14		Added Cost: Electric Monitored Hinges	Ongoing since early 2022 as to the doors and whether ACS provided Hagar hinges are acceptable. See related 7A. & 5.									\$35,200	\$9,000			(\$7,675)	\$36,525
	15		Added Cost: Door Control Conduits	Multiple meetings + spec. research + emails + punch lists to coordinate. Teal/Wendt not budging and ACS must deal with this in installation.									\$8,430		\$7,000	\$5,000	(\$2,108)	\$18,323
	16		Added Cost: OAC Meeting & Related Support	ACS's additional support for OAC meeting attendance, which was not in the original invoice and scope of work.									\$28,125				(\$7,031)	\$21,094
	17		Added Cost: Extended Administration Support	ACS's added administrative support from additional scope of work and project changes.									\$78,880				(\$25,160)	\$53,720
	18		Added Cost: Pay Windows Not Built As Engineered	Pay windows are not installed per design. Therefore, ACS has had to argue this, research alternatives and be prepared to react once the building "goes live".									\$19,030		\$10,000	\$7,500	(\$4,758)	\$31,773
	19		Added Cost: Video Camera Pathways	Appx. 12 cameras that require conduit and backboes have not been properly installed or conduits connected/extended. ACS has provided punch lists, researched, etc.									\$6,075			\$5,000	(\$1,519)	\$9,556
	20		Added Cost: Relocation of Fire Alarm Control Panel to Pump Room	Still coordinating this with PGAL/Giang. FACP is not installed per plan and no RPT's show an approval to move. Research with Member fire Marshalls, revised cable planning, etc.									\$5,800			\$2,500	(\$1,450)	\$6,850
	21		Added Cost: Other Open Punch Items	ACS has been providing Teal with "punch lists" or corrective action notices for deficiencies that need to be corrected for ACS to proceed. Includes on-site visits, Procure administration, research meetings, emails, etc.									\$14,400			\$5,000	(\$3,600)	\$15,800
	22		Added Cost: Project Contingency (a Change in Perspective)										\$0				\$0	\$0

PROJECT ISSUES, DELAYS AND COST IMPACTS

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PROJECT ISSUES, DELAYS AND COST IMPACTS

Document Overview / Recap

As in any construction project, issues have been identified in the construction of the Rockport City Hall project that have impacted the security, AV and low voltage project. The majority of which have been coordinated via ACS without significant delay or cost. The below items have been the source of not only delays, but also note costs, some significant, due to additional administrative and project management (General Conditions) and ultimately in materials and labor.

The narratives below provide a brief explanation for each key issue with a few relative points provided, as well as associated cost impacts. The remainder of this report documents the cause and effect for each issue. This report and associated documentation are saved under the “Documents” section of the “Project Tools” menu in your Procore project titled “Rockport TX, City of - New City Hall Security & Low Voltage Project”.

Preliminary Review & Consulting (Jun/20 – Sep/21 – 68 Weeks)

In the 68 weeks between the Jun 11, 2020, through Sep 30, 2021 - The Senior Design Team of ACS led by Alan Hill and Joe Abrams performed several reviews of released DD and CD drawings (including, 25% Set, 50% Set, 75% Set, Permitting Set, and 100% Set). We also reviewed and commented on specifications and hardware schedules related to security and low voltage work to be accomplished. During this timeframe, we developed numerous layouts (maps) involving security (camera locations & coverage, door control / responder entry plans, MDF / IDF layouts & elevation maps, etc.) We participated in VE activities to identify ways to maintain effective outcomes, while reducing the cost of security and low voltage materials purchase, installation, and maintenance.

It should be noted that the average budgetary estimate for an office building with government level security (e.g., panic, monitoring, intrusion, door controls, surveillance) as well as all low voltage (e.g., phone, data, audio-visual, infrastructure) is ~10% of the cost of the building. Based on the ACS design and planning efforts early in the project, that estimate was set between 7% and 8% of the initial building estimate or \$1,100,00.00. First payment for \$350,000 officially authorized the full project, per the Interlocal Agreement. The first payment included the charges for the work of the Senior Designers noted above in the amount of \$150,000.

The table below itemizes those items that were identified as “NOT known” or still TBD when project was quoted. Each line item includes the “then current estimate” of what that project increase would be.

- **\$53,352 – B1) Data-Phone Network Infrastructure of Edge -vs- Homerun Topology**
- **\$18,192 – B2) Access Control Cabling of Edge -vs- Homerun Topology**
- **\$9,400 – C1) Door Control / Resp Entry -vs- County System (using Avigilon)**
- **\$2,500 – E1) Intrusion System (ACS Security -vs- County System)**
- \$8,250 – F1) Workstations & Wall Displays for IT Staff Area
- \$7,300 – F2) Workstations w/Wall Displays for Dispatch
- **\$6,696 – G1) Bell Tower Speakers & Audio Player**
- **\$7,479 – H1) Batteries for Central Data Infrastructure**

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- **\$17,188 – J1) Homerun Cabling (added other)**

The items highlighted in **GREEN** are the options that were selected that raised the cost of the project by **\$108,111** over the estimated budget of \$1,100,000. The item in **RED** is the one that were not selected and therefore those costs were not added to the original estimate. The remaining items are partially committed in that some displays were purchased early in the project, before major slides were recognized. That said, the remaining workstations that were not purchased and have been put on hold to not reduce the warranty period for the equipment while storing the items for installation on some yet determined schedule.

Project Scope as Quoted (Jan/22 – Jun/23 – 75 Weeks)

The project schedule for security and low voltage, at the time of the ACS quote / invoice, was approximately 75 weeks from our Notice to Proceed (NTP) until the system verification on Jun 11, 2023 (Source: Project Schedule dated 2-18-22). In several walkthroughs of the site starting in May 2023, based on our experience on Teal projects, among otherss, it appeared at that time that substantial completion would be delayed for nine (9) months or more.

To minimize our material, labor and mobilization costs for having to provide work a few days at a time, that would be inefficient to perform, plus more likely be damaged by other workers therefore having to be reworked or replaced, we provided a sequencing document (Ref: Stages of Buildout...) that stated what was needed from the GC before ACS should perform the remaining work for security and low voltage.

Edge to Homerun Discussion

In the realm of network infrastructure design, two prominent approaches are homerun cabling to a central IT closet and an edge infrastructure design with numerous micro-IDF locations. Homerun cabling involves direct, dedicated cables running from each endpoint device to a centralized IT closet, simplifying management and troubleshooting but always resulting in more extensive cabling and higher costs for same. In contrast, an edge infrastructure design disperses smaller Intermediate Distribution Frames (IDFs) close to endpoint devices, significantly reducing pathway and cable lengths and often lowering installation costs while improving network performance through localized management.

Recognizing that each method offers unique benefits and drawbacks, influencing their suitability based on specific organizational needs and environmental constraints, early in this project both ACS and City IT conducted a coordinated research and ACS built a testbed to determine the performance and viability of the lower cost edge infrastructure design.

1A. Decision: Network Infrastructure - Edge -vs- Homerun Topology

Description: As stated above, in the invoice for the project, ACS and City were tasked to conduct research, as well as purchase equipment and setup a test environment to verify that the low voltage POE plenum switches could be effectively used to operate the data/phone system, access control / responder

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entry system, video surveillance system and ultra-low-voltage power network for wireless monitoring devices.

- a. ACS research with other installation indicated that the recommended low voltage plenum switches and other edge devices have proven to be extremely reliable with no expectation of an increase in the maintenance needed for the edge design
- b. ACS Test Environment proved the edge network concept would achieve the goals of the project and including locked enclosures for security of edge network devices
- c. The prior IT liaison for the City interpreted that the keyed locks for the enclosure would not meet the CJIS requirements for security and there was still a concern that the distribution of network infrastructure would increase the cost of maintenance, due to unfamiliarity.
- d. The decision was made to redesign all cabling, using a homerun topology, meaning that each cable for phones, data, and security, would run from the end-point device to the designated IT closet for that device. It was expected that this decision would add almost \$90K to the cost of the project. In fact, but to lack of coordination expected from the GC to the City IT and ACS, this cost was increased much higher than expected and discussed below.

2A. Decision: Door Control / Resp Entry -vs- County System

Description: In the invoice for the project, ACS and City were tasked to research the possibility that the county's access control system could perform similar functions desired by the City, and, if true, create a Request for Quotation (RFQ) that could be sent to the company providing the access control system for the new county courthouse.

- a. Research, coordination, planning and troubleshooting by ACS indicated that the same functionality provided by the ACS door control system, could be provided by the county system, but would require a change in configuration of the base software system.
- b. ACS create the RFQ and the City IT department submitted the RFQ to the vendor being used by the county.
- c. After several months of waiting, the feedback from the local / preferred installer for the county courthouse indicated they did not currently have the functionality desired and did not know if they knew how to do it.
- d. An added cost estimate of about \$10K was forecasted in the prep to make this approach work, however, based on the input from the vendor the change in software was estimated to be over \$30K. The decision was made by the City to not pursue the desired functionality through use of the county's Avigilon system and therefore no funds for software enhancement was needed or added to the project.

3A. Decision: Needed Batteries for Central Data Infrastructure

Description: With the decision by the City IT to prefer the Homerun Infrastructure rather than distributed edge infrastructure, the need for additional power management in the IT closets was required. Although

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the building will have a back-up generator, when power shifts between grid-power and generated-power, there is a short period of time that power drops and when the generator kicks in, it creates a power line surge that can severely damage electronic equipment. To adequately protect equipment requires the use of a double-conversion uninterruptable power supplies (UPS) for each rack of equipment. Each UPS head unit (computer) will require one or more back-up batteries, based on the load and each battery will support a full load of power for several minutes, therefore, we typically plan between 20 and 60 minutes of back-up power and programmed to shut down major servers after 10 minutes, in case the generator does not start immediately, which always happens.

- e. In addition to the added cost of head units and batteries mentioned in the original quote, the engineers planned for one of the IT closets to have 208VAC power and the other to have only one 115VAC plug for the racks in that space. After our analysis of load calculations for planned and future equipment, it was determined that the only way forward was to provide two 30AMP outlets with 208VAC power in each IT Closet.
- f. The initial decision to switch to homerun network design, triggered the planned additional cost for an increase in the number and type of UPS units, however, the change from planned 120VAC to 208VAC, was not anticipated and resulted in a secondary increase. Those secondary charges are addressed below in the Section called “MDF-IDF Power Conversion & Distribution”.

4A. Added Impact: Floor / Wall Boxes & Pathways

Description: Architectural drawings referred several times with a similar instruction to “coordinate location / installation details with city and/or security consultants for the project prior to work performed.” This type of note appeared multiple times in drawings and mark-ups. In this case, related to conduits, pathways and floor and wall boxes the impact was as follows:

- a. At no time did the GC or Div 8 Electricians reach out to coordinate with the City POC, IT Department or Security Consultants with ACS.
- b. Starting in May of 2023, a vast number of floor boxes, wall boxes, and related pathway locations have been identified as missing or installed incorrectly. Some of these remain on the current ACS / City punch list provided to the GC and are yet to be corrected.
- c. This created either an increase in the cost of cabling, further delayed the installation of cabling, and/or make the boxes themselves ineffective for the intended purpose.
- d. Later in this document there are sections addressing other conduit related issues, including missing pull strings, as well as major conduits (2” or larger) and sleeves (3” or larger) into the IT closets. This item above is separate from the issues below and sets to tone for the pattern and practice of this GC ignoring architectural and engineering drawings / notes, specifications, consulting / city approved shop drawings, instructions and mark-ups which has added unnecessary costs to this item and throughout the project from the start.

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5A. Action Taken: Materials Storage Plan Adjustments

Description: The original plan was to rent two Connex type storage units with air conditioners to store the sensitive computers, equipment and supplies needed for installation in the building and the invoice amount reflected that plan. This could also serve the purpose of a workspace for ACS contractors to meet privately to plan, review / mark-up drawings and other actions, when onsite.

It was anticipated that the 8' x 20' buildings would be needed starting two months before rough cabling would begin and be needed until completion of the building in about 6-8 months. (check schedule from GC) The cost in the invoice included cost of delivery, move-in, monthly rental, remote monitoring, cleanup, removal and pick-up (transportation) of the units.

- a. Rough cabling was requested to be started in Mar 2023 and the project ending in Aug 2023 or about 6 months. It was actually encouraged to begin in July of 2023 and as of May 2024 there is no believable completion date for the project but expected to be beyond Aug of 2024 (14+ months).
- b. Just the ongoing slide of the project would have more than doubled the cost of the mobile air-conditioned storage units, so ACS working with the City POC to make other arrangements, saved far more than the project estimated cost for this line item.
- c. The original invoiced cost saving was over \$22K but the current forecasted cost savings, due to the ongoing slide in GC construction schedule, has increased the rental and maintenance time of these conditioned storage units by over 300%, dramatically increasing the estimated project savings for this item.

6A. Action Taken: Mobilization Plan Adjustments

Description: The invoice for this project included \$99,500.00 for mobilization, including travel costs (mileage for company / personal vehicles, airfare, vehicle rentals, lodging, meals, and incidental expenses (M&IE), plus travel time. The amounts were based on the GSA rates authorized for such expenses, totaling at the time to \$179.00 person per day for Lodging and (M&IE), plus \$0.59 per mile for mileage.

The total estimate for the project was \$99,500.00 for all mobilization. This was based on 12 trips for contractor teams consisting of five (5) persons and two vehicles, as well as 4 milestone meetings for ACS staff to meet on-site with Rockport POCs and to oversee final integrated testing of the systems.

- a. To conserve costs, the contracted installation teams worked with ACS logistics to arrange the use of an Airbnb (or similar) rental house for most of the work done so far. To date, there have been only 3 hotel nights used on the project and currently the per diem cost for the project is \$112.00 per day.
- b. Based on the original project scope, using this same approach of concentrating installer trips and group lodging accommodations to complete the project would have required a similar cost to complete the work.
- c. Assuming that a similar arrangement can still be made to complete the project we expect to save as much as \$60K of the original estimate.

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- d. Another interesting side note: The installer / contractor (ITC) had originally quoted just their project mobilization to be \$190K based on what Teal expected of them in previous projects... that was based on having at least one team of installers deployed every week for 2-5 days over 68 team weeks (probably 30-35 calendar weeks)... if we had taken that approach and with the project now being slid another 70+ weeks, the total mobilization cost could have been approaching \$400K by Aug of 2024, assuming a minimum of a single vehicle (Team) deployed each week and charging the GSA rates.

7A. Action Taken: Reduction in Controlled Doors

Description: The original estimated door count for the building was 40 controlled doors at a cost of \$52,119.00 or about \$1,303.00 per door. Although not a prime focus area to reduce costs, the net result has been a reduced number of doors for the building and therefore, the final adjusted door count is 37 doors (a reduction of 3 doors) with a saving of about \$4K from the project.

- a. At one point the number was reduced to 34 controlled doors, however changes in building layout and reconsideration of changes, added some that had been removed or new requirements. These iterative changes are addressed in the Section below called “Changes in Layout That Impacted Security”.

8A. Action Taken: Remove Responder Indicator / Directional Lighting

Description: As part of the project plan, the original cost estimate included both indicator lights inside of the rooms to flash when a safety event is happening (e.g., threat, lockdown, fire) having directional lighting in the hallways to assist law enforcement quickly locate the location of the identified threat.

- a. Upon the city’s decision to go with centralized IT equipment, the need to reduce the cost of the project by about \$130K or more resulted in our removal of this added feature from the deliverables. Since it is not required for the responder entry capability but added as another benefit, this further reduced the project estimate by an estimate \$7K for the LED lights.
- b. However, in addition to the saving from not purchasing or installing the lights, the change from edge design to homerun design would have dramatically increased the cost of homerun cabling to control these lights. Avoiding this added cost of extra cabling and installation would have more than doubled the cost and therefore should attributed to the total cost saving for this item.

9A. Action Taken: Audio-Visual (AV) Delayed Costs

Description: Upon identifying the need to reduce or delay costs on the project, since much of the original cost for the audio visual (AV) components in the project were to be paid for using PEG funds and that was no longer the case, we sought to reduce the costs included in the AV purchase and installation.

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Since the AV contractor selected for this project, San Antonio Sound & Light (SASL) had already purchased most of the equipment, it was decided to keep the equipment ordered at that time and reduce the project costs but delay the installation for most of the rooms.

- a. Items where the purchase and installation have been cancelled include the cabling and speakers for the bell tower.
- b. Equipment that have been purchased but the installation has been delayed in the current plan including; R132, R112, R149, R105, and Department Offices.
- c. Equipment that has not been purchased includes most of the TVs and displays, however the larger TVs and displays in the primary rooms will need to be purchased and installed to open the building for use. These include screens in the Council Chambers, Municipal Court, and Jury Selection Room, as well as 1 Zoom Room on each of the 2 floors in the building. The ongoing slide in project completion caused a logical delay in these items due to the limited warranty period that starts upon product purchase, rather than installation.
- d. Furthermore, it has been suggested that some of the existing screens being used by the current departments can be relocated and installed in the new building, during move-in to the facility.
- e. In total the amount budgeted was over \$19K, most of which has not been spent to date, however the reduction of the smaller screens is also a minimal reduction in the overall cost, but is expected to reduce the cost by about 15% or about \$3K.
- f. This will result in a short-term delay in AV costs of around \$75K, of which an estimated \$58K can be delayed until after the building is opened for occupancy.

In Summary: To date the total cost of reduction or delay to off-set was projected to be about \$150K increase due to the need for homerun network infrastructure and other cost impacts. After analysis and review the amount of increase to the original budget was closer to \$130K (see worksheet).

The actions taken to the issues noted above resulted in an estimated reduction of over \$130K through a combination of items / costs eliminated and costs that can be delayed, until funds are available.

Unfortunately, and separate from the decisions and actions noted above, many other factors have added far more cost increases to this project than what the City or ACS would have reasonably imagined. The next pages address some of those topics and try to provide context, background, as well as cause and effect, when possible.

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Other Scope Changes (Jan/22 – Sep/24+ – 136+ Weeks)

As mentioned in the title above, the fact that the project timeline has slid by well over a year (61+ Weeks) is only the beginning of the added and unexpected costs that have incurred on this project. For a simple calculation, I (as ACS Project POC) have written / read / responded to over 2,000 emails where a city employee email address was involved and related to this city hall project since our NTP in 2022. With an average read / response time of 10-15 minutes (some have taken hours to read, coordinate and respond), just the interruption of reading and responding to emails has consumed somewhere between 350 to 500 hours for just that one person. Not including internal time or the time of others, like Sr Designers, Project Managers, Procurement Specialist, Logistics, Field Engineers, Contractors and Administrators to read / respond to emails and perform internal coordination.

In addition to the project delay itself, the twenty-two “Added Cost” topics listed below added complexity and as well as significantly more cost to the project. In total, we have conservatively estimated that well over a man-year of internal effort has been or will be completed on this project, assuming no further slides. With the time for primary POC just basic email communications contributing as much as 500 manhours, the one+ man year estimate seems conservative.

1. Added Cost: Building Enclosure

Description: Proper sequencing during new building construction, particularly emphasizing enclosing the structure before installing interior materials like sheetrock, millwork, cabling, and equipment controls, offers critical benefits. Enclosing the building early shields the interior from external elements, notably humidity, dust, and other pollutants, safeguarding the integrity of materials and equipment. This process reduces the risk of damage caused by moisture exposure, ensuring a cleaner and more controlled environment for subsequent construction phases. By prioritizing enclosure, all construction teams can enhance efficiency, mitigate rework, and maintain a higher level of quality throughout the project, ultimately saving time and costs while delivering a superior end result.

- a. Although other factors are listed below, this issue has probably affected this project both directly and indirectly, more than most. However, some of the lingering effects will probably not be known until years into the future. Although we list some costs associated with this item in the calculation, this issue is also referenced in several other items, due to the additive problems that not enclosing the building has either caused or exacerbated to date.

2. Added Cost: Changes in Layout That Impacted Security

Description: Late in the design process beginning in late 2021, several room changes were discussed, considered and many of which occurred at some level, including addition of the judge’s safe room behind the bench, change in the AV Controls and AV/IDF rooms, changes in the front vestibule, changes in the parks service window and admin waiting room, among others. Additionally, security layouts have changes driven by operational, threat response and even aesthetic concerns. Although these were not dramatic

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costs, they had a notable impact on the project that was not included in the project estimate provided in the invoice.

3. Added Cost: COAX Versus CAT6 Cable

Description: In 2023, the question came up regarding the need for or preference of having either one COAX and one CAT6 cable installed to each TV/Display or optionally have two separate CAT6 cables installed. It was known that one CAT6 cable was required for each TV to access internal feeds (from within the building), but the question for the second cable was related to the need for streaming cable TV to each location. This is required for a certain number of public accessible TVs to stream local cable channels during major emergencies.

- a. It was initially reported that COAX cables would be required for these devices, however upon further research and contact with local carriers, the city decided that there was greater long-term benefit and flexibility for installing two CAT6 cables for each TV.
- b. Several reels of the much more expensive COAX cabling was already purchased prior to this decision, to change to Cat6, but the unopened reels of cable will be picked up from the RSC storage room and returned with no charge to the City. The added cost for professional service and equipment needed for this change is a little less than \$7K.

4. Added Cost: Data-Phone J-Boxes & Stub-UPS

Description: The architectural specification for Division 8 (electrical) has always indicated that “all conduits that are installed without a cable, shall require a pull string be installed”. From an early walk through with City POCs in Apr/May 2023, it was noted that virtually none of the junction boxes that were installed without cables or wiring, had any of the required pull strings. This was the case when the repeated walk throughs happen again in Jul, Sep, & Nov 2023, as well as Feb & April of 2024. It should be noted that in May 2024 walk-through (more than a year from when it was first identified), most of the conduit stub-ups for the controlled doors (a little over 30 card readers & electric hinge doors) had the pull strings installed, however the vast majority (hundreds) of the remaining cableless data-phone and camera conduits were void of the specified pull strings.

- a. ACS was instructed to install low voltage cables on the second floor, even though the building was not enclosed, there were still major water leaks in the building, humidity levels were recorded as high as 95% during visits to the site and the IT closets were not complete enough to protect the cable ends while waiting for completion to start cable management.
- b. These cables were installed by ACS teams without pull strings which, in many cases, required ACS installers to install pull strings prior to pulling the cables, which added cost to the installation that was not included in the original estimates provided in the invoice.

5. Added Cost: Coordination Issues with Controlled Doors

Description: As mentioned above, at the time of the original project invoice, the estimated door count for access-controlled doors was forty (40). During this project the controlled door counts has been in the

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lower 30's, but the count is now 37. We had allowed for two changes in the door count but did not estimate the number of changes to be six (6) separate changes, nor did we estimate the reconciliations that would be needed to correct the door hardware lists between the specifications and the door hardware manufacturer's submittals.

The total coordination effort during these 4 extra iterative cycles for mostly senior staff and management was between 20-60 hours each time, depending on changes in layouts, take-offs, markups, virtual and onsite meetings.

- a. A few example doors with major coordination issues included, the judge's exit door to the safe room, the council's exit door to the conference room, low voltage versus low voltage hardware (all doors), staff access to 2nd floor patio, others.
- b. To date, this excessive coordination time has been recorded at over 160 manhours for ACS management, staff and contractors, resulting in an added cost of well over \$30K.

6. Added Cost: Grant / Funding Investigations

Description: Lessons learned from several ACS members in the aftermath of the winter storm of Feb 2021, showed that buildings that only had "whole building" diesel backup generators ran out of fuel long before fuel trucks could get by to refuel the generators. Therefore, all safety, security, environmental controls went off-line and caused major damage to the equipment.

This winter storm situation also impacted the coastal bend areas for many days and these early shutdowns can be avoided by including a much smaller alternate generator that powers only the critical systems in the building. This smaller generation design is common among many jurisdictions that maintain life-safety and other critical equipment. It can be designed that the small generator use the same fuel supply as the larger generator, which in the case of a long winter storm, could keep the critical systems of the building operating for well over a week.

- a. This involved research and contact with the State TDEM contact for the Coastal Bend region to discuss grant funding options and the information needed, including building changes to accommodate the combination smaller / larger generator scenario.
- b. In total this consumed about 20 hours of senior staff time, plus some admin support time for prep, research, meetings and follow-up. Overall, the decision was made early on to not add the extra generator, due to the redesign required to the roof, as the generator was located there at that time.
- c. This was not revisited when the decision was made later in the project to move the building's generator from the roof to the exterior grounds of the City Hall, therefore, the problem remains unaddressed. The added cost for this work was about \$5K.

7. Added Cost: Health & Safety

Description: In several documented cases, workers involved in renovation projects have reported health issues related to mold exposure. Buildings that have suffered water damage, over exposure to high humidity, or have inadequate ventilation can harbor mold, leading to respiratory problems, organ failure,

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and other major health issues for workers. The impact can vary based on the type and toxicity of the mold, as well as the sensitivity of each worker to each strain.

In a notable legal case in Texas, a group of construction workers filed a lawsuit against their employer after being exposed to toxic mold in a building undergoing renovation. The workers reported a range of health issues, including respiratory problems, chronic fatigue, and other symptoms. The case brought attention to the dangers of mold exposure in the construction industry and the need for stringent safety measures.

- a. The ACS cabling team that was asked to go onsite to install cables and pathways prior to the building being enclosed, reported that they had concerns that major areas of the building were showing dramatic evidence of mold, several of which were in confined spaces with minimal to no ventilation, that they needed to perform the work.
- b. This happened consistently from Aug 2023 through Nov 2023. Mold testing was suggested by ACS to determine the type of mold(s) that was prevalent throughout the building. If such testing was completed, it was not reported to ACS.
- c. In Dec 2023, one of the employees of an ACS contractor was taken to the hospital and later died from a heart condition that was triggered by a significant lung infection.
- d. Since the primary job site that this person had worked was on the City Hall project, the doctor was asked if that lung infection and subsequent heart failure could have been related to exposure to toxic mold... the answer was, yes!
- e. The amount of time ACS has spent gathering and sharing information regarding this and other health and safety issues is significant (over 60 hours), it pales in comparison to loss of a long-time associate.
- f. We are not adding the cost of monitoring and reporting before or after to this adjustment, however, until proper independent testing for mold is conducted and reported to us, any ACS staff or contractors returning to the job-site for an extended period, are instructed to
 - i. inspect each area for possible mold prior to working in that space
 - ii. documenting and reporting any mold found to the City and GC
 - iii. provide added training to staff and contractors in handling or working around mold-contaminated materials
 - iv. if work is to continue, upon approval, provide PPE equipment to protect workers from further exposure
- g. Beyond the recurring mold issues, our contractor / installers onsite requested that the GC install plywood pathways on top of the mud and deep ruts between the street and designated building entrance. Applying lumber and plywood as a temporary walkway is commonly done on most construction sites, however this request was never fulfilled.
- h. This added a few hours of slower than normal ingress and egress times, hauling in / out equipment and supplies while avoiding injury, but also points to the pattern and practice of the GC ignoring reasonable requests for even safety related issues.

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8. Added Cost: Low Voltage Major Conduits

Description: In the late Summer / Fall of 2023, we identified that there were no large conduit pathways in certain parts of the building that were needed for low voltage cabling. These pathways were not included in our original quote, since the major pathways were shown in certain versions of drawings and these are typically installed by electricians, like all of the other conduits (large and small) throughout the building.

- a. Of the roughly 300 low voltages conduits in the building, these 10 conduits were uniquely identified to be the responsibility of the low voltage cable installers, under the ACS scope of work.
- b. After significant discussion. It became evident that it would be easier to have ACS installer install these conduits. The GC coordinated with the installers to locate the best placement for the conduits, and they were installed shortly after.
- c. The cost of the conduits and installation were added to the cost of the project, however, the added coordination time for senior management was not added, since that was part of our general conditions and not the actual materials and labor.
- d. The overall project cost for added coordination time, plus approved materials, labor and administrative overhead is about \$21K.

9. Added Cost: MDF Cores & Sleeves

Description: When the cores and sleeves (required for the low voltage cable pathways) for the second floor IT closet (MDF) were completed by the electrical contractors, the cores were drilled and sleeves installed in a location that dropped the cable pathways into the women's bathroom on the first floor, instead of the courtroom where the cables would be required. Furthermore, there were no cores or sleeves installed on the opposite side of the MDF to provide a pathway to cables going to the jury selection room and toward the public entry vestibule on the front of the building.

- a. The GC refused to provide any corrected cores or sleeves, and the ensuing discussions involved a comparative redesign by our senior integration designer of the cable pathways showing the pros and cons for different options. It also involved several iterative discussions with the GC and City before the final decision was made for ACS to contract to have the pathways added in the correct location on both sides of the MDF.
- b. The City approved ACS to have the cores drilled in the correct locations. The sleeves will be installed by ACS, once the MDF is completed and turned over to ACS for infrastructure and equipment installation.
- c. The overall cost for added coordination time, plus approved materials, labor and administrative overhead is about \$14K.

10. Added Cost: MDF-IDF Power Conversion & Distribution

Description: As mentioned above in the section called "Needed Batteries for Central Data Infrastructure" the IDF Closet that was added on the first floor had an insufficient number of 120VAC outlets, as did the 2nd Floor MDF. It was discussed with City IT, Architect and Electrical Engineers to determine if several

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120VAC outlets could be added to both rooms. The results came back from the Engineers that the breaker panel would not support the number of circuits needed without upgrading or adding another circuit panel. Other options were discussed, and it was decided to keep two of the 208 VAC circuits in the MDF and then change the IDF power to match the MDF, with two 208 VAC circuits.

This saved many tens of thousands of dollars for the contractor and city but changed the ACS plan requiring us to add two 6,000-Watt Isolation PDU Transformers to convert each of the 208 VAC 30A circuits into 1,500 Watt 120 VAC Outputs that each can power four (4) Smart Double Conversion UPS Head Units for both the MDF and IDF.

- a. The Smart Double Conversion UPS Head Units for both the MDF and IDF were already purchased prior to the decision to use the 208VAC circuits. These units and the extended batteries for each remain in storage awaiting completion of the MDF and IDF closets.
- b. The Isolation PDU Transformers have not been purchased due to the extended and still unknown timeframe for building completion.
- c. This discussion and research increased the cost of coordination, but also requires the addition of four (4) Power Isolation Transformers to convert power from 208V to 120V power needed for each rack for equipment. This will add the cost of the transformers, as well as the cord termination and management for routing power between racks to the 4 power distribution units for each equipment rack.
- d. The overall cost for added coordination time, plus approved materials, labor and administrative overhead to complete the installation is about \$14K.

11. Added Cost: MDF-IDF Completion & Cleanliness

Description: In the Spring of 2023 ACS provided an initial sequencing list that describes which steps (deliverables) needed to be done by the GC before ACS could perform the next step (ACS deliverable) in the project. Now in the Spring of 2024, most of those items remain incomplete by the GC, however one of the most critical is the 2nd requirement called:

- a. “Prerequisites for IT Closet Buildout” which required the following:
 - i. **Mold remediation complete in IT Closets**
 - ii. **Backboards installed**
 - iii. **IT Rooms completely painted & dry**
 - iv. **Finish Floors installed**
 - v. **Doors to IT Rooms installed and locked w/keys issued to City IT Dept.**
 - vi. **MDF / IDF Rooms thoroughly cleaned (this will require multiple cleanings) and to speed this process...**
 1. **Positive air pressure should be maintained on the MDF/IDF rooms with MERV-8 or higher filtration to eliminate most airborne contaminants.**
 2. **For closets with closed HVAC systems, use a air handling system to circulate air through a MERV-8 air filter to purify the air.**
- b. The **green** items above are reported as complete, however, the remaining **red** items are still not complete, now it is one year after the punch list was initially provided.

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- c. IT closet work cannot be started / completed until this short list is completed and approved by ACS and the City IT Dept.
- d. During this first year, ACS staff have documented dozens of hours in planning, follow-up, tracking punch items and rescheduling related to completion of the MDF and IDF Rooms. By comparison to other topics in this list, the charges estimated for this item are currently about \$14K for labor and a few materials, but the ongoing lack of progress in these rooms makes it difficult to guess the outcome.

12. Added Cost: Potential Damage to Rough Cabling Secured in MDF

Description: Yet another lack of coordination / sequencing issue is the work or lack thereof to-date, in the MDF and IDF IT Closets. Earlier in the project, after much debate, the City decided to have ACS install cabling in the 2nd Floor while the building was still not enclosed and the IT closets were not close to completion. As we noted at the time, installing low voltage cables before either of these are close to completion is performing the work out of sequence and can cause functional issues either now or years later.

- a. ACS research and found a type of higher-grade cabling that is resistant to long-term exposure to water leaks and even humidity of which either easily can damage cables and both conditions existed in the building at that time.
- b. ACS purchased the higher cost cable and was instructed to install the cable in the 2nd Floor pathways we had already installed a month earlier.
- c. The cabling was labeled and paired with companion cables to simplify the latter installation in the room / wall. Once managed, the cables were carefully hung on large cable j-hook in the IT closets awaiting install of the equipment racks and cable ladder racks to protect the cables.
- d. While waiting for the IT closets to be completed, our installation team was on-site and notices that the painters for the IT closets, had obviously thrown the cable bundles in a pile on the floor and when the painting was complete, they did not pick them up.
- e. Pictures were provided showing a ladder that was resting on the cables on the floor and other GC contractors had been climbing the same ladder, causing damage to the cables under the ladder.
- f. That said, until the cables are installed and tested we will not know whether the cables have been operationally damaged and need to be replaced. If so, this will be a significant cost per cable.
- g. This item added about \$7K of coordination and testing time to professional services, but also added about \$15K in contingency, since the actual replacement is uncertain at this time.

13. Added Cost: Millwork Related Issues

Description: Where to start... there is NOTHING right or good about the millwork. Other than the markups we provided for the submittals that have correctly defined what is needed since the fall of 2022 timeframe. However, the millwork sub-contractor told us when we were on-site in their shop, that they did not ever receive the markups, although the plans were posted to the PlanGrid project site after the architect approved the markups.

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- a. This subject has been ongoing since our first discussions in Q3 of 2021. There have been numerous meetings, markups, site visits and punch lists. And as of the writing of this, another markup and re-submit is in process.
- b. The number of details that could be provided on this subject would easily amount to many more hours and several more pages.
- c. At this point, we believe this subject is well known by all parties and therefore not worth expending any more time or money on this subject.
- d. Total cost of this item stands at \$38K, in added services and we are estimating another \$5K in added materials and labor, along with \$10K in contingency.

14. Added Cost: Electric Monitored Hinges

Description: In early 2022, when coordinating with the door hardware manufacturer's (Allegion) representative, ACS made the request to specify Hager electric monitored hinges, or an equivalent product, that has the ability to adjust the sensitivity of the door position switch in the hinge. It was discussed that Hager is the only product we've found with that critical capability and the Allegion brand of hinges (Ives) if fact, did not have that ability and was causing many issues on another project we were working at the time, that specified the Ives brand of hinges.

This was discussed with the City's project POC and door hardware representative in the winter of 2022/23, and the City POC made the decision to use Hager Monitored at that time. The Allegion door hardware representative agreed in an email to make changes to the hardware sets.

- a. Several iterations of back and forth of every step in the process, including (GC, Door Sub, Architect and finally Sr. Architect challenges use of the Hager brand of electric monitored hinges.
- b. Investigation by ACS including gathering information from the Ives & Hager manufacturer's specifications sheets, the support engineers for both brands, and the quality control groups of both brands.
- c. Overall dozens of hours were spent tracking down information to justify what the City Project Lead had decided early in the project, but those other than ACS continued to challenge her judgment.
- d. Ultimate decision that all parties agreed with City's decision for the better, more functional product, and that the cost provided by ACS to procure and install was a lower cost than what the GC could provide.
- e. Cost estimate was approved by city for ACS to purchase and install the center electric hinges from Hager.
- f. GC's refusal to install the conduit pathways as defined in the architectural specification and detailed in the ACS shop illustrations and instructions document, will require a modification of the hinges provided and a slight cost increase in purchase cost and installation.
- g. This ultimately resulted in an added cost of \$9K to purchase the Hager door hinges, but more costly has been to effort taken to continually debate the differing opinions and challenges presented by the general contractor, door hardware sub-contractor, Allegion door hardware representative,

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engineers, and architects to explain / justify the correct decision made by the City over 18 months ago. This added research, justification, coordination and meeting times currently total \$36K.

- h. Most recently, the changes in conduit pathways provided by the GC for the cabling to the center hinges will change the electric hinge requirement to add about \$3,500 to the product and install cost for ACS. Total cost of this item stands at \$45K, so far.

15. Added Cost: Door Control Conduits

Description: In the submitted shop drawings, illustrations, and instructions provided through the city for the GC, ACS specified that the conduits / stub-ups for the Electric Power Transfer hinges were to “strapped to the hinge side of the metal door frame, stopping 4-6” above the center hinge location”. And that jet line (pull strings) would be installed and tied off.

In actuality, the GC did not respond to the submittal by ACS but ignored this requirement. When brought to their attention in the punch lists provided, the GC referred to a specification note from the architect that states that a pathway should be provided for cabling between the wall and the door frame and that simply installing a short conduit (less than a foot in length) from that space into the plenum area (above ceiling) constituted a “pathway” for cables.

Of course, this statement ignored the architectural drawing note that clearly says that conduit pathways for the door controls are to be coordinated with the security consultant, which would point them back to the illustrations and instruction we had provided.

- a. After almost one year after the punch item was added to the list, the GC continued the practice of ignoring anything they did not want to do and a pull string was installed between the center hinge the short penetration pipe at the top of the wall.
- b. Although this is not a pathway, it does make it somewhat easier for the initial installation of the cabling, however, using a standard cabled hinge will be much harder for future maintenance.
- c. ACS has since modified the cabling plan to use extended leads on the hinges and will add the need for a conduit body / junction box above ceiling to terminate the power transfer leads to the rough cables used for power, controls and monitoring at each location.
- d. Although the added product / labor cost is minimal per door, the cost of added and unnecessary coordination, delays and updated plans has had a more significant impact on cost overruns.
- e. The overall cost impact for professional service, plus added installer time to add the junction boxes and fitting at the top of each door will add a combined cost estimate of about \$18K.

16. Added Cost: OAC Meeting & Related Support

Description: At the time of the submitted quote – invoices in the fall of 2022, it was assumed that the City would be the primary point of contact for the Architect and GC, as documented in the Interlocal, and discussed with the previous CM, as was our previous experience with other members in the Interlocal program.

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- a. ACS Quote / Invoice does not alter the standard Interlocal and include any mention of a role for ACS to be a point-of-contact for lead to coordinate directly with the GC.
- b. This was the first project in 10 years of these projects where ACS was requested to take a key role in this coordination effort.
- c. The former CM had been attending ACS training events in the region since 2014 and was more familiar with the ACS solutions and program, so when the CM left the city, we felt it is important that the ACS Interlocal approach be represented at the OAC and other related meetings.
- d. This information was discussed early in 2023 with the City's designated Project Lead who agreed that senior involvement from ACS would benefit the discussions and decisions to be made.
- e. We agreed to keep this effort to a minimum, however, at the time it was not conceived possible that while the project in approaching one year late for completion, the amount of slide in the schedule remains extremely high to the point that there is not believable completion date for the project.
- f. It has taken about 2 hours of prep, meeting time and follow-up, every two weeks on average since late 2022. This totals about 120 hours, or \$27,000 to date, of which about half was agreed assuming completion in later Summer 2023. The total charge for ACS is \$13,500.00 with the same amount discounted as agreed with City POC. Additional time was contracted for senior consulting which adds another \$5,200 for total of \$34K with about \$13K discount.

17. Added Cost: Extended Administration Support

Description: As defined in the Interlocal, a primary function ACS is to provide the administrative services to purchase the products and services needed for each project, coordinate logistics (travel, transportation and warehousing of goods and supporting services), finance and general overhead. This administrative support was estimated as a percentage of the total cost, based on expected duration, and complexity of the project, among other factors. For the original estimate, 12% was used and based upon the remaining 75-week project timeline on what should have been a straightforward project.

- a. In addition to senior level support for the OAC and high-level meetings discussed above (not included in admin services), this along with continued slide of the project schedule has also extended the needed for administrative support from the ACS office team related to project coordination, document modification, plan changes, cooperative services, support, logistics, and financial tracking.
- b. With the estimated project continuance now approaching 136 weeks (50+% increase), but no assurance that this number is accurate to achieve the certificate of occupancy, and as noted above, with an extensive level of complexity that again, has no end in sight, based on the admin support needed to date, we are extending the 12% admin fee for the project, of which we have applied a \$25K discount to adjust for a minimized cost for added purchases and many of the professional service are for senior staff which require less onsite travel, and administrative support, as a ratio of hours billed requiring admin assistance.

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18. Added Cost: Pay Windows Not Built as Engineered

Description: In the ACS original quote, we were asked to install a camera for each pay window and each pay window needed to record the conversation between the resident / customer and the city's service provider at that window. The ballistic windows were designed (and still are) to provide a 1" gap between the overlapping windowpanes, which is designed to allow the easier transfer of sounds waves to aid in the conversation. To record that conversation, as requested, we quoted a small (~ 3/4" diameter) microphone to be installed between the windowpanes near the deal tray.

- a. Again, there was no submittal provided to ACS to approve or even coordinate the manufacturer's plan changes. Instead, the window assemblies arrived and the dimensions between the windowpanes is far less than 1/2", which will not allow space for the microphone.
- b. Instead, the paired set of directional microphones must be installed at each pay window with one in the ceiling above where the resident / customer will stand and the other (paired) microphone above the city service provider. Each set of microphones will require a mixer to combine the audio streams for recording as part of the video image being recorded. Only this approach to marry the two audio streams with the video recording, will the single recording be more beneficial if needed for presentation in court.
- c. Lastly, with the significantly reduced gap between the windowpanes, there will be a significantly reduced ability for each resident / customer and their city's service provider to hear each other. Amplification could be required for the hearing impaired and many older residents. Otherwise, these residents will need to get closer to glass to speak and be heard, which will increase the spread of viruses, like COVID, and other biological contagions. The mixers that will be needed for the microphones can also be used to attach directional speakers near the microphones. This will add the cost of speakers, installation, and tuning for each station to balance the communication between the two desired parties, without overlap of the conversation happening at the next window.
- d. Need cost for separate mixers, mics and balancing, plus contingency costs for speakers and balancing between mics and speakers to neighboring service windows.
- e. For this item, about \$19K were added for professional services, about \$10K for the mixers and customer / service person microphones, as well as \$8K as contingency for customer / service person speakers to enhance the experience for older and hearing-impaired residents.

19. Added Cost: Video Camera Pathways

Description: Although there are only about a dozen cameras that require conduit pathways and back boxes, some of those are still not located correctly (as of 5/5/24) as defined in the shop drawings provided, nor, in some cases, per the engineering drawings that have included instructions to coordinate with the city's security consultants for proper location, prior to install. No such coordination was requested with the City or ACS by the GC and only limited coordination happened between the ACS installer with the on-site foreman of the Electrical Contractor.

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- a. There are only a few pathways that need to be relocated and/or the addition of another camera to augment the coverage requested by the City.
- b. These include 1) the first landing camera in the lobby stairwell, 2) the rear entrance upper landing, 3) the admin waiting room camera, and 4) the file room camera.
- c. The total amount added includes the cost for added coordination and professional services, as well as some contingency to make the changes when the GC ignores the punch list(s) provided and the work is not complete.

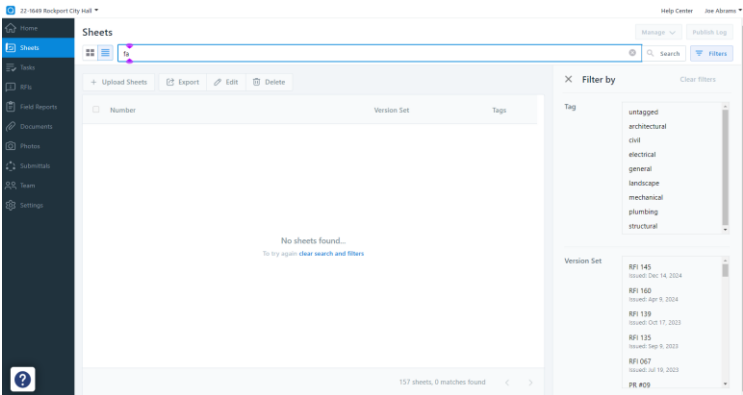
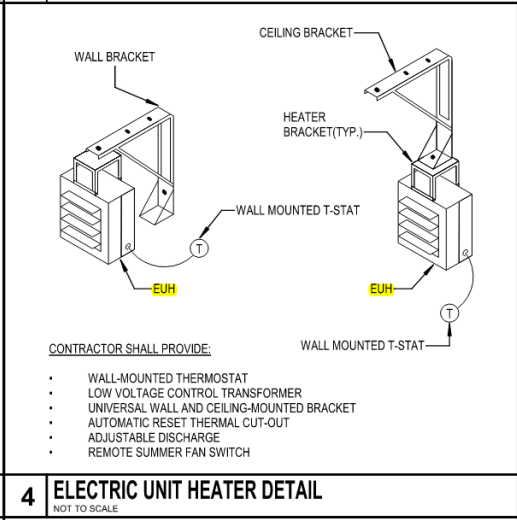
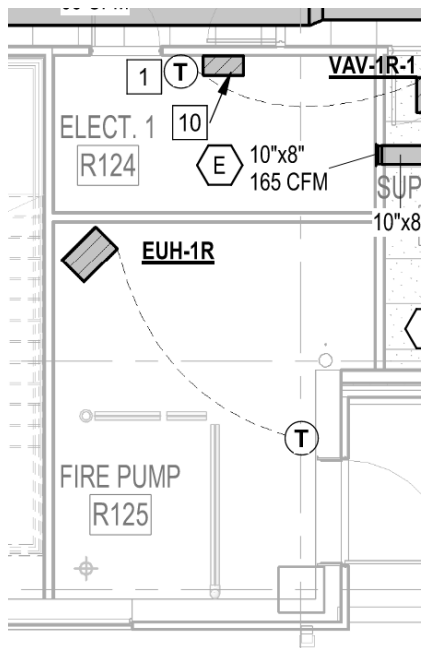
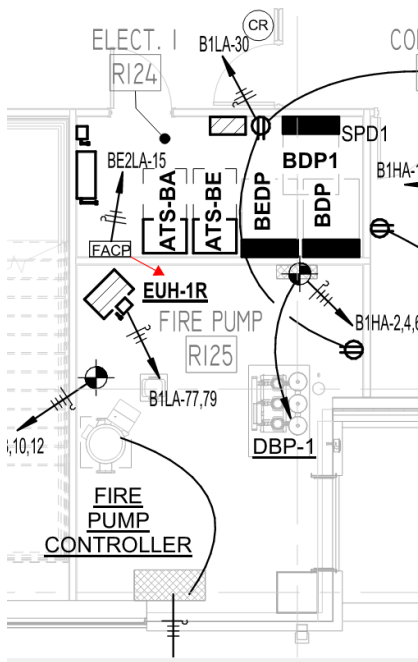
20. Added Cost: Relocation of Fire Alarm Control Panel (FACP) to Pump Room

Description: The Fire Alarm Control Panel (FACP) was installed in the Fire Pump Room, which is not airconditioned and located on the south side of the building which will be inclined to be as hot or more likely hotter than the outside air, with the electric panels and pumps running. This last-

minute relocation of the FACP, was reported to ACS by the City, since we are responsible to connect the FACP alarms to the City Dispatch for self-monitoring by the City. No one at the City or ACS or PGAL were informed of the change, nor did any of this group review and approve the required submittal to change the previously approved shop drawing.

- d. In a recent review with Giang, it was determined that that last know drawing and even shop drawing in the submittal from the sub-contractor, the FACP was supposed to be installed in the electrical room off the back hallway close to the staff entrance from the rear stairwell.
- e. We could also not find an RFI requesting to move the FACP, nor as stated above, any change order or re-submittal
- f. Although there is no state code requiring an FACP to be in a specific location, it is highly recommended that either the primary FACP or and Auxiliary Fire Alarm Panel, be located for immediate access to responding firefighters, so they can ascertain the exact location of the alarm sensor as well as be able to suppress the sounder (alarm) to facilitate on-site communications between responders.
- g. The City and ACS were aware that the back hallway mechanical room would the locations of the main FACP, but the FACP was actually installed on the opposite side of the wall, which put it in one of the worst possible locations for the FACP, according to the state fire marshal's office.
- h. The Pump Room does not meet any of these preferences... other than it is on the ground floor, but in no location that Firefighters would immediately access during a response to an alarm situation.
- i. Talk to Giang about is pump room A/C controlled to 50c Rating (122°) or is Fire Panel Rated to 50c
- j. Can add Temp monitor and humidity monitor, if needed.
- k. The images below relate to the items discussed above, however, since this is a relatively new topic may help illustrate the discussion points above.

PROJECT ISSUES, DELAYS AND COST IMPACTS



PROJECT ISSUES, DELAYS AND COST IMPACTS

22-1649 Rockport City Hall

Help Center Joe Abr

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Search Documents...

Documents (439)

Approved Subm...

ADT

Aldana

Ambrose

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AVADEK

Coastal ADS

Craftec

Fast Track

Add New Export Edit Delete

Name ^	Date Modified	Linked Sheets
28 02 01 -3 - Fire Alarm Quals pkg dc gcv_DBR_REviewed (1).pdf /Approved Submittals/ADT	01/18/2023	

2.5 Submittals

A. The installing contractor and/or equipment manufacturer shall provide complete and detailed shop drawings and include:

1. Control panel configuration including wiring and interconnection schematics

Provided on shop drawings dated 12/27/2022 Sheet FA.01

2. Complete point to point wiring diagram showing terminal connections to all system devices

Provided on shop drawings dated 12/27/2022 Sheet FA.01

3. Riser wiring diagram and associated zoning/addressing configurations with associated conduit sizes.

ADT Commercial is not installing conduit. Conduit is in Div 26 scope. Zoning and addressing provided on shop drawings dated 12/27/2022 Sheet FA.01

4. Complete floor plan drawings locating all devices associated with the fire alarm system Floor plan drawings shall include conduit and wiring routing complete with conduit sizing and number of conductors by type Floor plans shall be on AutoCAD v 12

ADT Commercial is not installing conduit. Conduit is in Div 26 scope. See Wire Legend on shop drawings dated 12/27/2022 Sheet FA.01

5. Factory data sheets on each piece of equipment to be used and so marked as to model, dimensions, size, voltage, and configuration. Provided

6. Detailed system description in this specification format describing system functions and operation All specification variations and deviations shall be clearly noted and marked.

Provided. No Variations or deviations were made to specifications.

7. Complete Bill of Material for reference.

Provided on shop drawings dated 12/27/2022 Sheet FA.01

8. Programming matrix defining all input/output functions and zoning

Provided on shop drawings dated 12/27/2022 Sheet FA.00

9. Power supply and battery calculations.

Provided on shop drawings dated 12/27/2022 Sheet FA.02

10. Written certification from the manufacturer stating that the distributor is authorized to sell, service and install the proposed fire alarm system. See attached letter

PROJECT ISSUES, DELAYS AND COST IMPACTS

21. Added Cost: Other Punch List & Observation Costs, Not Addressed Above

Description: To improve visibility of the punch items and status, in February of 2024, ACS offered to use our Procore Project Controls system to document / track the Punch list items that are blocking our progress from completing the security and low voltage portion of the building. Between three on-site reviews in March, April & May we have entered 77 Punch items, not including all the original items provided back in Summer of 2023.

Although the key items listed in this document are covered in the Punch List items, there are others that are not covered in this report, other than mentioned by reference in this section. For the most part, any added costs are included as Contingency, since the long-term impact of these items is not entirely knowable at this point.

22. Added Cost: Project Contingency (a Change in Perspective)

Description: When this project was originally quoted, everything about this project seemed straightforward. This project appeared very similar in size and deliverables to several other projects we had completed previously. Therefore, the amount of contingency added was very small at a little over 2% or \$23,415.00. It was not anticipated that the GC and Sub-Contractors would ignore architectural and engineering drawings, specifications, and instructions to coordinate items related to security with the designated Security Consultants, as well as ignore most of the layouts, shop drawings, illustrations, instructions, observations, and punch items (photos and details) that have been provided to the GC to help in coordinating project needs.

- a. Based on the history of experience with this GC and seeing no change in their willingness to coordinate or comply with City preferences we did add about \$65K as part of the items listed above (reference the spreadsheet view). Other contingency funds might well be recommended, however, may not be possible at this point. Either way, it is our intent to continue to work with the City POC and others to document the continuing issues and delays for future reference.

Moving Forward (Jul/24 till ACS Completion)

Intro to options from full price with VE to reduce price of entry and it's impact on waiting for full price cost, if needed. The list below itemized the difference in completion dates for ACS projects.

Assessment & Design (Day 0)

Logistics & Installation (Day 1)

Complete for Occupancy & Operation (Day 2.0)

Continued Project Work (Day 2.1, If Needed)

Complete per New Plan (Day 2.2)

Warranty Period Complete – 3+ Years After Occupancy

PROJECT ISSUES, DELAYS AND COST IMPACTS

Summary of ACS Interlocal Annual Maintenance

As stated in the SOW Invoice, during the cost tracking process for this project, the annual costs will be calculated as part of the plans for each technology. Options for the level of ACS support services and subsequent costs can be influenced by the city, based on the amount of internal knowledge of the security systems and level of support that is demonstrated and expressed during project. The first annual payment to support this facility is expected in the 2024 / 2025 timeframe and confirmed near the end of the project, and in coordination with the city.

Below are two current estimates for annual subscription costs for the ACS services to be provided. The first one is the estimate for the completed project, as defined by the updated scope of work. The second table reflects the minimum cost of the minimal deployment of fewer controlled doors, fewer panic devices, fewer cameras, etc. The actual costs will be invoiced and required upon the city's occupancy of the building

#	Item Description	Annual Cost
1	ACS S/W Licenses (Hosting, Maint., Version Assurance & Support)	\$4,500.00
2	IPC - Door / Zone (Hosting, Maint., Version Assurance & Support)	\$3,648.00
3	CIGI-CS Server (Hosting, Maint., Version Assurance & Support)	\$800.00
4	AXEM Server (Hosting, Maint., Version Assurance & Support)	\$800.00
5	MuxVox Local Base (Hosting, Maint., Version Assurance & Support)	\$800.00
6	MuxVox / Extender (Hosting, Maint., Version Assurance & Support)	\$360.00
7	AV Control System (Maint., Version Assurance)	\$2,750.00
8	Other 3rd Party S/W (Maint., Version Assurance / Support)	\$550.00
9	Other 3rd Party Device Support (Maint., Version Assurance / Support)	\$675.00
10	Device Monitoring & Reporting	\$780.00
11	Support Maint. w/24/7 Emergency Support	\$4,800.00
		\$20,463.00

#	Item Description	Annual Cost
1	ACS S/W Licenses (Hosting, Maint., Version Assurance & Support)	\$4,500.00
2	IPC - Door / Zone (Hosting, Maint., Version Assurance & Support)	\$960.00
3	CIGI-CS Server (Hosting, Maint., Version Assurance & Support)	\$800.00
4	AXEM Server (Hosting, Maint., Version Assurance & Support)	\$800.00
5	MuxVox eBase (Hosting, Maint., Version Assurance & Support)	\$300.00
6	MuxVox / Extender (Hosting, Maint., Version Assurance & Support)	\$360.00
7	AV Control System (Maint., Version Assurance)	\$2,750.00
8	Other 3rd Party S/W (Maint., Version Assurance / Support)	\$275.00
9	Other 3rd Party Device Support (Maint., Version Assurance / Support)	\$225.00
10	Device Monitoring & Reporting	\$234.00
11	Support Maint. w/24/7 Emergency Support	\$4,800.00
		\$16,004.00



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider the approval of a clarification of the original CIP schedule for the Information/Technology line item to reflect the purchase of a High Availability Server to support the Laserfiche Upgrade.

SUMMARY:

Consider and approve a clarification of the original CIP schedule for the Information/Technology line item to reflect the purchase of a High Availability Server to support the Laserfiche Upgrade.

BACKGROUND:

Request City Council approval of High Availability Server to facilitate the implementation of the expanded Laserfiche software to allow more space for the documents, better indexing for better record keeping for the users, and unlimited seats.

FUNDING SOURCE:

2024 Tax Notes

FUNDING IMPACT:

\$115,000 was budgeted for this server and approved in the 2024/2025 CIP Budget. The total request for this purchase is \$111,501.99. Abtech Dell DIR Contract #C000000779015.

STAFF RECOMMENDATION:

Staff is recommends approval of purchase of the High Availability Server.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Agenda Item #81 Budget Report for IT
2. City of Rockport R660 and ME5024 AF (002)

APPROVAL/REVIEW:

Date: November 01, 2024

Robbie Sorrell, Director

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

CITY OF ROCKPORT
FINANCIAL STATEMENT
AS OF: OCTOBER 31ST, 2024

EXPENSES
97 -2024 TAX NOTES 08.33% OF YEAR COMP.

ACCOUNT	BUDGET	PERIOD	YEAR TO DATE	PERC. BUDGET	BUDGET BALANCE
09-INFORMATION/TECHNOLOG =====					
80-CAPITAL OUTLAY/PROJECT					
6098001 COMPUTERS & EQUIPMENT	27,000.00	0.00	0.00	0.00	27,000.00
6098007 COMPUTER SWITCHES & ACCESS	129,350.00	0.00	0.00	0.00	129,350.00
	-----	-----	-----	-----	-----
TOTAL 80-CAPITAL OUTLAY/PROJECT	156,350.00	0.00	0.00	0.00	156,350.00
	=====	=====	=====	=====	=====
TOTAL 09-INFORMATION/TECHNOLOG	156,350.00	0.00	0.00	0.00	156,350.00

Prepared For		Ship To	Account Executive	
City of Rockport Robert Argetsinger rargetsinger@rockporttx.gov		City of Rockport Robert Argetsinger 2751 SH 35 Bypass Rockport, TX 78382	Barb Adkison 405-246-8011 badkison@abtechtechnologies.com	
Qty	Part No.	Description	Unit Price	Ext. Price

D.I.R. Contract Quote
Abtech Dell DIR Contract #: C000000779015
DIR-TSO-3763

1	210-BBOO	Dell ME5024 Storage Array
1	403-BCPG	25Gb iSCSI 8 Port Dual Controller
1	770-BECP	Rack Rails 2U
1	325-BDDO	ME Series 2U Bezel
1	450-ALXL	Power Supply, 580W, Redundant, WW
1	389-EERY	Dell PowerVault ME Series 2U-24, CE Marking
1	340-DCGF	Dell ME5024 Shipping
1	871-8034	Dell Hardware Limited Warranty
1	892-4165	ProSupport 4-Hour 7x24 Onsite Service 2 Years Extended
1	892-4166	ProSupport 4-Hour 7x24 Onsite Service 3 Years
1	892-4390	ProSupport 4-Hour 7x24 Technical Support and Assistance 5 Years
1	975-3461	Dell Limited Hardware Warranty Extended Year(s)
1	900-9997	On-Site Installation Declined
4	470-ACEV	Dell Networking, Cable, SFP28 to SFP28, 25GbE, Passive Copper Twinax Direct Attach Cable, 3 Meter
12	345-BEMP	7.68TB SSD SAS Read Intensive up to 24Gbps 512e 2.5in Hot-Plug 1WPD, AG Drive
12	400-AEPR	Hard Drive Filler 2.5in, single blank
1	492-BBDI	C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America
1	492-BBDI	C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America
1	450-AAME	Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15
1	450-AAME	Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15

SubTotal

\$89,648.98

1	210-BEQQ	PowerEdge R660 Server
1	461-AAIG	Trusted Platform Module 2.0 V3
1	321-BKFF	2.5" Chassis with up to 10 Hard Drives (SAS/SATA), PERC11, 1CPU
1	338-CPBV	Intel Xeon Gold 6526Y 2.8G, 16C/32T, 20GT/s, 37.5M Cache, Turbo, HT (195W) DDR5-5200
1	374-BBBX	No Additional Processor
1	379-BFFD	No HBM
1	412-ABEH	Performance Heatsink for 1 CPU Configuration (CPU less than 250W)
1	370-AAIP	Performance Optimized
1	370-BBRX	5600MT/s RDIMMs
1	780-BCDS	Unconfigured RAID
1	405-AAZB	PERC H755 SAS Front
1	750-ADRI	Front PERC Mechanical Parts, rear load
1	750-AABF	Power Saving Dell Active Power Controller
1	800-BBDM	UEFI BIOS Boot Mode with GPT Partition
1	387-BBEY	No Energy Star
1	384-BCUJ	4 Very High Performance Fans for 2 CPU
1	450-AKLF	Dual, Redundant(1+1), Hot-Plug Power Supply,1100W MM(100-240Vac) Titanium
1	330-BBZB	Riser Config 4, Low Profile, 2x8 LP Slots (Gen5) + 1x16 LP Slot (Gen4), 1CPU
1	329-BKBR	Motherboard MLK supports ONLY CPUs below 250W. Cannot upgrade to CPUs 250W and above
1	528-CTIC	iDRAC9, Enterprise 16G
1	540-BCOC	Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0
1	540-BDKD	Broadcom 5720 Dual Port 1GbE LOM
1	325-BEVE	Standard Bezel
1	350-BCKC	Dell Luggage Tag

Qty	Part No.	Description	Unit Price	Ext. Price
1	403-BCRZ	BOSS-N1 controller card + with 2 M.2 960GB (RAID 1)		
1	470-AFMG	BOSS Cables and Bracket for R660		
1	350-BBXM	No Quick Sync		
1	379-BCSF	iDRAC,Factory Generated Password		
1	379-BCQX	iDRAC Service Module (ISM), NOT Installed		
1	379-BCQY	iDRAC Group Manager, Disabled		
1	634-BYJS	Windows Server 2022 Datacenter,16CORE,FI,No MED,UnLTD VMs,NO CALs, Multi Language		
1	528-C SCT	Windows Server 2022 Datacenter,16CORE,DF Recovery Image, Multi Lang. (Downgrade not included)		
1	528-CSCS	Windows Server 2022 Datacenter,No Media,WS2019 DC Downgrade DF Media, Multi Language		
1	634-BYLR	Windows Server 2022 Datacenter,No Media, WS2019 DC Downgrade w/DVD Media,Multi Lang		
1	634-BYLS	Windows Server 2022 Datacenter,16CORE,Media Kit, Multi Lang. (Downgrade not included)		
1	770-BDMT	Cable Management Arm		
1	770-BECD	ReadyRails Sliding Rails Without Cable Management Arm or Strain Relief Bar (A15)		
1	631-AACK	No Systems Documentation, No OpenManage DVD Kit		
1	340-DBXZ	PowerEdge R660 Shipping		
1	340-DBYC	PowerEdge R660 Shipping Material, 10x2.5", 8x2.5" Smart Flow or 16xEDSFF		
1	343-BBTS	R660 Dell label (BIS) for 2.5" Chassis		
1	343-BBUB	PowerEdge R660 CE, CCC Marking		
1	887-1064	ProSupport 7x24 Technical Support and Assistance 5 Years		
1	887-1073	ProSupport Next Business Day On-Site Service After Problem Diagnosis 5 Years		
1	887-1076	Dell Hardware Limited Warranty Plus On-Site Service		
4	370-BBRY	32GB RDIMM, 5600MT/s, Dual Rank		
2	400-AXTV	480GB SSD SATA Read Intensive 6Gbps 512 2.5in Hot-plug AG Drive, 1 DWPD		
2	450-AALV	Power Cord - C13, 3M, 125V, 15A		
2	492-BBDI	C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America		
1	540-BDLL	Broadcom 57454 Quad Port 10GbE BASE-T Adapter, PCIe Low Profile		
SubTotal				\$14,042.30
1	540-BDID	Broadcom 57414 Dual Port 10/25GbE SFP28 Adapter, PCIe Low Profile, V2	\$310.71	\$310.71
1	CNSLT-FLT-HW	Consulting, Flat Rate - Remote Deployment/Configuration	\$7,500.00	\$7,500.00

SubTotal:	\$111,501.99
*Tax:	\$0.00
*Shipping:	\$0.00
Total:	\$111,501.99

***Taxes and shipping are an estimate and may differ from the final invoice. Price reflects a cash discount. To use an alternative payment method, contact your account executive.**

Any order based on the above quotation, statement of work, or proposal is subject to Abtech's Terms and Conditions of Sale ("Terms") effective the date of execution of order and are incorporated by reference as if fully set herein as a full and binding part of the order. Terms are available at: <http://www.abtechtechnologies.com/s/Abtech-terms-and-conditions.pdf> and may be sent by mail or fax upon request. Client agrees to have read and intends to be bound by Abtech's Terms by executing an order with Abtech. Client agrees that the order is executed when (a) both parties physically or digitally sign an agreement; (b) both parties (or optionally Client only at Abtech's discretion) electronically sign via a purchasing portal or website an order; or (c) Abtech accepts a transactional document (eg. purchase order, purchase requisition, etc.) that explicitly reference the quotation, Service Order, proposal, Agreement, or Addendum and terms and conditions thereof. Abtech limits acceptance to the Terms and objects to any additional or different terms in the Purchase order or other forms of acceptance. Some products and services, including but not limited to maintenance, StorTrust, hosting, and managed services have an additional Master Service Agreement ("MSA") and service specific Addendum which are in addition to Abtech's Terms and are likewise incorporated by reference as if fully set herein as a full and binding part of the order. By purchasing and using the StorTrust S3 Cloud Archive, Client unconditionally agrees to the StorTrust S3 Cloud Archive Agreement located at <https://www.abtechtechnologies.com/s/StorTrust-Cloud-Archive-Agreement.pdf>

City of Rockport

Scope of Work for Abtech Implementation Service

Abtech services deployment of a new computer infrastructure to include the following items:

- Dell PowerEdge Host Server to be configured into Hyper-V host cluster.
- Implementation of ME Storage Array.
- Migration of servers to new virtual platform (if required).

Project scope is as follows:

1.1 Specific Services Delivered

Phase	Description	Performed By	Location
1.0	Pre-Implementation		
	Project Kick-off • Prior to starting project, have conference call with Customer stakeholders to: ○ Review the project Scope and approach. ○ Discuss service readiness of environment: ▪ Verify status, configuration, and accessibility of existing environment. ○ Plan and schedule the installation and configuration tasks. • Assign the pre-installation responsibilities between Customer and Abtech. • Review physical requirements: rack space, power, network connections, network configuration information. • Verify software requirements, licensing, etc. • Exchange contact, procedural, and schedule information between Customer and Abtech.	Abtech & Customer	Remote
	Billable Milestone?	No	

2.0	Implementation		
2.1	Hardware Installation • Unpack and inspect hardware. • Rack, mount, and/or position the product & components. • Connect and route power cables. • Connect and route data cables. • Print and apply labels to newly installed cables within rack. • Power on equipment • Check for error lights, obvious issues.	Customer	On site
2.2	Storage Array Configuration – Abtech engineer will: • Access array tools to begin configuration. • Update firmware. • Configure iSCSI and/or FC connections from host to array. • Work with Customer's network team on switch requirements where needed. • Initialize array, create fault domains, and create disk pool. • Create hosts on array and present LUNs. Ensure hosts can connect to array.	Abtech	Remote
2.3	Server Configuration – Abtech engineer will: • Review environment and confirm prerequisites and requirements are met. • Configure new PowerEdge server as host. Test and document.	Abtech	Remote
	Billable Milestone?	Yes	

Assumptions: Remote Access will be provided for remote configuration

2 Program Management

In the delivery of the Services, each party shall assign a single point of contact ("Program Manager") to serve as the lead for each party. The Program Manager for Abtech and Customer shall have the responsibilities set forth below:

Assumptions:

STATEMENT ON COVID-19: In response to the COVID-19 pandemic, Abtech may review customers' COVID-19 site policies and require customers to acknowledge Abtech Return to Work Policy before performing onsite work or may intentionally limit onsite work at our discretion. In all cases Abtech employees will adhere to local, state, and federal guidelines related to the pandemic, to include minimizing contact with surfaces, using appropriate PPE, and practicing social distancing. In the event that Abtech cannot perform onsite work for any reason, we will perform the work remotely to the extent possible or reschedule the work for a later date.

2.1 Abtech Program Management Responsibilities

1. Abtech agrees not to commence delivery of these Services with the Customer until such time that the Scope of Work is fully executed with Services coordinated by the Abtech Contact.
2. Upon completion of fully executed Scope of Work, a Project Manager will contact you to begin Services scheduling. Any additional and/or conflicting terms and conditions stated on the PO shall be void and have no effect on this Scope of Work.
3. The provision of the Services does not include the development of any intellectual property created solely and specifically for Abtech or the Customer under this Scope of Work.
4. Any tasks not specifically included in this statement of work must be agreed to in a written change order by all parties involved.
5. Project tasks may be performed remotely at the discretion of Abtech's project manager.
6. The customer's network infrastructure is free from any errors/warnings that would prevent the project tasks from being completed successfully.
7. Abtech may require the customer to completely remediate any problems/issues identified that prevent the successful completion of the project scope prior to the kick-off of the project.
8. Any included Knowledge Transfer is not intended to replace manufacturer certified training.
9. Abtech requires that Customer maintains an active support contract with all software and hardware vendors whose products are involved within this service engagement.

2.2 Customer Responsibilities

1. Customer is responsible for, and assumes any risk associated with any problems resulting from the content, completeness, accuracy and consistency of any data, materials and information supplied by Customer.
2. If ProDeploy services are not purchased, Customer is responsible for unboxing and connecting any new system(s).
3. Customer is responsible for disconnecting and disposing of any legacy system(s).
4. Customer will ensure that physical equipment is racked, powered, updated, patched, and joined to the current domain.
5. Customer will ensure that necessary administrative usernames, passwords, etc. are available upon arrival, or that an administrative account of appropriate access is created for the duration of this contract.
6. Customer will provide reasonable after-hours, remote, and weekend access as requested by Abtech.
7. Customer is responsible for any necessary items (including software licenses) not specified for purchase in the quote.
8. Customer will be responsible for any reasonable shipping costs incurred by the shipment of equipment to Customer sites.
9. Customer specifies that any software to be installed by Abtech is properly licensed, and that software licensing is the responsibility of Customer.
10. All vSphere, vCenter, Horizon, and MS licensing will be provided by the customer.

2.3 Scope Boundaries

The Service is limited as follows:

In terms of	Site	this Service is limited to	1
In terms of	Storage Arrays	this Service is limited to	1
In terms of	Servers	this Service is limited to	1

Any Service requested of Abtech personnel to perform consulting or labor above and beyond the Scope or Scope Boundaries may require additional consulting hours to complete. A revised quotation and Scope of Work will be created, and work will begin once a customer's approval has been received.

Per Abtech's Terms and Conditions of Sale, the pricing summary above reflects an estimate based on information provided by Customer and for the work outlined above in the Statement of Work (SoW). Any deviation from Customer responsibilities may cause delay, additional hours to be invoiced, or a postponement of the entire project. Any additional work provided to Customer beyond the work explicitly identified in the SoW shall be charged at Abtech's standard hourly rates for the type of Service and time of performance. Customer will be invoiced for additional number of hours required to complete the job to as close to Customer's satisfaction as is technically reasonable, subject to any minimum billing indicated above, plus travel and incidental expenses incurred.

Any sale or order based on the above quotation, statement of work, or proposal is subject to Abtech's Terms and Conditions of Sale ("Terms") effective the date of execution of order and which are incorporated by reference as if fully set herein as a full and binding part of the order.

The terms are available at: <http://www.abtechtechnologies.com/s/Abtech-terms-and-conditions.pdf> and also will be sent by mail or fax to Customer upon request. Customer agrees to have read and intends to be bound by Abtech's Terms by executing an order with Abtech.

Customer agrees that the order is executed when (a) both parties physically or digitally sign an agreement; (b) both parties (or optionally Customer only at Abtech's discretion) electronically sign via a purchasing portal or website an order; or (c) Abtech accepts a transactional document (e.g., purchase order, purchase requisition, etc.) that explicitly reference the quotation, Service Order, proposal, Agreement, or Addendum and terms and conditions thereof. Abtech limits acceptance to the Terms and objects to any other addition terms or different terms in the purchasers' order or any other forms of acceptance.

Some products and services, including but not limited to maintenance, StorTrust, hosting, and managed services have an additional Master Service Agreement ("MSA") and service specific Addendum which must be executed, are in addition to Abtech's Terms, and are likewise incorporated by reference as if fully set herein as a full and binding part of the order.



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Consider an update from the San Patricio Municipal Water District regarding proposed the proposed FY2025 Raw Water Costs increases

SUMMARY:

The proposed 2025 rate for Municipal customers will be \$3.80 per thousand gallons versus the current rate of \$3.52.

BACKGROUND:

San Patricio MUD's fiscal year ends December 31st and within their proposed FY 2025 Budget they estimate a 5% increase in raw water costs from the City of Corpus Christi and another 3% increase to offset consumption loss due to the implementation of Stage 3 water restrictions at the end of November.

FUNDING SOURCE:

Utility Rates

FUNDING IMPACT:

The 8% increase in raw water costs will slightly exceed that of the rate study which estimated a 7.855% increase.

STAFF RECOMMENDATION:

No action expected information update only.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. San Patricio Municipal Water District Letter dated 10-31-2024

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: November 01, 2024



Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

Troy Mircovich, President
Tom Bridges, Vice President
Danny O. Cox, Director
Brian Williams, Manager/District Engineer
Rebecca Klaevemann, Secretary/Treasurer



A. Larry Kallich, Director
Mark Evans, Director
Alan Miller, Director
Dell Kellar, Director
Yolanda Carr, Director

October 31, 2024

Ms. Vanessa Shrauner, City Manager
2751 State Hwy. 35 Bypass
Rockport, TX 78382
vshrauner@cityofrockport.com

Dear Ms. Shrauner:

I am enclosing a copy of the summary of the District's proposed FY 2025 budget. Discussion of the budget will be an agenda item for the Board Meeting scheduled for November 12, 2024 and adoption on December 10, 2024.

The proposed 2025 rate for Municipal customers will be \$3.80 per thousand gallons (the current rate is \$3.52). This rate will take effect on January 1, 2025 on the bill that is mailed at the end of January and due in February. The reason for the \$0.28 (8%) increase is twofold:

- We are passing on a \$0.17 (5%) increase in raw water cost from the City of Corpus Christi (\$0.05 from 2024 that we were able to absorb and \$0.12 from 2025).
- The water storage in the Lake Corpus Christi/Choke Canyon reservoir system is at 21.6 percent combined capacity. We are anticipating that the City of Corpus Christi will move into Stage 3 water restrictions by the end of November and we have reduced our consumption estimates based on the Stage 3 prohibition of lawn irrigation. The reduction in consumption estimates is the primary driver for the additional \$0.11 (3%) increase in the rate for our Municipal customers.

Please note, up until now, the District has only increased our Municipal customer rate one time since December 2019 (and none since December 2022).

Likewise, since we have not received any rainfall as is typical in September/October, you may want to reconsider your water sales estimates for the remainder of the fiscal year. Less water sales could have a direct impact on your financial bottom line.

As always, we appreciate your water conservation efforts and encourage everyone to conserve as much as possible. Please don't hesitate to call me or Brian Williams if you have any questions.

Sincerely,


Rebecca Klaevemann

Enclosure

Cc: Robbie Sorrell (rsorrell@cityofrockport.com)
Danny Cox, Rockport Director

Phone 361-643-6521
Fax 361-643-9093



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Receive a presentation on the AEP Texas Inc. Rate Case Settlement

SUMMARY:

Hear an update on AEP rate case settlement

BACKGROUND:

On February 29, 2024, AEP Texas Inc. (hereinafter “AEP Texas” or “Company”) filed an application with cities to increase systemwide distribution rates by \$100.4 million per year (an increase of 13.1%) and increase to system-wide transmission rates by \$63.1 million per year (a decrease of 9.29%). According to AEP Texas, the impact of this approval on an average residential customer would be an increase of \$4.59 per month.

On March 12, 2024, Rockport City Council approved a Resolution to intervene and suspend the AEP rate change for 90 days. This would allow time for Tom Brocato and his team to study the new rates further and possibly negotiate a lower increase.

On June 22, 2024, a tentative settlement agreement was reached which would raise rates only \$70 million, \$93.5 million less than AEP’s original request. At that time, Tom Brocato also recommended that cities adopt a denial resolution, which the City of Rockport approved on June 11, 2024.

On October 8, 2024, Rockport received notice (attached) from Tom Brocato that the tentative settlement was finalized and went into effect October 1, 2024. Again, the approved settlement resulted in a reduction of \$93.5 million from AEP Texas’ initial request to increase base rates by \$163.5 million.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Hear and update on AEP rate case settlement

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. AEP Resolution Follow-up

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: October 28, 2024

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: October 29, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024

Robbie Sorrell

From: Thomas Brocato <tbrocato@lglawfirm.com>
Sent: Tuesday, October 8, 2024 4:44 PM
To: Thomas Brocato
Cc: Samantha Miller; Jamie Mauldin; Jack Klug
Subject: Cities Served by AEP: Update on Rate Case and DCRF Filing.

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Dear Cities Served by AEP Texas:

On Thursday, the Public Utility Commission (PUC) approved our Settlement Agreement in the AEP rate case. The approved Settlement Agreement resulted in a reduction of \$93.5 million from AEP Texas' initial request to increase base rates by \$163.5 million, which would lead to a \$70 million increase in rates. The approved rates went into effect on October 1, 2024.

In addition, yesterday (just two working days after the PUC approved the rate increase above), AEP filed a new rate case. In this expedited case, referred to as a Distribution Cost Recovery Factor case, the Company is seeking to increase rates by \$26.46 million. Although cities have jurisdiction over this matter, no action is necessary. Moreover, due to the change in the statute last year, we do not intend to intervene or participate in this case. Please feel free to contact me if you have questions or would like additional details. Thomas



THOMAS BROCATO

Principal

512-322-5857 Direct

512-914-5061

Lloyd Gosselink Rochelle & Townsend, P.C.

816 Congress Ave., Suite 1900, Austin, TX 78701

www.lglawfirm.com | 512-322-5800



****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT ****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: November 12, 2024

CATEGORY: Presentation

CAPTION:

Receive a presentation on the City Manager Update

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Evaluations for the City Manager and City Secretary³

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: November 12, 2024

CATEGORY: Action Item

CAPTION:

Wildlife Nuisance¹

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 07, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: November 12, 2024

CATEGORY: Presentation

CAPTION:

Navigation District /Concho Street Drainage¹

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 08, 2024

Vanessa Shrauner, City Manager

Date: November 08, 2024