



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### City Council

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Monday, December 9, 2019

6:00 PM

Council Chambers

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#### REGULAR MEETING

1. **6:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

*Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.*

A. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

A1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

A2. Seek Advice of City Attorney Regarding Current Litigation Update

B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

C. **Personnel Matters Pursuant to Section 551.074**

D. **Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

D1. Economic Development Project #19-02

D2. Economic Development Project #19-07

3. **IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

4. **CITIZEN COMMENTS**

*Citizens wishing to address the Council on non-public hearing agenda items and items*

*not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting only comments related to public hearings will be heard. All comments are limited to five (5) minutes.*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow card located at the Assistant City Secretary's seating place. Please present the card to the Assistant City Secretary prior to the start of the meeting.*

**5. COUNCIL ANNOUNCEMENTS**

**6. SUB-COMMITTEE REPORTS**

[19-3385](#) Minutes - Approval of the November 25, 2019 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee)

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [11-25-2019 DRAFT Sub-Committee Minutes](#)

**7. STAFF COMMENTS**

*In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.*

**A. City Manager Report or Authorized Representative**

Current/Future Agenda Item

**8. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**9. CONSENT AGENDA**

*All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.*

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[19-3350](#) Ordinance - Third Reading and Final Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

**Presenters:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[Main Street Speed Limit Change Map](#)

[19-3312](#) Resolution - A Resolution to Consider Amendment Number Four to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for Expansion of the Hawaiian Falls Water Park Mansfield

**Presenters:** Shelly Lanners

**Attachments:** [Resolution](#)

[19-3313](#) Resolution - A Resolution Determining the Competitive Sealed Proposal Method as Providing the Best Value for Construction of the Hawaiian Falls 2019/2020 Capital Improvements; and Providing an Effective Date

**Presenters:** Shelly Lanners

**Attachments:** [Resolution](#)

[19-3379](#) Resolution - A Resolution Authorizing an Interlocal Agreement Between the City of Mansfield and the North Central Texas Council of Governments for the Purpose of Making State Solid Waste Grants Funds Available to the City

**Presenters:** Joe Smolinski and Howard Redfearn

**Attachments:** [Resolution](#)

[19-3383](#) Resolution - A Resolution Awarding a Contract for Construction of the 36' Upper-Pressure Plane Finish Water Line to SJ Louis Construction of Texas, LTD, and Authorizing Funding for an Amount Not to Exceed \$2,410,000.00 (Utility Construction Fund)

**Presenters:** Joe Smolinski and Jeff Price

**Attachments:** [Resolution](#)

[Bid Tab](#)

[Recommendation of Award Letter UPP Finished Water Pipeline](#)

[19-3384](#) Resolution - A Resolution Awarding a Contract for the Construction of the S.H. 360 Lift Station Rehabilitation Project to Dake Construction, and Authorizing Funding for an Amount Not to Exceed \$919,605.00 (Utility Construction Fund)

**Presenters:** Joe Smolinski and Alex Whiteway

**Attachments:** [Resolution](#)

[Letter of Recommendation](#)

[360 Liftstation Rehabilitation Bid Tab](#)

[19-3386](#) Resolution - A Resolution Awarding Contracts for Construction of Mansfield International Business Park Drainage, Water, Sanitary Sewer and Road Improvements to Jackson Construction, LTD, to Brittain and Crawford, LLC, for Surveying and to Fugro Consultants, Inc, for Material Testing and Authorizing Funding for an Amount Not to Exceed \$7,162,417.36. (MEDC and Utility Bond Fund)

**Presenters:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)  
[Bid Results Tabulation](#)  
[Location-Map](#)

[19-3388](#) Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for South Main Street Improvements (Hunt St. to Broad St.) with McMahon Contracting, L.P.

**Presenters:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)  
[3-Tabulation-S. Main CO](#)

[19-3377](#) Minutes - Approval of the November 25, 2019 Regular City Council Meeting Minutes

**Presenters:** Shelly Lanners and Susana Marin

**Attachments:** [11-25-19 DRAFT Meeting Minutes](#)

**END OF CONSENT AGENDA**

**10. PUBLIC HEARING CONTINUATION AND SECOND READING**

[19-3369](#) Ordinance - Public Hearing Continuation and Second Reading of an Ordinance approving a Zoning Change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

**Presenters:** Joe Smolinski, Matt Jones and Shirley Emerson

**Attachments:** [Ordinance](#)  
[Exhibit A](#)  
[Exhibits B-D](#)  
[Maps and Supporting Documents](#)  
[Section 7800.B.35](#)

**11. ADJOURN**



**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the December 9, 2019 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Thursday, December 5, 2019 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, City Secretary

Approved as to form:

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City Attorney

DATE OF POSTING: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

DATE TAKEN DOWN: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3385

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Approval of Minutes

**In Control:** City Council

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the November 25, 2019 TIF Reinvestment Zone Number One Board of Directors Meeting (vote will be only by the members of the sub-committee)

**Requested Action**

Action to be taken by Sub-Committee to approve the minutes.

**Recommendation**

Approval of minutes by the Sub-Committee.

**Description/History**

The minutes of the November 25, 2019 TIF Reinvestment Zone Number One Board of Directors are in DRAFT form and will not become effective until approval by the Sub-Committee at this meeting.

**Justification**

Permanent Record

**Funding Source**

N/A

**Prepared By**

Holly Owens, Asst. City Secretary  
817-276-4204  
holly.owens@mansfieldtexas.gov



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
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## Meeting Minutes - Draft

### TIF Reinvestment Zone Number One Board of Directors

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Monday, November 25, 2019

4:00 PM

MULTI-PURPOSE ROOM

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#### CALL TO ORDER

*Chairman Broseh called the meeting to order at 4:02 p.m.*

**Present** 6 - Casey Lewis; Devan Allen; Alberto Mares; Larry Broseh; Terry Moore and Mike Leyman

#### Citizen Comments

*No citizen comments.*

#### Approval of Minutes for the August 27, 2018 Meeting

**A motion was made by Moore, seconded by Lewis, that the Minutes be approved as presented . The motion CARRIED by the following vote:**

**Aye:** 6 - Casey Lewis; Devan Allen; Alberto Mares; Larry Broseh; Terry Moore and Mike Leyman

**Nay:** 0

**Abstain:** 0

#### Review and Consideration of the following request(s) to expend Tax Increment Funds

View at the Reserve

i) First Amendment to Development Agreement with Sowell Reserve Associates, L.P., for Public Improvements to Property Within Tax Increment Financing Reinvestment Zone Number 1, City of Mansfield, Texas

*Joe Smolinski, Deputy City Manager, presented the First Amendment to Development Agreement and explained the changes. Board Members asked questions of staff regarding the First Amendment to Development Agreement and the line item amounts. Joe Smolinski answered questions and explained the line item amounts for the Board Members. John Delin with Ladera and Jamie Cornelius with Sowell were present to answer questions.*

**A motion was made by Leyman, seconded by Moore, that this matter be Approved. The motion CARRIED by the following vote:**

**Aye:** 6 - Casey Lewis; Devan Allen; Alberto Mares; Larry Broseh; Terry Moore and Mike Leyman

**Nay:** 0

**Abstain:** 0

Stillwater Capital

i) Consider and Possible Action Regarding a Request for Reimbursement for Public Improvements to Property Within Tax Increment Reinvestment Zone Number 1, City of Mansfield request from Stillwater Capital

*Clay Robie and Jimmie O'Neil with Stillwater Capital gave a presentation for reimbursement for Public Improvements to property within Tax Increment Reinvestment Zone Number 1, City of Mansfield, Texas. Joe Smolinski stated that the full agreement would go to City Council for approval on December 9, 2019. Bart VanAmburgh, Director of Public Works, answered questions regarding collector streets and parking.*

**A motion was made by Mares, seconded by Lewis, that this matter be Approved per Staff recommendation to not exceed the amount of \$1,934,540 with the first cash upon acceptance by the City be \$967,270 (50%) and the amount to be reimbursed by the Tax Increment Reimbursement Zone be \$967,270 (50%) over a 10 year period. The motion CARRIED by the following vote:**

**Aye:** 5 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh and Mike Leyman

**Nay:** 1 - Terry Moore

**Abstain:** 0

Potential Development Within the Business Campus Sub-District of The Reserve

i) An Update and Discussion Related to Communication Staff Has Had with the Potential Developer of a Tract of Land Bordered, in General, by 360 Toll Road, Conifer Street, and Heritage Parkway. It is Anticipated that a Future TIRZ Funding Request Will be Made for the Extension of S. Cannon Drive

*Joe Smolinski gave a presentation on potential new development.*

## **ADJOURNMENT**

*Chairman Broseh adjourned the meeting at 5:02 p.m.*

**A motion was made by Lewis, seconded by Mares, to adjourn the meeting at 5:02 p.m. . The motion CARRIED by the following vote:**

**Aye:** 6 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh;Terry Moore and Mike Leyman

**Nay:** 0

**Abstain:** 0

\_\_\_\_\_  
*Chairman Larry Broseh*

ATTEST:

\_\_\_\_\_ *City Secretary, Susana Marin*



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 19-3350

**Agenda Date:** 12/9/2019

**Version:** 3

**Status:** Third and Final Reading

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:** 3.

### Title

Ordinance - Third Reading and Final Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

### Requested Action

Consider adoption of the Ordinance changing the speed limits on Main Street and removing the school zone.

### Recommendation

The Public Works Staff recommends approval of the Ordinance

### Description/History

At the request of Council the Public Works Department is bringing forward an Ordinance to reduce the existing speed limits on North and South Main Street. As part of this ordinance the existing school zone on North Main Street at Pleasant Ridge Drive will be removed.

At the November 25, 2019 City Council Meeting the City Council voted 6 - 0 in favor of the following changes to Chapter 73 of the Traffic Code of Mansfield:

- Reduce the speed limit on North Main Street from 45 MPH to 35 MPH starting at a point 500 feet north of Pleasant Ridge Drive to a point 100 feet north of Van Worth Street.
- Reduce the speed limit on North and South Main Street from 45 MPH and 35 MPH to 30 MPH starting at a point 100 feet north of Van Worth Street to Hunt Street.
- Reduce the speed limit on South Main Street from 50 MPH to 45 MPH starting at Hunt Street to Heritage Parkway (FM 917).
- Remove the school zone on North Main Street from a point 470 feet south of its intersection with Pleasant Ridge Drive to a point 530 feet north of its intersection with Pleasant Ridge Drive.

The existing school zone on North Main Street is posted for 35 MPH; the proposed speed limit in that section of roadway is proposed to be 35 MPH. The new posted speed limit will eliminate the need for the school zone. After conversations with MISD Police; in lieu of the school zone they have requested a 35 MPH electronic warning sign be installed in the southbound direction to alert drivers of their speed and the posted speed. This electric sign will take the place of the school flasher.

### Justification

The reduced speed limits are more appropriate for the improved roadway sections of North and South Main Street and are anticipated to help enhance pedestrian safety. The removal of the

school zone will not impact child safety due to the signalized pedestrian crossing at the intersection of South Main Street/Pleasant Ridge Drive and the proposed speed limit being equal to the current school zone speed.

The proposed change is supported by the MISD and Mansfield Police Departments.  
The Public Works Director will be in attendance at the meeting to answer Council's questions.

**Funding Source**

N/A

**Prepared By**

David Boski, P.E., Assistant Director of Public Works - Transportation  
817-276-4208

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 73, OF THE TRAFFIC CODE OF ORDINANCES, CITY OF MANSFIELD, TEXAS, PURSUANT TO SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE CONCERNING THE AUTHORITY TO ATTER SPEED LIMITS ON SPECIFIC STREETS AND HIGHWAYS BEING AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE, REGULATING SPEED LIMITS ON HIGHWAYS AND ROADWAYS, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD AS SET OUT IN THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF AN EFFECTIVE DATE; AND PROVIDING A PENALTY.**

**WHEREAS**, Section 545.356, Texas Transportation Code, provide that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway, with the City taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway.

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

**SECTION 1.**

**THAT**, upon the basis of an engineering and traffic investigation having been made for the highway(s) referenced in Section 2 below as authorized by the provisions of section 545.356 of the Texas Transportation Code, the prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe.

**SECTION 2.**

**THAT**, Chapter 73 of the Code of Ordinances, City of Mansfield shall be amended as per the attached Exhibit "A" which is hereby included as part of this ordinance.

**SECTION 3.**

This ordinance shall and does amend and/or repeal every prior Ordinance or rule or



regulation or policy in conflict herewith, but as to all other Ordinances or rules or regulations or policies or sections of Ordinances or rules or regulations or policies not in conflict herewith, this Ordinance shall be and is hereby made cumulative.

#### **SECTION 4.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of a court of competent jurisdiction, such voiding, ineffectiveness, or unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs and sections hereof, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

#### **SECTION 5.**

Any person, firm, or corporation violating any of the provisions of this ordinance or the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon the conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

#### **SECTION 6.**

This Ordinance shall be effective from and after its adoption and publication as required by law.

First reading approved on the \_\_\_\_ day of \_\_\_\_\_, 2019.

Second reading approved on the \_\_\_\_ day of \_\_\_\_\_, 2019.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

APPROVED:

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**Susana Marin**, City Secretary

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**David Cook**, Mayor

## Exhibit "A"

## Speed Limits

Street Prefix	Street	Location -Limits	Speed Limit (MPH)
	Airport Drive	South 2nd Avenue to South 6th Avenue	40
East	Broad Street	U.S. Hwy 287 to Main Street	40
East	Broad Street	U.S. Hwy 287 to East City Limits	45
West	Broad Street	Main Street to 400 feet west of N. 4th Ave.	35
West	Broad Street	400 feet west of N. 4th Ave to West City Limits	40
	Business U.S. 287 (Main Street)	MP 14.962 (North City Limits) south 2.638 miles to MP 17.600 (approx. 200' south of Turtle Hill Trail)	50
	Business U.S. 287 (Main Street)	MP 17.600 (approx. 200' south of Turtle Hill Trail) south to Main Street	45
	Business U.S. 287 (Main Street)	MP 0.000 (Johnson County Line) south 1.900 miles to MP 1.900 (US 287)	50
	Cannon Drive	In its entirety	40
	Cardinal Road	In its entirety	35
	Commerce Drive	In its entirety	35
	Country Club Drive	In its entirety	40
North	Day Miar Road	East Broad Street to Seeton Road	40
	Debbie Lane	In its entirety	45
	F.M. 1187	Mile post 28.292 (Mansfield West City Limits) east 0.181 miles to Mile post 28.473 (eastbound lane only in City Limits)	45
	F.M. 1187	Mile post 28.473 east 1.169 miles to Mile post 29.642 (Business 287)	45
	F.M. 157	MP 23.811 (North City Limits) south 0.812 miles to MP 24.623 (Approx. 550' south of Hogpen Branch)	50
	F.M. 157	MP 24.623 (Approx. 550' south of Hogpen Branch) south 1.718 miles to MP 26.341 (Business Hwy 287 intersection)	45

	F.M. 917	Business U.S. Hwy 287 (Main Street) south to Southern City Limits	55
	Heritage Parkway	Business U.S. Hwy 287 (Main Street) to SH 360	45
	Heritage Parkway South	SH 360 to National Parkway	45
	Gertie Barrett Road	F.M 1187 to Turner Warnell	35
	Grand Meadow Boulevard	N. Holland Road to N. Day Miar Road	35
North	Holland Road	SH 360 to Yellow Rose Trail	45
South	Holland Road	Yellow Rose Trail to National Parkway	45
South	Holland Road	National Parkway to Britton Road	40
	Hummingbird Lane	In its entirety	20
	Justice Lane	In its entirety	35
	Live Oak Drive	In its entirety	20
North	Main Street	Mouser Way (Business U.S. Hwy 287) to 500 feet north of its intersection with Pleasant Ridge Drive	45
North	Main Street	From a point 500 feet north of its intersection with Pleasant Ridge Drive to a point 100 feet north of Van Worth Street	35
North & South	Main Street	From a point 100 feet north of Van Worth Street to Hunt Street	30
South	Main Street	Hunt Street to Heritage Parkway (FM 917)	45
	Mansfield Webb Road	Matlock Road to East City Limits	40
	Matlock Road	In its entirety	45
	Meadowlark Drive	In its entirety	20
	Mockingbird Court	In its entirety	20
	Mockingbird Drive	In its entirety	20

	Mouser Way	House Road to U.S. Hwy 287 SB Frontage Road	40
	National Parkway	In its entirety	40
	Oriole Drive	In its entirety	20
	Ragland Road	Matlock Road to East City Limits	40
	Regency Parkway	East Broad Street to Heritage Parkway	40
East	Seeton Road	Seeton Road (Grand Prairie) to National Parkway	40
	Seeton Road	National Parkway to Ashbury Lane	45
	Seeton Road	Ashbury Lane to S. Holland Road	40
	SH 360 Frontage Roads	Mile Post 23.284 (North City Limit) south 2.894 miles to Mile Post 26.178 (County Line)	50
	SH 360 Frontage Roads	Mile Post 0.000 (County Line) south 1.819 miles to Mile Post 1.819 (US 287)	50
	Skylark Drive	In its entirety	20
	US Hwy 287	North City Limits to Johnson County Line	70
	US Hwy 287	Johnson County Line to South City Limits	65
	US Hwy 287 Frontage Roads	North City Limits to South City Limits	40
North	Walnut Creek Drive	East Broad Street to North City Limits	40
South	Walnut Creek Drive	East Broad Street to East Dallas Street	35
South	Wisteria Street	E. Dallas Street to Heritage Parkway	40
South	6th Avenue	W. Broad Street to Easy Drive	40

For all other streets within the corporate limits of the city, the lawful maximum prima facie reasonable and prudent speed limit on the streets shall be 30 mph

## Exhibit "A"

## School Zones

Street Prefix	Street	Location -Limits	Times	Speed Limit (MPH)
East	Broad Street	A point 152 feet west of its intersection with Hillcrest Street to a point 362 feet west of its intersection with Willow Street	When flashing	20
East	Broad Street	A point 904 feet east of its intersection with Miller Road to a point 2180 feet east of its intersection with Miller Road	When flashing	20
East	Broad Street	A point 90 feet east of its intersection with Miller Road to a point 850 feet east of its intersection with Miller Road	When flashing	20
East	Broad Street	A point 420 feet east of Volk Lane to a point 200 feet west of Day Miar Road	When flashing	20
	Business U.S. 287 (Main Street)	Mile Post 16.727 south 0.190 miles to mile post 16.917	When flashing	35
	Business U.S. 287 (Main Street)	Mile Post 0.437 south 0.400 miles to Mile Post 0.837	When flashing	35
	Cannon Drive	A point 55 feet west of its intersection with Walnut Bend Drive to a point 440 feet east of its intersection with Carlin Road	When flashing	20
	Cardinal Road	A point 150 feet south of Hidden Oaks Drive to a point 200 feet north of Hidden Oaks Drive	When flashing	20
	Cardinal Road	A point 300 feet south of Legacy Way to a point 175 feet north of Legacy Way	When flashing	20
	Clover Hill Road	A point 200 feet north of its intersection with Almond Drive to a point 740 feet north of its intersection with Almond Drive	8:00 a.m. - 9:00 a.m. and 3:45 p.m. - 4:30 p.m.	20
	Concord Drive	Intersection with County Club Drive to a point 750 feet north	7:15 a.m. - 8:15 a.m. and 3:00 p.m. - 4:00 p.m.	20
	Country Club Drive	A point 585 feet west of its intersection with Highland Drive to a point 165 feet east of its intersection with Hilton Drive	When flashing	20
	Cutting Horse Drive	A point 110 feet south of its intersection with Remington Ranch Road to point 130 north of Star Grass Drive	7:15 a.m. - 8:15 a.m. and 3:00 p.m. - 4:00 p.m.	20
North	Day Miar Road	A point 200 feet south of its intersection with E. Broad Street to a point 250 feet south of its intersection of Meseta Drive	When flashing	20
North	Day Miar Road (E. Seeton Road)	A point 460 feet north of the northern Lake Ridge High School driveway to a point 245 feet south of the southern Lake Ridge High School driveway	When flashing	20
East	Debbie Lane	A point 350 feet east of Walnut Creek Drive to a point 310 feet west of Walnut Creek Drive	When flashing	20
West	Debbie Lane	A point 250 feet west of the west Ben Barber drive approach to a point 540 feet east of the east Ben Barber drive approach	When flashing	35
	F.M. 1187	Mile Post 28.922 east 0.320 miles to MP 29.242	When flashing	35
	F.M. 1187	Mile Post 29.349 east 0.234 miles to MP 29.583	When flashing	35

	Gertie Barrett Road	A point 50 feet south of its intersection with Nelson Wyatt Road to a point 1,150 north of its intersection with Nelson Wyatt Road	When flashing	20
	Highland Drive	Intersection with County Club Drive to a point 800 feet north	7:15 a.m. - 8:15 a.m. and 3:00 p.m. - 4:00 p.m.	20
	Hillcrest Street	A point 145 feet north of its intersection with East Dallas Street to its intersection with East Broad Street	6:45 a.m. - 7:15 a.m. and 2:30 p.m. - 3:00 p.m.	20
North	Holland Road	A point 100 feet north of Waterford Glen Drive to a point 800 feet south of Waterford Glen Drive	When flashing	20
South	Holland Road	A point 376 feet south of National Parkway to a point 258 feet south of Fox Meadows	When flashing	20
	Killian Drive	A point 150 feet east of Wood River Parkway to a point 150 feet north of Nelson Wyatt Road	When flashing	20
	Legacy Way	A point 68 feet east of Cardinal Road to a point 65 feet west of North Main Street (Business 287)	When flashing	20
	Magnolia Street	A point 123 feet east of its intersection with Laurel Street to a point 929 feet east of its intersection with Walnut Creek Drive	When flashing	20
North	Miller Road	A point 460 feet north of its intersection with East Broad Street to a point 1,015 feet north of its intersection with East Broad Street	When flashing	20
North	Miller Road	A point 86 feet south of its intersection with East Broad Street to a point 100 feet north of 100 north of Scenic Glen Drive	When flashing	20
	Pleasant Ridge Drive	A point 95 feet east of its intersection with US Business 287 (Main Street) to a point 200 feet east of its intersection with Nightingale Circle	When flashing	20
North	Walnut Creek Drive	A point 190 feet north of Rocky Creek Drive to a point 920 feet south of Rocky Creek Drive and from a point 190 feet north of Misty Mesa Trail to a point 920 feet south of Misty Mesa Trail	When flashing	20
North	Walnut Creek Drive	A point 105 feet south of its intersection with Aspen Lane to a point 660 feet south of its intersection with Debbie Lane	When flashing	20
	Waterford Glen Drive	Intersection with N. Holland Road to a point 200 feet east of its intersection with High Point Lane	7:15 a.m. - 8:15 a.m. and 3:00 p.m. - 4:00 p.m.	20
	Wood River Parkway	A point 350 feet south of Meriwether Street to a point 100 feet south of Killian Drive	When flashing	20

# MAIN STREET SPEED LIMIT CHANGE

N

REMOVE  
SCHOOL  
ZONE

## SPEED LIMITS



0 500 1,000 2,000 Feet





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3312

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

### Title

Resolution - A Resolution to Consider Amendment Number Four to the Water Park Ground Lease and Operating Agreement Between STORE Master Funding VIII, LLC, and the City of Mansfield to Allow for Expansion of the Hawaiian Falls Water Park Mansfield

### Requested Action

Consider Approving Amendment Number Four to the Water Park Ground Lease and Operating Agreement for Hawaiian Falls

### Recommendation

Approve Resolution

### Description/History

On April 24, 2007, the City Council of Mansfield, Texas authorized the entry into a Ground Lease and Operating Agreement (Agreement) between the City of Mansfield and Mansfield Family Entertainment (MFE) for the operation of the property known as Hawaiian Falls. The Agreement was executed on November 20, 2007. Additionally, Amendment Number One to accommodate a loan in the amount of \$2,000,000 was completed on or about November 20, 2007. In November of 2011, Amendment Number Two was executed to allow for \$3,000,000 in the addition of capital improvements. The Agreement was later amended in April of 2012 in order to allow for MFE to acquire a new loan to MFE's parent company, Horizon Family Holdings, LLC (HFH) to pay off the original loan (Amendment Number One) and provide other financial accommodations to HFH.

On December 14, 2015, the City Council approved: MFE's assignment of its lease interest to STORE Master Funding VIII, LLC (STORE). On April 23, 2018, the City Council approved STORE's request to sublease to PPW Mansfield, LLC (ProParks) to operate the water park, performing all obligations required of STORE under the Agreement.

### Justification

The competitive landscape for water parks in the North Texas region has grown. In order to continue to make the water park successful, STORE is requesting to fund and construct two new attractions in the amount of \$750,000. STORE will pay 100% of the cost up front with the request that the City reimburse 80% of the total project cost following completion of both attractions. Reimbursement will take place through a 50% reduction in the ground lease payment of the annual gross revenues. Improvements will include a concrete seat wall to the Splash Water Reef dividing the shallow end from deeper waters and adding additional shade, and the addition of a new interactive play structure with approximately 9 slides and water dump buckets.



**Funding Source**

N/A

**Prepared By**

Shelly Lanners, Deputy City Manager  
Shelly.Lanners@mansfieldtexas.gov  
817-276-4265

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AMENDMENT NUMBER FOUR TO THE WATER PARK GROUND LEASE AND OPERATING AGREEMENT BETWEEN STORE MASTER FUNDING VIII, LLC AND THE CITY OF MANSFIELD FOR EXPANSION OF THE HAWAIIAN FALLS WATER PARK.**

**WHEREAS**, on or about April 24, 2007, the City Council authorized entry into, and executed a Water Park Ground Lease and Operating Agreement by and between Mansfield Family Entertainment, LLC (“Agreement”); and

**WHEREAS**, Store Master Funding VIII, LLC (“Store”) is now the tenant of the Hawaiian Falls Water Park; and

**WHEREAS**, the City Council finds it necessary to further amend the Agreement by approving Amendment Number Four, which will set forth the obligations of Store and the City in constructing and paying for additional capital improvements.

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

**Section 1.**

That the City Council hereby approves Amendment Number Four to the Water Park Ground Lease and Operating Agreement between Store Master Funding VIII, LLC and the City of Mansfield for the Hawaiian Falls Water Park, as shown on the attached Exhibit A to this resolution.

**Section 2.**

That this resolution shall be effective immediately upon its adoption by the City Council.

**RESOLVED AND PASSED** this 9<sup>th</sup> day of December, 2019.

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**David L. Cook**, Mayor

ATTEST:

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**Susana Marin**, City Secretary

## **EXHIBIT “A”**

### **Amendment Number Four**



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3313

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

### Title

Resolution - A Resolution Determining the Competitive Sealed Proposal Method as Providing the Best Value for Construction of the Hawaiian Falls 2019/2020 Capital Improvements; and Providing an Effective Date

### Requested Action

Consider and select a construction delivery method awarding a construction contract for the Hawaiian Falls 2019/2020 Capital Improvements

### Recommendation

Approve the resolution

### Description/History

H.B. 628 effective September 1, 2011 requires a City to determine a delivery method that provides the best value to the City before advertising for bids from a contractor if using one of the following options: 1) competitive sealed proposals; 2) design build contract; 3) a construction manager-agent; 4) a construction manager-at-risk; 5) a job order contract for the minor repair, rehabilitation, or alteration of a facility

### Justification

It is important to select the Competitive Sealed Proposal delivery method before the design phase begins. This method provides the greatest opportunity for saving money and time on the project.

Subject to Council approval, the staff will seek out proposals from companies qualified to perform the construction. The selection of the recommended qualified construction company will be scheduled for a future Council agenda.

### Funding Source

N/A

### Prepared By

Shelly Lanners, Deputy City Manager  
Shelly.Lanners@mansfieldtexas.gov  
817-276-4265

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DETERMINING THE COMPETITIVE SEALED PROPOSAL METHOD AS PROVIDING THE BEST VALUE FOR CONSTRUCTION OF THE HAWAIIAN FALLS 2019/2020 CAPITAL IMPROVEMENTS EXPANSION PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER OR HIS DESIGNEE TO PREPARE A REQUEST FOR COMPETITIVE SEALED PROPOSALS, TO RECEIVE AND PUBLICLY OPEN THE PROPOSALS, AND TO RANK AND EVALUATE EACH PROPOSAL; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council approved a Water Park Ground Lease and Operating Agreement between the City of Mansfield and Mansfield Family Entertainment, LLC for operating Hawaiian Falls Water Park on April 24, 2007; and

**WHEREAS**, the City desires to add two additional attractions to the park; and

**WHEREAS**, Texas Government Code section 2269.056(a) requires that, in order to select a construction delivery method other than competitive bidding, before advertising, the governing body of a city is required to determine which delivery method under Chapter 2269 of the Texas Government Code provides the best value to the City; and

**WHEREAS**, the City Council believes that the competitive sealed proposal delivery method provides the greatest opportunity for selecting a contractor and provides an appropriate avenue in saving time and money; and

**WHEREAS**, the City Council has deliberated on the construction delivery options available for the Hawaiian Falls expansion project and has determined that the competitive sealed proposal method provides the best value to the City; and

**WHEREAS**, in order to receive and evaluate the proposals in a timely fashion, the City Council delegates its authority to the City Manager or his designee to prepare a request for competitive sealed proposals, to receive and publicly open the proposals, and to rank and evaluate each proposal.

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

### **Section 1.**

That the City Council of the City of Mansfield, Texas does hereby find that the competitive sealed proposal method provides the best value for the City in the construction of the Hawaiian Falls 2019/2020 Capital Improvements expansion project and does hereby designate the competitive sealed proposal method for the construction of that project.

### **Section 2.**

That the City Council of the City of Mansfield, Texas hereby delegates its authority to the City Manager or his designee to (1) prepare a request for competitive sealed proposals pursuant to Section 2269.153 of the Texas Government Code; (2) receive, publicly open, and read aloud the names of the offerors and any monetary proposals made by offerors pursuant to Section 2269.154(a) of the Texas Government Code; and (3) to evaluate and rank each proposal pursuant to Section 2269.154(b) of the Texas Government Code.

### **Section 3.**

That no delegation of authority under Section 2 of this resolution shall limit the City Council's ultimate authority to select an offeror pursuant to Section 2269.155 of the Texas Government Code.

### **Section 4.**

That this resolution shall be effective immediately upon its adoption by the City Council.

**RESOLVED AND PASSED** this 9<sup>th</sup> day of December, 2019.

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**David L. Cook**, Mayor

ATTEST:

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**Susana Marin**, City Secretary



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3379

**Agenda Date:** 12/9/2019

**Version:** 2

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Authorizing an Interlocal Agreement Between the City of Mansfield and the North Central Texas Council of Governments for the Purpose of Making State Solid Waste Grants Funds Available to the City

**Requested Action**

Approve the resolution.

**Description/History**

In 2009, the City was awarded an NCTCOG solid waste grant to purchase a truck and trailer for hauling HHW and addressing illegal dumping. The truck remains in use for this purpose. The trailer has become dedicated to the storage and hauling of tires and tire scraps, which fits the illegal dumping prevention usage. The Environmental Department is currently using a trailer from the Streets Department to haul paint as needed. The primary item hauled is paint, but fluorescent light bulbs and related products, lead acid batteries, and other items are hauled to downstream processing facilities as well.

The trailer from the Streets Department has a limited capacity and cannot be loaded/unloaded with a forklift. Therefore, the Environmental Department is proposing to apply for NCTCOG solid waste grant funds to purchase a new 24' flatbed trailer that will be dedicated to hauling materials collected at the ECC. The manufacturer of the trailer is Interstate Trailers, a Mansfield business, and would be purchased through the BuyBoard cooperative bid program. The trailer will also be equipped with removable stake panels on the sides to keep the loads secure.

The total cost of the trailer and stake panels is \$17,651. The application for the grant will be for \$15,000, which is the minimum grant application amount, with a local match amount of \$2,651. Additional grant scoring points are awarded to projects where the local participants contribute funds to the project.

The deadline for the grant applications is January 6, 2020.

**Justification**

A longer, flatbed trailer will facilitate the hauling of materials collected at the Environmental Collection Center reducing trips, and placing fewer miles on the vehicle used to haul the loads. The trailer will also reduce staff time to haul the materials, freeing staff to perform other tasks.

**Funding Source**

The funding source will be from the State's Solid Waste Grant Funds as administered through the North Central Texas Council of Governments for FY20. The City's cost will be from the approved Drainage Utility Budget. Other minor costs will be paid from the Drainage Utility Budget, and should not exceed \$1,000 in total.

**Prepared By**

Howard Redfearn, Environmental Manager, Environmental Services Department



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MANSFIELD AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR THE PURPOSE OF MAKING STATE SOLID WASTE GRANTS FUNDS AVAILABLE TO THE CITY.**

**WHEREAS**, the North Central Texas Council of Governments (NCTCOG) is directed by the Texas Commission on Environmental Quality to administer solid waste project funds for the implementation of NCTCOG's adopted regional solid waste management plan; and

**WHEREAS**, the City of Mansfield seeks to apply for grant funds in the amount of \$15,000 (Fifteen Thousand) to use for the purchase of a trailer to haul materials collected at the Environmental Collection Center; and

**WHEREAS**, it is recognized that it is in the best interest of the citizens of the City of Mansfield that these services be made available at the earliest possible date; and

**WHEREAS**, it is the recommendation and determination of staff that the pursuit of grants funds is the most expedient way to provide these services.

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

**SECTION 1.**

1. That the City manager is authorized to request project funding under the North Central Texas Council of Governments' Request for Project Applications of the Regional Solid Waste Local Project Funding Program and act on behalf of the City of Mansfield in all matters related to the project application and any subsequent project contract that may result.
2. That if the project is funded, the City of Mansfield will comply with the requirements of the North Central Texas Council of Governments, Texas Commission on Environmental Quality and the State of Texas.
3. The project funds and any project-funded equipment will be used only for the purposes for which they are intended under the project.
4. That activities will comply with and support the adopted regional (and local) solid waste management plans adopted for the geographical area in which the activities are performed.

RESOLVED AND PASSED this 9<sup>th</sup> day of December, 2019.

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**David Cook**, Mayor

**ATTEST:**

---

**Susana Marin**, City Secretary



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3383

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Awarding a Contract for Construction of the 36' Upper-Pressure Plane Finish Water Line to SJ Louis Construction of Texas, LTD, and Authorizing Funding for an Amount Not to Exceed \$2,410,000.00. (Utility Construction Fund)

**Requested Action**

Consider the Resolution awarding a contract for the construction of the 36' Upper-Pressure Plane Finish Water Line to SJ Louis of Texas, LTD, for construction, and authorizing funding for an amount not to exceed \$2,410,000.00.

**Recommendation**

Staff recommends approval of the Resolution.

**Description/History**

This project is part of the City's Water Master Plan. The project includes constructing a 36" water line from the Upper-Pressure Plane Pump Station at the Bud Ervin Water Treatment Plant and connecting to the 16" water line on N Main St.

The project was bid on November 20, 2019, and there were eight bidders for the project. The lowest qualified bidder was SJ Louis of Texas, LTD. Bids ranged from a low bid of \$2,191,479.00 to a high bid of \$4,028,957.00. The contract time for this project is One Hundred Eighty (180) calendar days or approximately 6 months.

The requested funds are for a construction contract in the amount of \$2,191,479.00, a 5% construction contingency, survey, materials testing, inspections, and other miscellaneous services needed to complete the construction of the project within a budget not to exceed \$2,410,000.00.

**Justification**

SJ Louis Construction of Texas successfully constructed the 36-inch joint water line on Highway 360 to the Grand Prairie wholesale take point. They also constructed the 54"-inch raw water line from the TRWD connection to the Bud Ervin Water Treatment Plant. Staff and Plummer, the engineering design consultant for the project, have reviewed the Statement of Qualifications submitted by SJ Louis. Plummer also submitted a Letter of Recommendation recommending awarding of the project to SJ Louis based on references and project-based qualifications. The Utility Division feels that SJ Louis Construction of Texas, LTD, has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

**Funding Source**

Utility Construction Fund

**Prepared By**

Jeff Price, Director of Water Utilities  
817-728-3602

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AWARDED A CONTRACT FOR THE  
CONSTRUCTION OF 36" UPPER PRESSURE PLANE FINISH  
WATER LINE TO SJ LOUIS CONSTRUCTION OF TEXAS, LTD.,  
APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING  
THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS.**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of 36" Upper Pressure Plane Finish Water Line (Bud Ervin Water Treatment Plant & Main St); and,

WHEREAS, all bids were received, opened and publicly read aloud on November 20th, 2019; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the Utility Construction Fund; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to insure necessary service and delivery; and,

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of SJ Louis Construction of Texas, LTD.

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

Section 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with SJ Louis Construction of Texas, LTD., for construction for an amount not to exceed Two Million One Hundred Ninety One Thousand Four Hundred Seventy Nine and 00/100 Dollars (\$2,191,479.00.)

Section 2.

Funding is hereby authorized to include contingency and materials testing in the amount of Two Million Four Hundred Ten Thousand and 00/100 Dollars (\$2,410,000.00) to complete the construction of this project.

PASSED AND APPROVED THIS THE 9th day of December, 2019

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David L. Cook, Mayor

ATTEST:

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Susana Marin, City Secretary

# BID OPENING FORM

 Owner: City of Mansfield  
 Project: 36" Upper Pressure Plane Finish Water Line

 Bid No.: 2019-25-02  
 Date: 11/20/19 @ 2:00 p.m.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
Flow Line Construction, Inc P.O. Box 600881 Dallas, TX 75360	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,392,925.00	Received 11/20/19 @ 1:23 p.m. by SR
Dowager Utilite Construction, Ltd 2464 Manana Drive Dallas, TX 75220	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$3,578,070.00	Received 11/20/19 @ 1:25 p.m. by SR
Western Municipal Construction of Texas 3630 FM 2181 Suite 114 Hickory Creek, TX 76065	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,553,550.00	Received 11/20/19 @ 1:44 p.m. by HO
Excel Trenching 2228 SE Loop 59 Carthage, TX 75633	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,923,655.00	Received 11/20/19 @ 1:47 p.m. by HO
Mountain Cascade 11729 East FM 917 Alvarado, TX 76009	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$4,028,957.00	Received 11/20/19 @ 1:51 p.m. by HO
Felix Construction Company 1313 Valwood Parkway Suite 320 Carrollton, TX 75006	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,800,500.00	Received 11/20/19 @ 1:52 p.m. by HO
SJ Louis Construction of Texas, LTD 520 S 6th Ave Mansfield, TX 76063	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,191,479.00	Received 11/20/19 @ 1:55 p.m. by HO
Thalle 10110 FM 917 Alvarado, TX 76009	Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$2,812,455.00	Received 11/20/19 @ 1:57 p.m. by HO
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		



# PLUMMER

0383-029-02

November 26, 2019

Mr. Jeff Price  
Director of Water Utilities  
City of Mansfield  
602 W. Wisteria St.  
Mansfield, Texas 76063

Re: City of Mansfield, Texas  
36" Upper Pressure Plan Finished Water Pipeline  
Recommendation of Award

Dear Mr. Price:

On Wednesday November 20, 2019, eight bids from general contractors were received, opened and publicly read aloud at the City Hall in Mansfield, Texas for the above-referenced project. The bids were as follows:

Contractor	Total Base Bid
S. J. Louis Construction	\$2,191,479.80
Flow Line Construction	\$2,392,925.00
Western Municipal Construction of Texas	\$2,553,550.00
Felix Construction Company	\$2,800,500.00
Thalle Construction	\$2,812,455.00
Excel Trenching	\$2,923,655.00
Dowager Utility Construction	\$3,578,070.00
Mountain Cascade	\$4,028,957.00

S. J. Louis Construction was the apparent low bidder with a Total Base Bid of \$2,191,479.80. The Engineer's final opinion of probable construction cost was \$3,743,327.00 for the Total Base Bid. The complete bid tabulation for the three lowest bidders is attached to this letter for your reference. We contacted several references for S. J. Louis Construction and they were mostly positive. Based on the Total Bid, information submitted by S. J. Louis Construction, and mostly positive references, we recommend the City award this contract to S. J. Louis Construction for the Total Bid amount of \$2,191,479.80.

Please call me if you have any questions. We look forward to working with you during construction of this project.

Sincerely,

PLUMMER ASSOCIATES, INC.

Sarah C. M. Kerr, P.E.

SCMK/jbh





**CITY OF MANSFIELD**  
**36" UPPPER PRESSURE PLANE FINISHED WATER PIPELINE**  
Date/Time for Receiving Bids: 2:00 p.m. - Wednesday, November 20, 2019



ITEM		Quantity	Unit	S.J. Louis Construction		Flow Line Construction		Western Municipal Construction of Texas	
				Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
1	Furnish and Install 36-Inch AWWA C-200 Steel Pipe by open cut, including trenching, embedment, backfill, testing, and all other appurtenances, complete in place for the unit price of _____ Dollars and _____ Cents per Linear Foot.	1,390	LF	\$ 560.00	\$ 778,400.00	\$ 580.00	\$ 806,200.00	\$ 670.00	\$ 931,300.00
2	Furnish and install 30-inch AWWA C-200 Steel Pipe by open cut, including trenching, embedment, backfill, testing, and all other appurtenances, complete in place for the unit price of _____ Dollars and _____ Cents per Linear Foot.	50	LF	\$ 1,150.00	\$ 57,500.00	\$ 1,035.00	\$ 51,750.00	\$ 1,400.00	\$ 70,000.00
3	Furnish and install 36-inch AWWA C-200 Steel Pipe inside 48-inch Steel Casing Pipe by methods other than open cut, including casing pipe, spacers, flowable fill, testing, and all other appurtenances, complete in place for the unit price of _____ Dollars and _____ Cents per Linear Foot.	733	LF	\$ 1,380.00	\$ 1,011,540.00	\$ 1,475.00	\$ 1,081,175.00	\$ 1,300.00	\$ 952,900.00
4	Furnish and Install 16-inch DIP Pipe by open cut, including trenching, embedment, backfill, testing, and all other appurtenances, complete in place for the unit price of _____ Dollars and _____ Cents per Linear Foot.	180	LF	\$ 195.00	\$ 35,100.00	\$ 230.00	\$ 41,400.00	\$ 200.00	\$ 36,000.00
5	Furnish and install 16-inch Isolation Butterfly Valve, including witness testing, complete in place for the unit price of _____ Dollars and _____ Cents per Each.	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 9,000.00	\$ 9,000.00	\$ 25,000.00	\$ 25,000.00
6	Furnish and install 30-inch Isolation Butterfly Valve, including witness testing, complete in place for the unit price of _____ Dollars and _____ Cents per Each.	1	EA	\$ 23,600.00	\$ 23,600.00	\$ 25,000.00	\$ 25,000.00	\$ 52,000.00	\$ 52,000.00
7	Furnish and install 4-inch air release valve assembly and concrete vault, complete in place for the unit price of _____ Dollars and _____ Cents per Each.	2	EA	\$ 23,250.00	\$ 46,500.00	\$ 35,000.00	\$ 70,000.00	\$ 48,000.00	\$ 96,000.00
8	For connecting the proposed finished water pipeline to the 16-inch connection point at STA 1+07.17 and 36-inch connection point at STA 24+05.86, for the total lump sum amount of _____ Dollars and _____ Cents.	1	LS	\$ 13,500.00	\$ 13,500.00	\$ 8,000.00	\$ 8,000.00	\$ 20,000.00	\$ 20,000.00
9	For all necessary utility locations, for the unit price of _____ Dollars and _____ Cents per Linear Foot.	2,350	LF	\$ 0.01	\$ 23.50	\$ 2.00	\$ 4,700.00	\$ 4.00	\$ 9,400.00
<b>Unit Price Bid Schedule</b>									
10	For the design and implementation of a Trench Safety Protection System, signed and sealed by a Professional Engineer registered in the State of Texas, for the unit price of _____ Dollars and _____ Cents per Linear Foot.	1,630	LF	\$ 0.01	\$ 16.30	\$ 5.00	\$ 8,150.00	\$ 60.00	\$ 97,800.00
11	For the design and implementation of a Storm Water Pollution Prevention Plane (SWPPP), for the unit price of _____ Dollars and _____ Cents per Linear Foot.	2,350	LF	\$ 3.00	\$ 7,050.00	\$ 21.00	\$ 49,350.00	\$ 5.00	\$ 11,750.00
12	Furnish and install pipeline markers, complete in place for the unit price of _____ Dollars and _____ Cents per Each.	15	EA	\$ 400.00	\$ 6,000.00	\$ 1,000.00	\$ 15,000.00	\$ 160.00	\$ 2,400.00
13	For all seeding and site restoration, including the Park Wildflower Field and other areas, complete in place for the unit price of _____ Dollars and _____ Cents per Square Yard.	25,400	SY	\$ 1.00	\$ 25,400.00	\$ 1.00	\$ 25,400.00	\$ 1.00	\$ 25,400.00
14	For the design and implementation of Cathodic Protection on the pipeline, including all test stations and materials, for the total Lump Sum amount of _____ Dollars and _____ Cents.	1	LS	\$ 34,500.00	\$ 34,500.00	\$ 23,000.00	\$ 23,000.00	\$ 38,000.00	\$ 38,000.00
15	For the installation of temporary fencing and rebuilding permanent fencing, complete in place for the Lump Sum amount of _____ Dollars and _____ Cents.	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	\$ 50,000.00	\$ 28,000.00	\$ 28,000.00
16	For rebuilding the railroad tie retaining wall, complete in place for the Lump Sum amount of _____ Dollars and _____ Cents.	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00

17	Furnish and install 36-inch isolation Butterfly Valve at Station 24+05.86, including witness testing, complete in place for the unit price of _____ Dollars and _____ Cents per Each.	1	EA	\$ 22,350.00	\$ 22,350.00	\$ 29,000.00	\$ 29,000.00	\$ 55,000.00	\$ 55,000.00
18	For Contractor's Mobilization, not to exceed three percent (3%) of the Total Amount Bid, for the total Lump Sum amount of _____ Dollars and _____ Cents.	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 71,000.00	\$ 71,000.00	\$ 75,000.00	\$ 75,000.00
Unit Price Items for Additional Work									
19	A contingency bid item for furnishing and installing extra flowable fill, including excavation and forms, if needed, as directed by OWNER, complete in place for the sum of _____ Dollars and _____ Cents per cubic yard.	100	CY	\$ 110.00	\$ 11,000.00	\$ 100.00	\$ 10,000.00	\$ 126.00	\$ 12,600.00
20	A contingency bid item for furnishing and placing extra crushed stone embedment for trench stabilization or foundation material as replacement for non-suitable material, if needed, as directed by OWNER, complete in place for the sum of _____ Dollars and _____ Cents per cubic yard.	100	TN	\$ 30.00	\$ 3,000.00	\$ 28.00	\$ 2,800.00	\$ 50.00	\$ 5,000.00
Total Base Bid					\$ 2,191,479.80		\$ 2,392,925.00		\$ 2,553,550.00



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3384

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Awarding a Contract for Construction of the S.H. 360 Lift Station Rehabilitation Project to Dake Construction, and Authorizing Funding for an Amount Not to Exceed \$919,605.00. (Utility Bond Fund)

**Requested Action**

Consider the Resolution awarding a contract for the construction of the S.H. 360 Lift Station Rehabilitation Project to Dake Construction, for construction, and authorizing funding for an amount not to exceed \$919,605.00.

**Recommendation**

Staff recommends approval of the Resolution.

**Description/History**

This project is to Rehabilitate the Wastewater Lift Station for the Lowes Farm and Bankston Meadows Housing Additions. This Lift Station was constructed in 2001 in preparation to receive the wastewater flow for the Lowes Farm Housing Addition. Due to the high water table and the corrosive soils the piping and integrity of the concrete wet well have started to deteriorate over time. This Lift Station was subject to four sanitary sewer overflows in the past that were reported to TCEQ.

The project was bid on November 21, 2019, and there were two bidders for the project. The lowest qualified bidder was Dake Construction. Bids ranged from a low bid of \$875,815.00 to a high bid of \$892,274.00. The contract time for this project is One Hundred Eighty (180) calendar days or approximately 6 months.

The requested funds are for a construction contract in the amount of \$875,815.00, a 5% construction contingency, survey, materials testing, inspections, and other miscellaneous services needed to complete the construction of the project within a budget not to exceed \$919,605.00.

**Justification**

S.H. 360 Lift Station is a critical piece of infrastructure within the City needed to serve the Lowes Farm and Bankston Meadows Housing Additions. Dake Construction was the lowest bidder to conduct the rehabilitation of 360 Lift Station. Staff and Freese & Nichols, the engineering design consultant for the project, have reviewed the Statement of Qualifications submitted by Dake Construction. Freese & Nichols has submitted a Letter of Recommendation recommending awarding the project to Dake Construction based on references and

project-based qualifications. The Utility Division feels that Dake Construction has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

**Funding Source**

The funding source will be from the Utility Construction Fund.

**Prepared By**

Alex Whiteway, Assistant Director of Water Utilities  
817-728-3615

**RESOLUTION NO.19-3384**

**A RESOLUTION AWARDED A CONTRACT FOR THE CONSTRUCTION OF S.H. 360 LIFT STATION REHABILITATION PROJECT TO DAKE CONSTRUCTION., APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS.**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of S.H. 360 Lift Station Rehabilitation (360 Lift Station); and,

WHEREAS, all bids were received, opened and publicly read aloud on November 21st, 2019; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the Utility Construction Fund; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to insure necessary service and delivery; and,

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of Dake Construction.

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

Section 1.

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Dake Construction., for the construction of the S.H. 360 Lift Station Rehabilitation Project for an amount not to exceed Eight Hundred Seventy Five Thousand Eight Hundred Fifteen and 00/100 Dollars (\$875,815.00)

Section 2.

Funding is hereby authorized to include contingency, survey, and materials testing in the amount of Nine Hundred Nineteen Thousand and Six Hundred Five Dollars 75/100 (\$919,605.00) to complete the construction of this project.

PASSED AND APPROVED THIS THE 9th day of December, 2019

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David L. Cook, Mayor

ATTEST:

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Susana Marin, City Secretary

November 25, 2019

FNI Project No. MAN18479

Mr. Alex Whiteway.  
Assistant Director of Utilities  
City of Mansfield  
1200 E Broad Street  
Mansfield, Texas 76063

Re: S.H. 360 Lift Station Rehabilitation

Dear Mr. Whiteway:

On Thursday, November 21, 2019 at 10:00 AM, two (2) general contractors' bids were received, opened, and publicly read aloud at the City of Mansfield's Town Hall in Mansfield, Texas for the above-referenced project. The bids received are as follows, in order from lowest to highest:

Contractor	Base Bid Amount
Dake Construction	\$875,815.00
Felix Construction Company	\$892,274.00*
*Corrected for mathematical errors.	

Freese and Nichols, Inc. (FNI) opinion of probable construction cost was \$722,000.00.

FNI examined the bid proposals submitted for this project to check for errors or omissions and found mathematical errors in Felix's bid. This increased Felix's bid by \$217, bringing their bid to \$892,274.

FNI found no errors in Dake Construction's bid proposal. FNI also checked the references and project experience for Dake Construction. Based on project experience provided in the bid documents, Dake Construction has completed projects that are comparable in scope to the proposed S.H. 360 Lift Station Rehabilitation work. The work has generally been satisfactory with no major complaints.

Based on this information, FNI recommends the award of the project to Dake Construction in the amount of \$875,815.00.

Sincerely,




Freese and Nichols, Inc.  
Ryan Opgenorth, PE

**Attachments:**

S.H. 360 Lift Station Rehabilitation Bid Tabulation  
S.H. 360 Lift Station Rehabilitation Contractor Reference Check

				<b>City of Mansfield</b> <b>S.H. 360 Lift Station Rehabilitation</b>			
<b>Bid Tabulation</b>				<b>November 21, 2019</b>			
<b>Engineer:</b> Freese and Nichols, Inc.  <b>Bid Date:</b> Thursday, November 21, 2019  <b>Bid Time:</b> 10:00 AM  <b>FNI Project Number</b> MAN18479				<u>Dake Construction</u> 2200 Smith Barry Rd. Suite 150 Pantego, TX 76013  Scott Lewis slewis@dakeconstruction.net (817) 303-7111		<u>Felix Construction Company</u> 1313 Valwood Parkway Suite 320 Carrollton, TX 75006  Matt Phillips mattp@felixconstruction.com (469) 458-0011	
				<b>APPARENT LOW BIDDER</b>			
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
Cell Highlighted in Yellow = Error in Contractor's Bid							
A-1	Storm Water Pollution Prevention Plan and Control	1	LS	\$ 2,400.00	\$ 2,400.00	\$ 6,000.00	\$ 6,000.00
A-2	Pump Control Panel	1	EA	\$ 24,300.00	\$ 24,300.00	\$ 66,852.00	\$ 66,852.00
A-3	250A Automatic Transfer Switch	1	EA	\$ 8,400.00	\$ 8,400.00	\$ 7,438.00	\$ 7,438.00
A-4	125kW Generator/fuel tank/sound attenuation enclosure	1	EA	\$ 82,600.00	\$ 82,600.00	\$ 85,297.00	\$ 85,297.00
A-5	Electrical Equipment Rack including supports, Power Panel HA, and Mini Load Center LA	1	EA	\$ 27,600.00	\$ 27,600.00	\$ 53,053.00	\$ 53,053.00
A-6	Site Grounding and Bonding, Associated Receptacles and Lighting	1	LS	\$ 16,400.00	\$ 16,400.00	\$ 14,395.00	\$ 14,395.00
A-7	SCADA (includes new site RTU and programming)	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 43,983.00	\$ 43,983.00
A-8	Cable and Conduit	1	LS	\$ 121,100.00	\$ 121,100.00	\$ 101,966.00	\$ 101,966.00
A-9	Level Instrumentation	1	LS	\$ 4,100.00	\$ 4,100.00	\$ 11,996.00	\$ 11,996.00
A-10	Power System Studies	1	LS	\$ 7,100.00	\$ 7,100.00	\$ 6,238.00	\$ 6,238.00
A-11	Start-up and Testing	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 12,011.00	\$ 12,011.00
A-12	Aerator at Lift Station (Wet Well Wizard or approved equal)	1	EA	\$ 22,600.00	\$ 22,600.00	\$ 26,000.00	\$ 26,000.00
A-13	Submersible Pump and Mounting Appurtenances	2	EA	\$ 47,600.00	\$ 95,200.00	\$ 56,722.00	\$ 113,444.00
A-14	Lift Station Piping, Valves, Supports and All Appurtenances	1	LS	\$ 25,300.00	\$ 25,300.00	\$ 12,000.00	\$ 12,000.00
A-15	Concrete Pavement	127	SY	\$ 433.00	\$ 54,991.00	\$ 150.00	\$ 19,050.00
A-16	24" Double Swing Gate	1	EA	\$ 14,500.00	\$ 14,500.00	\$ 18,000.00	\$ 18,000.00
A-17	8' Ornamental Security Fencing	220	LF	\$ 246.00	\$ 54,120.00	\$ 220.00	\$ 48,400.00
A-18	6" Gravel Paving	197	SY	\$ 271.00	\$ 53,387.00	\$ 30.00	\$ 5,910.00
A-19	Site Restoration	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 7,000.00	\$ 7,000.00
A-20	Operation and Maintenance Manuals	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00
A-21	Emergency Bypass Connections	2	EA	\$ 9,500.00	\$ 19,000.00	\$ 17,000.00	\$ 34,000.00



				<b>City of Mansfield</b> <b>S.H. 360 Lift Station Rehabilitation</b>			
<b>Bid Tabulation</b>				<b>November 21, 2019</b>			
<b>Engineer:</b> Freese and Nichols, Inc. <b>Bid Date:</b> Thursday, November 21, 2019 <b>Bid Time:</b> 10:00 AM <b>FNI Project Number</b> MAN18479				<u>Dake Construction</u> 2200 Smith Barry Rd. Suite 150 Pantego, TX 76013  Scott Lewis slewis@dakeconstruction.net (817) 303-7111		<u>Felix Construction Company</u> 1313 Valwood Parkway Suite 320 Carrollton, TX 75006  Matt Phillips mattp@felixconstruction.com (469) 458-0011	
				<b>APPARENT LOW BIDDER</b>			
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
Cell Highlighted in Yellow = Error in Contractor's Bid							
A-22	6" PVC Force Main (AWWA C900)	17	LF	\$ 321.00	\$ 5,457.00	\$ 830.00	\$ 14,110.00
A-23	Trench Safety System	1	LF	\$ 14,700.00	\$ 14,700.00	\$ 1,200.00	\$ 1,200.00
A-24	Dewatering	1	LS	\$ 2,900.00	\$ 2,900.00	\$ 12,000.00	\$ 12,000.00
A-25	Installation of Pipe Collar	2	EA	\$ 5,100.00	\$ 10,200.00	\$ 3,800.00	\$ 7,600.00
A-26	Wet Well Concrete Repair	10	SF	\$ 410.00	\$ 4,100.00	\$ 180.00	\$ 1,800.00
A-27	Wet Well Concrete Spalling Repair	10	SF	\$ 680.00	\$ 6,800.00	\$ 120.00	\$ 1,200.00
A-28	New Coating of Existing Lift Station Wet Well	1	LS	\$ 18,700.00	\$ 18,700.00	\$ 36,000.00	\$ 36,000.00
A-29	Bypass Pumping for Work Within Wet Well	1	LS	\$ 57,300.00	\$ 57,300.00	\$ 79,000.00	\$ 79,000.00
A-30	4" French Drain	80	LF	\$ 47.00	\$ 3,760.00	\$ 85.00	\$ 6,800.00
A-31	Installation of "Drop Bowl" and Pipe within Wet Well	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 3,300.00	\$ 3,300.00
A-32	Performance, Payment Bonds, and Allowance for Insurance (2.5%)	1	LS	\$ 21,600.00	\$ 21,600.00	\$ 13,231.00	\$ 13,231.00
A-33	Mobilization and Demobilization (2.5%)	1	LS	\$ 20,100.00	\$ 20,100.00	\$ 20,000.00	\$ 20,000.00
<b>Total Amount Bid</b>				<b>\$ 875,815.00</b>		<b>\$ 892,274.00</b>	

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Richard L. Postma</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>817-493-5147</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Oct 24, 2019   11:00 am</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>TRA</u>

<b>Reference Project:</b>	<u>TCWSP Facility Improvements &amp; Rehab</u>
<b>Project Description:</b>	<u>Meter replacements in the</u>
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>On Schedule:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Completion Date:</b> <u>2017</u>
<b>Project Manager:</b>	<u>Scott Lewis</u>
<b>Superintendent(s):</b>	<u></u>

E = <i>Excellent</i>	G = <i>Good</i>	F = <i>Fair</i>	P = <i>Poor</i>
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**Rate the Manager in the following categories:**

Qualifications by experience or skills	<u>        </u>	Professional conduct and integrity	<u>        </u>
Ability to manage subcontractors	<u>        </u>	Ability to work with changes	<u>        </u>
Comments:    No issues working with the project manager.			

**Rate the Superintendent in the following categories:**

Qualifications by experience or skills	<u>n/a</u>	Professional conduct and integrity	<u>n/a</u>
Ability to manage subcontractors	<u>n/a</u>	Ability to work with changes	<u>n/a</u>
Comments:    Superintendent was not discussed.			

**Rate the Contractor's work habits and quality of the work performed:**

Rate overall quality of finished project	<u>        </u>	Significant rework required	<u>        </u>
Defective work corrected promptly	<u>        </u>	Quality control procedures adequate	<u>        </u>
Comments:    No issues with quality of the final product.			

**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman	_____	Equipment quantity and condition	_____
Adequate and skilled labor force	_____	Appropriate use of equipment	_____

Comments: Crew was timely and experienced.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project	_____	Liens by subcontractors or suppliers	_____
Personnel wage disputes	_____	Complaints of late or non-payment	_____

Comments: No difficulty financing project. Paid their subs on time.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time	_____	Project staffed for timely completion	_____
Response on warranty work acceptable	_____	Did Owner perform any warranty work?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments: Project was completed on time and with good quality.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Spoke with Richard L. Postma with TRA. Dake Construction did meter replacements on a \$1.6 million project for the Tarrant County Water Supply Project, which provides drinking water to Bedford, Euless, Colleyville, and parts of North Richland Hills. Dake Construction was a pleasure to work with and TRA would have no qualms if they were low bid on a future project. Currently, TRA is working with Dake on an odor control project for Mountain Creek Station. According to Mr. Postma, out of all the contractors TRA has worked with, Dake has been one of the better ones and extremely easy to work with.

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Kyran Hayes</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>(972) 564-7300 ext. 1144</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Nov 22, 2019   2:20 PM</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>City of Forney</u>
<b>Reference Project:</b>	<u>Lift Station and Metering Improvements Vintage Meadows Addition</u>		
<b>Project Description:</b>	<u>Lift station and gravity main rehab</u>		
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>On Schedule:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Project Manager:</b>	<u>Scott Lewis</u>		
<b>Superintendent(s):</b>	<u></u>		
<b>Completion Date:</b> <u>2015</u>			

*E = Excellent*
*G = Good*
*F = Fair*
*P = Poor*
**Rate the Manager in the following categories:**

Qualifications by experience or skills _____	Professional conduct and integrity _____
Ability to manage subcontractors _____	Ability to work with changes _____

Comments: Contact said the project manager was very easy to work with. When asked about his ability to manage subs and address changes, the contact said that he can't recall any complications.

**Rate the Superintendent in the following categories:**

Qualifications by experience or skills _____	Professional conduct and integrity _____
Ability to manage subcontractors _____	Ability to work with changes _____

Comments: Contractor did not discuss the superintendent on the call.

**Rate the Contractor's work habits and quality of the work performed:**

Rate overall quality of finished project _____	Significant rework required _____
Defective work corrected promptly _____	Quality control procedures adequate _____

Comments: Project was of adequate quality. Significant rework was not required.

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**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman	_____	Equipment quantity and condition	_____
Adequate and skilled labor force	_____	Appropriate use of equipment	_____

Comments: Contact said the staff seemed capable for the job. No issues mentioned.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project	_____	Liens by subcontractors or suppliers	_____
Personnel wage disputes	_____	Complaints of late or non-payment	_____

Comments: No issues concerning contractor finances were mentioned.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time	_____	Project staffed for timely completion	_____
Response on warranty work acceptable	_____	Did Owner perform any warranty work?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments: Project was adequately staffed. There were some complications with punch list, but nothing significant per the contact. He does not recall what the specific issue was. No warranty repairs needed since issues were addressed prior to final payment.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Contacted Kyran Hayes, a city inspector at the City of Forney. Kyran says that the City has worked with Dake Construction on two lift station projects recently, one in 2015 and another in 2016. The first project was a \$337,500 lift station improvement with a metering manhole and gravity main for the Kaufman County Fresh Water Supply District No. 6. The other project was the \$936,050 Irish Ridge Lift Station. Kyran Hayes says both projects were managed well with little to no issues, however he was only the main inspector for the 2015 project. In general, Kyran says Dake was excellent to work with, and he would not hesitate to have them on another project. The only issue encountered were a few items on the punch list, but Kyran says they were minor and addressed quickly.

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Misty Christian, P.E.</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>(817) 900-8525</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Nov 22, 2019   10:45 am</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>Kimley-Horn</u>

<b>Reference Project:</b>	<u>Charbonneau Lift Station Rehabilitation</u>
<b>Project Description:</b>	<u>Lift station rehab for the City of Lake Worth</u>
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>On Schedule:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Completion Date:</b> <u>2017</u>
<b>Project Manager:</b>	<u>Scott Lewis</u>
<b>Superintendent(s):</b>	<u> </u>

E = <i>Excellent</i>	G = <i>Good</i>	F = <i>Fair</i>	P = <i>Poor</i>
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**Rate the Manager in the following categories:**

Qualifications by experience or skills	<u>      </u>	Professional conduct and integrity	<u>      </u>
Ability to manage subcontractors	<u>      </u>	Ability to work with changes	<u>      </u>
Comments:    Contact reported no issues working with the project manager			

**Rate the Superintendent in the following categories:**

Qualifications by experience or skills	<u>      </u>	Professional conduct and integrity	<u>      </u>
Ability to manage subcontractors	<u>      </u>	Ability to work with changes	<u>      </u>
Comments:    No comment made on the superintendent.			

**Rate the Contractor's work habits and quality of the work performed:**

Rate overall quality of finished project	<u>      </u>	Significant rework required	<u>      </u>
Defective work corrected promptly	<u>      </u>	Quality control procedures adequate	<u>      </u>
Comments:    No rework was required, and contractor seemed to have excellent quality control procedures.			

**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman	_____	Equipment quantity and condition	_____
Adequate and skilled labor force	_____	Appropriate use of equipment	_____

Comments: Contractor had a well-staffed and experienced labor force.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project	_____	Liens by subcontractors or suppliers	_____
Personnel wage disputes	_____	Complaints of late or non-payment	_____

Comments: No issues reported concerning the contractor's financial practices.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time	_____	Project staffed for timely completion	_____
Response on warranty work acceptable	_____	Did Owner perform any warranty work?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments: Project was staffed for timely completion and of excellent quality. There was no issue with final product and no warranty work was performed.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Misty Christian, an Engineer from Kimley Horn and Associates, was the lead engineer on a \$422,000 lift station rehabilitation for the City of Lake Worth. The project included the addition of a fourth pump and replacement of internal and external piping. The entire project was under construction for about a year. Misty says they did an excellent job. The work was completed on time and under budget. Personnel was skilled, punctual, and professional. Dake did a good job shutting down the project cleanly and working with residents in the area. Staff had adequate equipment and knowledge. No change orders were needed for this project.

**Owner:** City of Mansfield

**Bid No.:** 2019-25-03

**Project:** 360 Liftstation Rehabilitation

**Date:** 11/21/19 @ 10:00 a.m.

Name of Bidder	Bid Type	Bid Bond Attached	Bid Amount	Comments
DC Dake Construction	Addendum	<input checked="" type="checkbox"/> Yes	875, 815.00	Received 11/21/2019 @ 9:54 a.m. by SR
2200 Smith Barry Road, Suite 150		<input type="checkbox"/> No		
Pantego, TX 76013				
Felix Construction Company	Addendum	<input checked="" type="checkbox"/> Yes	892, 057.00	Received 11/21/19 @ 9:57 a.m. by SR
1313 Valwood Parkway, Suite 320		<input type="checkbox"/> No		
Carrollton, TX 75006				
		<input type="checkbox"/> Yes		
		<input type="checkbox"/> No		





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3386

**Agenda Date:** 12/9/2019

**Version:** 2

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Awarding Contracts for Construction of Mansfield International Business Park Drainage, Water, Sanitary Sewer and Road Improvements to Jackson Construction, LTD, to Brittain and Crawford, LLC, for Surveying and to Fugro Consultants, Inc, for Material Testing and Authorizing Funding for an Amount Not to Exceed \$7,162,417.36. (MEDC and Utility Bond Fund)

**Requested Action**

Consider the Resolution awarding a contract for the construction of Mansfield International Business Park Drainage, Water, Sanitary Sewer and Road Improvements to Jackson Construction, LTD, for construction, to Brittain and Crawford LLC, for surveying and to Fugro Consultants, Inc, for material testing and authorizing funding for an amount not to exceed \$7,162,417.36.

**Recommendation**

The Engineering Staff recommends approval of the Resolution.

**Description/History**

The MEDC Board has approved funding in the amount of \$5,255,594.94 for all improvements except the Water and Sanitary Sewer Improvements. The Water and Sanitary Sewer construction will be funded by the Utility Bond Fund in the amount of \$1,906,822.42 including 5% contingency.

The project was bid on November 14, 2019 and there were five bidders for the project. The lowest qualified bidder was Jackson Construction, LTD. Bids ranged from a low bid of \$6,442,395.10 to a high bid of \$7,377,296.50. The contract time for this project is one hundred and eighty (180) working days or approximately 10 months.

This purpose of this project is to prepare land owned by the MEDC for development. The project includes constructing Klein Blvd., a four-lane divided roadway through this property east to FM 917 and Seventh Ave., a three-lane undivided roadway along the western boundary to Easy Dr. Both roadways include storm drain systems. The project also includes water and sewer improvements to serve the area. A sewer lift station will be constructed to serve the southernmost area. Lastly, due to poor pavement condition and anticipated increased traffic volumes, this project includes asphalt improvements to South Second Ave. from the proposed Klein Blvd. south to FM 917.

An option to construct an extension of 7th Avenue to the lift station was included in Option A of

the bid items. The option included water and storm drain to be extended with the permanent section of 7th Ave. Option A is not recommended by staff, and it is not included in the final amounts listed or in the budgeted amount. A temporary asphalt roadway as an extension of 7th Ave. to serve the lift station was included in the base bid.

The requested funds are for a construction contract in the amount of \$6,442,395.10, a 5% construction contingency, \$136,702.50 for material testing which includes a 10% contingency and \$211,200.00 for survey services which includes a 10% contingency and other miscellaneous services needed to complete the construction of the project within a budget not to exceed \$7,162,417.36.

### **Justification**

Jackson Construction, LTD has completed capital work in the City of Mansfield in the past. The Engineering Department feels that Jackson Construction, LTD, has the necessary staff and equipment to complete a job of this size and scope within the allowed contract time.

The Director of Public Works and Director of Economic Development will be in attendance at the meeting to answer Council's questions regarding the proposed contract and funding. A resolution is attached for Council's consideration.

### **Funding Source**

The funding source will be from the MEDC and Utility Bond Fund.

### **Prepared By**

Trace Hilton  
Project Engineer  
817-276-4247

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AWARDING CONTRACTS FOR CONSTRUCTION OF MANSFIELD INTERNATIONAL BUSINESS PARK DRAINAGE, WATER, SANITARY SEWER AND ROAD IMPROVEMENTS TO JACKSON CONSTRUCTION, LTD, TO BRITAIN AND CRAWFORD, LLC, AND TO FUGRO CONSULTANTS, INC, APPROPRIATING FUNDS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS.**

WHEREAS, the City of Mansfield has publicly advertised and requested competitive bids for the construction of Mansfield International Business Park Improvements; and,

WHEREAS, all bids were received, opened and publicly read aloud on November 14, 2019; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the Utility Bond Fund and MEDC approved funds; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to insure necessary service and delivery; and

WHEREAS, after review of all bids received, it is the recommendation and determination of Council that the "lowest and best" bid is that of Jackson Construction, LTD.

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

**Section 1.**

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Jackson Construction, LTD., for construction for an amount not to exceed Six Million Seven Hundred Sixty-Four Thousand Five Hundred Fourteen and 86/100 Dollars (\$6,764,514.86).

**Section 2.**

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Britain and Crawford, LLC, for surveying for an amount not to exceed Two Hundred Eleven Thousand Two Hundred and 00/100 Dollars (\$211,200.00).

**Section 3.**

The City Manager or his Designee is hereby authorized and directed to execute contractual documents with Fugro Consultants, Inc, for material testing for an amount not to exceed One Hundred Thirty-Six Thousand Seven Hundred Two and 50/100 Dollars (\$136,702.50).

Section 4.

Funding is hereby authorized in the amount of Seven Million One Hundred Sixty-two Thousand Four Hundred Seventeen and 36/100 Dollars (\$7,162,417.36) to complete the construction of this project. This amount includes \$5,255,594.94 from the MEDC Fund and \$1,906,822.42 from the Utility Fund.

PASSED AND APPROVED THIS THE 9<sup>TH</sup> DAY OF DECEMBER, 2019.

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David L. Cook, Mayor

ATTEST:

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Susana Marin, City Secretary

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL			
SECTION A: PAVING ITEMS - STANDARC																				
1	Clearing & Grubbing (From 7th Ave ROW: Easy Drive to Detention Pond)	AC	19.51	\$ 400.00	\$ 7,804.00	\$ 2,850.00	\$ 55,603.50	713%	\$ 2,500.00	\$ 48,775.00	625%	\$ 1,895.39	\$ 36,979.06	474%	\$ 7,671.68	\$ 149,674.48	1918%	\$ 1,500.00	\$ 29,265.00	375%
2	Clearing & Grubbing (From Klein Blvd ROW: 7th Ave to East Property Line)	AC	3.19	\$ 400.00	\$ 1,276.00	\$ 2,850.00	\$ 9,091.50	713%	\$ 2,500.00	\$ 7,975.00	625%	\$ 1,895.39	\$ 6,046.29	474%	\$ 9,050.83	\$ 28,872.15	2263%	\$ 1,500.00	\$ 4,785.00	375%
3	Clearing & Grubbing (From Klein Blvd ROW: East Prop. Line to Heritage Dr.)	AC	6.36	\$ 400.00	\$ 2,544.00	\$ 2,850.00	\$ 18,126.00	713%	\$ 2,500.00	\$ 15,900.00	625%	\$ 1,895.39	\$ 12,054.68	474%	\$ 14,219.51	\$ 90,436.08	3555%	\$ 1,500.00	\$ 9,540.00	375%
4	Unclassified Earthwork Cut (for Streets)	CY	11543	\$ 4.50	\$ 51,943.50	\$ 8.00	\$ 92,344.00	178%	\$ 3.30	\$ 38,091.90	73%	\$ 9.42	\$ 108,735.06	209%	\$ 8.61	\$ 99,385.23	191%	\$ 12.00	\$ 138,516.00	267%
5	Unclassified Earthwork Fill (for Streets)	CY	5227	\$ 4.50	\$ 23,521.50	\$ 3.00	\$ 15,681.00	67%	\$ 1.00	\$ 5,227.00	22%	\$ 2.70	\$ 14,112.90	60%	\$ 7.64	\$ 39,934.28	170%	\$ 2.50	\$ 13,067.50	56%
6	8" Reinforced Concrete Pavement	SY	11917	\$ 43.00	\$ 512,431.00	\$ 44.00	\$ 524,348.00	102%	\$ 48.00	\$ 572,016.00	112%	\$ 48.59	\$ 579,047.03	113%	\$ 41.19	\$ 490,861.23	96%	\$ 60.00	\$ 715,020.00	140%
7	Hydrated Lime for 12" Stabilized Subgrade (72 LBS / SY)	TN	1393	\$ 151.00	\$ 210,343.00	\$ 190.00	\$ 264,670.00	126%	\$ 176.00	\$ 245,168.00	117%	\$ 164.81	\$ 229,580.33	109%	\$ 192.34	\$ 267,929.62	127%	\$ 213.00	\$ 296,709.00	141%
8	12" Lime Stabilized Subgrade (Compacted and Fill in-place)	SY	38687	\$ 4.00	\$ 154,748.00	\$ 4.50	\$ 174,091.50	113%	\$ 8.25	\$ 319,167.75	206%	\$ 5.58	\$ 215,873.46	140%	\$ 3.35	\$ 129,601.45	84%	\$ 5.00	\$ 193,435.00	125%
9	4" Concrete Sidewalk (5' wide)	LF	2080	\$ 20.00	\$ 41,600.00	\$ 29.00	\$ 60,320.00	145%	\$ 35.00	\$ 72,800.00	175%	\$ 25.30	\$ 52,624.00	127%	\$ 37.76	\$ 78,540.80	189%	\$ 38.00	\$ 79,040.00	190%
10	Grass Sodding	SY	24255	\$ 5.00	\$ 121,275.00	\$ 5.00	\$ 121,275.00	100%	\$ 6.00	\$ 145,530.00	120%	\$ 5.40	\$ 130,977.00	108%	\$ 5.60	\$ 135,828.00	112%	\$ 4.00	\$ 97,020.00	80%
11	Topsoil for Sodding	SY	24255	\$ 5.00	\$ 121,275.00	\$ 5.50	\$ 133,402.50	110%	\$ 7.00	\$ 169,785.00	140%	\$ 5.62	\$ 136,313.10	112%	\$ 1.62	\$ 39,293.10	32%	\$ 0.60	\$ 14,553.00	12%
12	Reinforced Concrete Header	LF	39	\$ 30.00	\$ 1,170.00	\$ 35.00	\$ 1,365.00	117%	\$ 18.15	\$ 707.85	61%	\$ 19.26	\$ 751.14	64%	\$ 19.00	\$ 741.00	63%	\$ 1.50	\$ 58.50	5%
13	Asphalt Roadway Re-Construction (2nd Avenue)	SY	6860	\$ 36.00	\$ 246,960.00	\$ 51.50	\$ 353,290.00	143%	\$ 35.00	\$ 240,100.00	97%	\$ 40.30	\$ 276,458.00	112%	\$ 35.94	\$ 246,548.40	100%	\$ 30.00	\$ 205,800.00	83%
14	Concrete Curb Transition (2nd Avenue)	LF	40	\$ 20.00	\$ 800.00	\$ 110.00	\$ 4,400.00	550%	\$ 55.00	\$ 2,200.00	275%	\$ 14.37	\$ 574.80	72%	\$ 25.75	\$ 1,030.00	129%	\$ 33.00	\$ 1,320.00	165%
15	14' Wide 3" thick Asphalt Access Drive (Temporary) to Lift Station Site	SY	2139	\$ 28.00	\$ 59,892.00	\$ 22.00	\$ 47,058.00	79%	\$ 32.00	\$ 68,448.00	114%	\$ 25.50	\$ 54,544.50	91%	\$ 24.05	\$ 51,442.95	86%	\$ 16.00	\$ 34,224.00	57%
16	24' Wide Asphalt Pavement (per Hanks Street typical section)	SY	854	\$ 56.00	\$ 47,824.00	\$ 43.00	\$ 36,722.00	77%	\$ 55.00	\$ 46,970.00	98%	\$ 61.47	\$ 52,495.38	110%	\$ 47.74	\$ 40,769.96	85%	\$ 36.00	\$ 30,744.00	64%
17	8" Stamped/Stained Concrete Pavement	SY	635	\$ 46.00	\$ 29,210.00	\$ 150.00	\$ 95,250.00	326%	\$ 132.00	\$ 83,820.00	287%	\$ 167.40	\$ 106,299.00	364%	\$ 129.80	\$ 82,423.00	282%	\$ 55.00	\$ 34,925.00	120%
18	Remove & Dispose of Ex. Asphalt/Concrete Pavement (Full Depth Sawcut)	SY	2096	\$ 35.00	\$ 73,360.00	\$ 11.00	\$ 23,056.00	31%	\$ 7.00	\$ 14,672.00	20%	\$ 11.50	\$ 24,104.00	33%	\$ 14.58	\$ 30,559.68	42%	\$ 4.00	\$ 8,384.00	11%
19	6" Reinforced Concrete Drive Approach (33' LT, STA:25+64.88 Klein Blvd)	SY	172	\$ 52.00	\$ 8,944.00	\$ 77.00	\$ 13,244.00	148%	\$ 66.00	\$ 11,352.00	127%	\$ 91.92	\$ 15,810.24	177%	\$ 62.78	\$ 10,798.16	121%	\$ 75.00	\$ 12,900.00	144%
20	White 4" Single Solid Thermoplastic Line	LF	3542	\$ 1.75	\$ 6,198.50	\$ 1.30	\$ 4,604.60	74%	\$ 1.15	\$ 4,073.30	66%	\$ 1.13	\$ 4,002.46	65%	\$ 1.24	\$ 4,392.08	71%	\$ 1.05	\$ 3,719.10	60%
21	Yellow 4" Single Solid Thermoplastic Line	LF	323	\$ 1.75	\$ 565.25	\$ 1.30	\$ 419.90	74%	\$ 1.15	\$ 371.45	66%	\$ 1.13	\$ 364.99	65%	\$ 1.24	\$ 400.52	71%	\$ 1.05	\$ 339.15	60%
22	Yellow 4" Double Solid Thermoplastic Line	LF	1217	\$ 3.50	\$ 4,259.50	\$ 2.60	\$ 3,164.20	74%	\$ 2.35	\$ 2,859.95	67%	\$ 2.27	\$ 2,762.59	65%	\$ 2.48	\$ 3,018.16	71%	\$ 2.10	\$ 2,555.70	60%
23	Yellow 4" Solid w/ 4" Broken Thermoplastic Line	LF	1510	\$ 2.00	\$ 3,020.00	\$ 2.60	\$ 3,926.00	130%	\$ 1.50	\$ 2,265.00	75%	\$ 1.13	\$ 1,706.30	57%	\$ 1.24	\$ 1,872.40	62%	\$ 1.05	\$ 1,585.50	53%
24	White 4" Single Broken Buttons	LF	9551	\$ 9.00	\$ 85,959.00	\$ 0.50	\$ 4,775.50	6%	\$ 0.50	\$ 4,775.50	6%	\$ 0.49	\$ 4,679.99	5%	\$ 0.53	\$ 5,062.03	6%	\$ 0.45	\$ 4,297.95	5%
25	White 4" Double Continuous Line Buttons	LF	440	\$ 9.00	\$ 3,960.00	\$ 2.60	\$ 1,144.00	29%	\$ 2.75	\$ 1,210.00	31%	\$ 2.59	\$ 1,139.60	29%	\$ 2.83	\$ 1,245.20	31%	\$ 2.40	\$ 1,056.00	27%
26	Yellow 4" Single Continuous Line Buttons	LF	1436	\$ 9.00	\$ 12,924.00	\$ 1.30	\$ 1,866.80	14%	\$ 1.40	\$ 2,010.40	16%	\$ 1.30	\$ 1,866.80	14%	\$ 1.42	\$ 2,039.12	16%	\$ 1.20	\$ 1,723.20	13%
27	White Directional Arrows with Left & Right Turns (Type 1 Thermoplastic)	EA	9	\$ 170.00	\$ 1,530.00	\$ 550.00	\$ 4,950.00	324%	\$ 310.00	\$ 2,790.00	182%	\$ 280.80	\$ 2,527.20	165%	\$ 306.80	\$ 2,761.20	180%	\$ 260.00	\$ 2,340.00	153%
28	White 24" Continuous Stop Lines (Type 1 Thermoplastic)	LF	182	\$ 9.00	\$ 1,638.00	\$ 16.00	\$ 2,912.00	178%	\$ 6.95	\$ 1,264.90	77%	\$ 6.48	\$ 1,179.36	72%	\$ 7.08	\$ 1,288.56	79%	\$ 6.00	\$ 1,092.00	67%
29	Street Sign	EA	30	\$ 500.00	\$ 15,000.00	\$ 450.00	\$ 13,500.00	90%	\$ 400.00	\$ 12,000.00	80%	\$ 502.20	\$ 15,066.00	100%	\$ 548.70	\$ 16,461.00	110%	\$ 465.00	\$ 13,950.00	93%
-	Street Light	EA	0	\$ 2,800.00	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	
30	End of Road Barricade	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 2,250.00	\$ 4,500.00	90%	\$ 600.00	\$ 1,200.00	24%	\$ 3,256.20	\$ 6,512.40	130%	\$ 3,557.70	\$ 7,115.40	142%	\$ 3,000.00	\$ 6,000.00	120%
31	9" Reinforced Concrete Pavement	SY	24686	\$ 48.00	\$ 1,184,928.00	\$ 48.00	\$ 1,184,928.00	100%	\$ 56.00	\$ 1,382,416.00	117%	\$ 53.47	\$ 1,319,960.42	111%	\$ 45.28	\$ 1,117,782.08	94%	\$ 67.15	\$ 1,657,664.90	140%
SECTION A: PAVING ITEMS - SUBTOTAL					\$ 3,041,903.25		\$ 3,274,029.00	108%	\$ 3,525,942.00	116%	\$ 3,415,148.08	112%	\$ 3,178,107.32	104%	\$ 3,615,629.50	119%				
SECTION B: DRAINAGE ITEMS - STANDARD																				
1	4' x 2' Reinforced Concrete Box (Class III) by Open Cut for All Depths	LF	113	\$ 110.00	\$ 12,430.00	\$ 190.00	\$ 21,470.00	173%	\$ 265.00	\$ 29,945.00	241%	\$ 250.56	\$ 28,313.28	228%	\$ 212.40	\$ 24,001.20	193%	\$ 200.00	\$ 22,600.00	182%
2	5' x 4' Reinforced Concrete Box (Class III) by Open Cut for All Depths	LF	165	\$ 157.00	\$ 25,905.00	\$ 307.00	\$ 50,655.00	196%	\$ 370.00	\$ 61,050.00	236%	\$ 273.24	\$ 45,084.60	174%	\$ 359.90	\$ 59,383.50	229%	\$ 283.00	\$ 46,695.00	180%
3	18" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	933	\$ 38.00	\$ 35,454.00	\$ 66.00	\$ 61,578.00	174%	\$ 80.00	\$ 74,640.00	211%	\$ 62.64	\$ 58,443.12	165%	\$ 70.80	\$ 66,056.40	186%	\$ 67.00	\$ 62,511.00	176%
4	21" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	314	\$ 42.00	\$ 13,188.00	\$ 65.00	\$ 20,410.00	155%	\$ 85.00	\$ 26,690.00	202%	\$ 69.12	\$ 21,703.68	165%	\$ 79.06	\$ 24,824.84	188%	\$ 67.00	\$ 21,038.00	160%
5	24" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	1235	\$ 47.00	\$ 58,045.00	\$ 75.00	\$ 92,625.00	160%	\$ 95.00	\$ 117,325.00	202%	\$								

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
SECTION C: SANITARY SEWER ITEMS - STANDARD																	
1	8" PVC SDR-26 Sanitary Sewer Pipe by Open Cut (0'-10' Depth)	LF	3163	\$ 29.00	\$ 91,727.00	\$ 38.00	\$ 120,194.00	131%	\$ 56.00	\$ 177,128.00	193%	\$ 38.88	\$ 122,977.44	134%	\$ 56.64	\$ 179,152.32	128%
2	8" PVC SDR-26 Sanitary Sewer Pipe by Open Cut (10'-12' Depth)	LF	1938	\$ 32.00	\$ 62,016.00	\$ 40.00	\$ 77,520.00	125%	\$ 60.00	\$ 116,280.00	188%	\$ 43.20	\$ 83,721.60	135%	\$ 41.30	\$ 80,039.40	116%
3	8" PVC SDR-26 Sanitary Sewer Pipe by Open Cut (12'-14' Depth)	LF	120	\$ 36.00	\$ 4,320.00	\$ 45.00	\$ 5,400.00	125%	\$ 75.00	\$ 9,000.00	208%	\$ 49.68	\$ 5,961.60	138%	\$ 47.20	\$ 5,664.00	108%
4	8" PVC SDR-26 Sanitary Sewer Pipe by Open Cut (14'-16' Depth)	LF	425	\$ 42.00	\$ 17,850.00	\$ 47.00	\$ 19,975.00	112%	\$ 85.00	\$ 36,125.00	202%	\$ 55.08	\$ 23,409.00	131%	\$ 53.10	\$ 22,567.50	107%
5	8" PVC SDR-26 Sanitary Sewer Pipe by Open Cut (16'-18' Depth)	LF	335	\$ 50.00	\$ 16,750.00	\$ 53.00	\$ 17,755.00	106%	\$ 93.00	\$ 31,155.00	186%	\$ 60.48	\$ 20,260.80	121%	\$ 59.00	\$ 19,765.00	116%
6	8" Force Main Pipe by Open Cut (0'-10' Depth)	LF	3527	\$ 35.00	\$ 123,445.00	\$ 31.00	\$ 109,337.00	89%	\$ 41.00	\$ 144,607.00	117%	\$ 37.80	\$ 133,320.60	108%	\$ 60.18	\$ 212,254.86	114%
7	8" Force Main Pipe by Open Cut (10'-12' Depth)	LF	80	\$ 48.00	\$ 3,840.00	\$ 49.00	\$ 3,920.00	102%	\$ 45.00	\$ 3,600.00	94%	\$ 43.20	\$ 3,456.00	90%	\$ 44.84	\$ 3,587.20	92%
8	Lift Station (with 60" Square Vault & associated appurtenances)	EA	1	\$ 75,000.00	\$ 75,000.00	\$ 545,000.00	\$ 545,000.00	727%	\$ 387,500.00	\$ 387,500.00	517%	\$ 479,970.36	\$ 479,970.36	640%	\$ 307,413.60	\$ 307,413.60	800%
9	Standard 4' Dia. Concrete Sanitary Sewer Manhole to 6' depth	EA	19	\$ 2,700.00	\$ 51,300.00	\$ 3,800.00	\$ 72,200.00	141%	\$ 5,000.00	\$ 95,000.00	185%	\$ 3,008.88	\$ 57,168.72	111%	\$ 4,720.00	\$ 89,680.00	175%
10	Extra Depth for 4' Sanitary Sewer Manhole over 10'	VF	99	\$ 170.00	\$ 16,830.00	\$ 260.00	\$ 25,740.00	153%	\$ 550.00	\$ 54,450.00	324%	\$ 165.24	\$ 16,358.76	97%	\$ 177.00	\$ 17,523.00	224%
11	Standard 4' Dia. Sanitary Sewer Drop Manhole	EA	1	\$ 4,400.00	\$ 4,400.00	\$ 5,300.00	\$ 5,300.00	120%	\$ 9,500.00	\$ 9,500.00	216%	\$ 4,561.92	\$ 4,561.92	104%	\$ 7,080.00	\$ 7,080.00	207%
12	8" Standard Sanitary Sewer Laterals from Main to Property Line	LF	383	\$ 320.00	\$ 122,560.00	\$ 62.00	\$ 23,746.00	19%	\$ 125.00	\$ 47,875.00	39%	\$ 36.72	\$ 14,063.76	11%	\$ 59.00	\$ 22,597.00	14%
13	Connect to Ex. Sanitary Sewer Main (on STA: 16+69.60 SS-LINE C)	EA	1	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00	360%	\$ 1,300.00	\$ 1,300.00	260%	\$ 587.52	\$ 587.52	118%	\$ 5,900.00	\$ 5,900.00	240%
14	Connect to Ex. Sanitary Sewer MH & Rework Invert (at Easy Dr & 5th Ave)	EA	1	\$ 500.00	\$ 500.00	\$ 2,700.00	\$ 2,700.00	540%	\$ 1,800.00	\$ 1,800.00	360%	\$ 1,684.80	\$ 1,684.80	337%	\$ 5,900.00	\$ 5,900.00	960%
15	Permanent Asphalt Pavement Repair	SF	4076	\$ 9.00	\$ 36,684.00	\$ 10.50	\$ 42,798.00	117%	\$ 25.00	\$ 101,900.00	278%	\$ 7.56	\$ 30,814.56	84%	\$ 14.16	\$ 57,716.16	72%
16	Concrete Encasement	LF	74	\$ 40.00	\$ 2,960.00	\$ 80.00	\$ 5,920.00	200%	\$ 35.00	\$ 2,590.00	88%	\$ 95.04	\$ 7,032.96	238%	\$ 59.00	\$ 4,366.00	24%
17	Trench Safety Systems for Sanitary Sewer Lines	LF	9627	\$ 1.50	\$ 14,440.50	\$ 0.25	\$ 2,406.75	17%	\$ 1.00	\$ 9,627.00	67%	\$ 0.11	\$ 1,058.97	7%	\$ 3.54	\$ 34,079.58	33%
18	Std. 4' Dia. Composite Sanitary Sewer Manhole at Sta. 34+79.77	EA	1	\$ 6,400.00	\$ 6,400.00	\$ 12,500.00	\$ 12,500.00	195%	\$ 20,000.00	\$ 20,000.00	313%	\$ 13,069.08	\$ 13,069.08	204%	\$ 16,520.00	\$ 16,520.00	234%
SECTION C: SANITARY SEWER ITEMS - SUBTOTAL					\$ 651,522.50		\$ 1,094,211.75	168%		\$ 1,249,437.00	192%		\$ 1,019,478.45	156%		\$ 1,091,805.62	182%
SECTION D: WATER ITEMS - STANDARD																	
1	1" Water Line to Lift Station by Open Cut for All Depths	LF	1507	\$ 15.00	\$ 22,605.00	\$ 15.00	\$ 22,605.00	100%	\$ 30.00	\$ 45,210.00	200%	\$ 20.52	\$ 30,923.64	137%	\$ 8.26	\$ 12,447.82	160%
2	10" Water Line Stub to UCS property (PVC C-900 DR-14)	LF	255	\$ 45.00	\$ 11,475.00	\$ 48.00	\$ 12,240.00	107%	\$ 56.00	\$ 14,280.00	124%	\$ 38.88	\$ 9,914.40	86%	\$ 54.28	\$ 13,841.40	127%
3	12" Water Line (PVC C-900 DR-14) by Open Cut	LF	693	\$ 41.00	\$ 28,413.00	\$ 60.00	\$ 41,580.00	146%	\$ 70.00	\$ 48,510.00	171%	\$ 46.44	\$ 32,182.92	113%	\$ 59.00	\$ 40,887.00	137%
4	16" PVC Water Line (C-900 DR-18 Class 150) by Cpen Cut	LF	4034	\$ 90.00	\$ 363,060.00	\$ 55.00	\$ 221,870.00	61%	\$ 80.00	\$ 322,720.00	89%	\$ 57.24	\$ 230,906.16	64%	\$ 105.02	\$ 423,650.68	72%
5	24" PVC Water Line (C-900 DR-18 Class 150) by Open Cut	LF	1907	\$ 120.00	\$ 228,840.00	\$ 100.00	\$ 190,700.00	83%	\$ 125.00	\$ 238,375.00	104%	\$ 108.00	\$ 205,956.00	90%	\$ 162.84	\$ 310,535.88	93%
6	10" Gate Valve & Box and associated appurtenances	EA	3	\$ 2,700.00	\$ 8,100.00	\$ 2,200.00	\$ 6,600.00	81%	\$ 2,800.00	\$ 8,400.00	104%	\$ 2,180.52	\$ 6,541.56	81%	\$ 2,360.00	\$ 7,080.00	115%
7	12" Gate Valve & Box and associated appurtenances	EA	2	\$ 2,200.00	\$ 4,400.00	\$ 2,600.00	\$ 5,200.00	118%	\$ 3,500.00	\$ 7,000.00	159%	\$ 2,535.84	\$ 5,071.68	115%	\$ 2,714.00	\$ 5,428.00	214%
8	16" Gate Valve & Box and associated appurtenances	EA	6	\$ 4,000.00	\$ 24,000.00	\$ 7,400.00	\$ 44,400.00	185%	\$ 8,200.00	\$ 49,200.00	205%	\$ 5,405.40	\$ 32,432.40	135%	\$ 5,664.00	\$ 33,984.00	148%
9	Ductile Iron Fittings	TN	6.65	\$ 4,300.00	\$ 28,595.00	\$ 7,000.00	\$ 46,550.00	163%	\$ 2,500.00	\$ 16,625.00	58%	\$ 9,742.68	\$ 64,788.82	227%	\$ 6,254.00	\$ 41,589.10	144%
10	6" Blow-Off Valve and associated appurtenances	EA	1	\$ 8,500.00	\$ 8,500.00	\$ 5,000.00	\$ 5,000.00	59%	\$ 5,200.00	\$ 5,200.00	61%	\$ 6,227.28	\$ 6,227.28	73%	\$ 5,310.00	\$ 5,310.00	71%
11	2" Air Relief Valve and associated appurtenances	EA	3	\$ 4,200.00	\$ 12,600.00	\$ 6,500.00	\$ 19,500.00	155%	\$ 6,000.00	\$ 18,000.00	143%	\$ 8,528.76	\$ 25,586.28	203%	\$ 8,850.00	\$ 26,550.00	86%
12	Fire Hydrant Assembly	EA	16	\$ 3,200.00	\$ 51,200.00	\$ 6,000.00	\$ 96,000.00	188%	\$ 7,300.00	\$ 116,800.00	228%	\$ 4,815.72	\$ 77,051.52	150%	\$ 4,484.00	\$ 71,744.00	175%
13	Remove & Replace Asphalt Driveway	SY	25	\$ 80.00	\$ 2,000.00	\$ 95.00	\$ 2,375.00	119%	\$ 310.00	\$ 7,750.00	388%	\$ 179.28	\$ 4,482.00	224%	\$ 100.30	\$ 2,507.50	290%
14	Install City Furnished 1-inch Meter Box	EA	4	\$ 604.00	\$ 2,416.00	\$ 125.00	\$ 500.00	21%	\$ 500.00	\$ 2,000.00	83%	\$ 1,784.16	\$ 7,136.64	295%	\$ 59.00	\$ 236.00	77%
15	Trench Safety Systems for Water Lines	LF	8396	\$ 1.50	\$ 12,594.00	\$ 0.10	\$ 839.60	7%	\$ 1.00	\$ 8,396.00	67%	\$ 0.11	\$ 923.56	7%	\$ 3.54	\$ 29,721.84	33%
16	1" Std. Water Service (43 LF) & Tap-Saddle from Main - Median for irrigation	EA	3	\$ 850.00	\$ 2,550.00	\$ 1,350.00	\$ 4,050.00	159%	\$ 1,250.00	\$ 3,750.00	147%	\$ 1,128.60	\$ 3,385.80	133%	\$ 2,360.00	\$ 7,080.00	353%
17	Reduced Pressure Backflow Preventer	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 1,800.00	\$ 1,800.00	150%	\$ 1,500.00	\$ 1,500.00	125%	\$ 864.00	\$ 864.00	72%	\$ 5,900.00	\$ 5,900.00	125%
SECTION D: WATER ITEMS - SUBTOTAL					\$ 812,548.00		\$ 721,809.60	89%		\$ 913,716.00	112%		\$ 744,374.66	92%		\$ 1,038,493.22	97%
SECTION E: GRADING ITEMS - STANDARD																	
1	Unclassified Earthwork Cut (for Channel A & Detention Pond)	CY	50,241	\$ 4.50	\$ 226,084.50	\$ 3.75	\$ 188,403.75	83%	\$ 3.30	\$ 165,795.30	73%	\$ 3.41	\$ 171,321.81	76%	\$ 5.87	\$ 294,914.67	147%
2	Ex. Barb Wire Fence Removal	LF	1102	\$ 2.50	\$ 2,755.00	\$ 2.00	\$ 2,204.00	80%	\$ 1.10	\$ 1,212.20	44%	\$ 1.73	\$ 1,906.46	69%	\$ 5.14	\$ 5,664.28	100%
3	Erosion Control Items	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 110,000.00	\$ 110,000.00	440%	\$ 110,000.00	\$ 110,000.00	440%	\$ 77,745.96	\$ 77,745.96	311%	\$ 91,650.60	\$ 91,650.60	103%
SECTION E: GRADING ITEMS - SUBTOTAL					\$ 253,839.50		\$ 300,607.75	118%		\$ 277,007.50	109%		\$ 250,974.23	99%		\$ 392,229.55	130%
SECTION F: MISCELLANEOUS ITEMS																	
1	4" Schedule 80 (Gray) Electrical Conduit	LF	82	\$ 16.00	\$ 1,312.00	\$ 18.00	\$ 1,476.00	113%	\$ 24.00	\$ 1,968.00	150%	\$ 20.52	\$ 1,682.64	128%	\$ 25.96	\$ 2,128.72	63%
2	6" Schedule 80 (Gray) Electrical Conduit	LF	838	\$ 18.00	\$ 15,084.00	\$ 20.00	\$ 16,760.00	111%	\$ 26.00	\$ 21,788.00	144%	\$ 22.68	\$ 19,005.84	126%	\$ 30.68	\$ 25,709.84	56%
3	6" Schedule 40 (White) Irrigation Conduit	LF	921	\$ 20.00	\$ 18,420.00	\$ 13.00	\$ 11,973.00	65%	\$ 22.00	\$ 20,262.							

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		UNIT PRICE	TOTAL		UNIT PRICE	TOTAL		UNIT PRICE	TOTAL		UNIT PRICE	TOTAL	
SECTION A: PAVING ITEMS - OPTION A																				
1	Unclassified Earthwork Fill (for Streets)	CY	762	\$ 4.50	\$ 3,429.00	\$ 3.00	\$ 2,286.00	67%	\$ 0.55	\$ 419.10	12%	\$ 2.70	\$ 2,057.40	60%	\$ 9.63	\$ 7,338.06	214%	\$ 2.50	\$ 1,905.00	56%
2	Unclassified Earthwork (Cut) (For Streets)	CY	1782	\$ 4.50	\$ 8,019.00	\$ 9.00	\$ 16,038.00	200%	\$ 3.30	\$ 5,880.60	73%	\$ 7.50	\$ 13,365.00	167%	\$ 7.94	\$ 14,149.08	176%	\$ 18.00	\$ 32,076.00	400%
3	8" Reinforced Concrete Pavement	SY	6338	\$ 43.00	\$ 272,534.00	\$ 44.00	\$ 278,872.00	102%	\$ 48.00	\$ 304,224.00	112%	\$ 48.59	\$ 307,963.42	113%	\$ 41.14	\$ 260,745.32	96%	\$ 53.00	\$ 335,914.00	123%
4	Hydrated Lime for 12" Stabilized Subgrade (72 LBS / SY)	TN	239	\$ 151.00	\$ 36,089.00	\$ 190.00	\$ 45,410.00	126%	\$ 176.00	\$ 42,064.00	117%	\$ 164.81	\$ 39,389.59	109%	\$ 192.34	\$ 45,969.26	127%	\$ 183.00	\$ 43,737.00	121%
5	12" Lime Stabilized Subgrade (Compacted and Fill in-place)	SY	6642	\$ 4.00	\$ 26,568.00	\$ 4.50	\$ 29,889.00	113%	\$ 4.15	\$ 27,564.30	104%	\$ 5.58	\$ 37,062.36	140%	\$ 3.31	\$ 21,985.02	83%	\$ 4.50	\$ 29,889.00	113%
6	Grass Sodding	SY	5597	\$ 5.00	\$ 27,985.00	\$ 5.00	\$ 27,985.00	100%	\$ 6.00	\$ 33,582.00	120%	\$ 5.45	\$ 30,503.65	109%	\$ 5.60	\$ 31,343.20	112%	\$ 3.00	\$ 16,791.00	60%
7	Topsoil for Sodding	SY	5597	\$ 5.00	\$ 27,985.00	\$ 5.50	\$ 30,783.50	110%	\$ 7.00	\$ 39,179.00	140%	\$ 5.83	\$ 32,630.51	117%	\$ 1.69	\$ 9,458.93	34%	\$ 0.50	\$ 2,798.50	10%
8	White 4" Single Broken Buttons	LF	1175	\$ 2.00	\$ 2,350.00	\$ 0.50	\$ 587.50	25%	\$ 1.00	\$ 1,175.00	50%	\$ 0.49	\$ 575.75	25%	\$ 0.53	\$ 622.75	27%	\$ 0.45	\$ 528.75	23%
9	White 24" Continuous Stop Lines (Type 1 Thermoplastic)	LF	19	\$ 9.00	\$ 171.00	\$ 16.00	\$ 304.00	178%	\$ 7.00	\$ 133.00	78%	\$ 6.48	\$ 123.12	72%	\$ 7.08	\$ 134.52	79%	\$ 6.00	\$ 114.00	67%
10	Street Signs	EA	1	\$ 500.00	\$ 500.00	\$ 450.00	\$ 450.00	90%	\$ 400.00	\$ 400.00	80%	\$ 502.20	\$ 502.20	100%	\$ 548.70	\$ 548.70	110%	\$ 465.00	\$ 465.00	93%
11	Street Light	EA	6	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	
SECTION A: PAVING ITEMS - OPTION A - SUBTOTAL					\$ 405,630.00		\$ 432,605.00	107%		\$ 454,621.00	112%		\$ 464,173.00	114%		\$ 392,294.84	97%		\$ 464,218.25	114%
SECTION B: DRAINAGE ITEMS - OPTION A																				
1	5' X 4' Reinforced Concrete Box (Class III) by Open Cut for All Depths	LF	235	\$ 157.00	\$ 36,895.00	\$ 280.00	\$ 65,800.00	178%	\$ 306.00	\$ 71,910.00	195%	\$ 308.88	\$ 72,586.80	197%	\$ 359.90	\$ 84,576.50	229%	\$ 253.00	\$ 59,455.00	161%
2	6' X 4' Reinforced Concrete Box (Class III) by Open Cut for All Depths	LF	574	\$ 195.00	\$ 111,930.00	\$ 325.00	\$ 186,550.00	167%	\$ 387.00	\$ 222,138.00	198%	\$ 374.76	\$ 215,112.24	192%	\$ 424.80	\$ 243,835.20	218%	\$ 303.00	\$ 173,922.00	155%
3	8' X 4' Reinforced Concrete Box (Class III) by Open Cut for All Depths	LF	782	\$ 260.00	\$ 203,320.00	\$ 410.00	\$ 320,620.00	158%	\$ 510.00	\$ 398,820.00	196%	\$ 473.04	\$ 369,917.28	182%	\$ 560.50	\$ 438,311.00	216%	\$ 400.00	\$ 312,800.00	154%
4	18" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	158	\$ 38.00	\$ 6,004.00	\$ 68.00	\$ 10,744.00	179%	\$ 75.00	\$ 11,850.00	197%	\$ 86.40	\$ 13,651.20	227%	\$ 70.80	\$ 11,186.40	186%	\$ 63.00	\$ 9,954.00	166%
5	33" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	30	\$ 69.00	\$ 2,070.00	\$ 150.00	\$ 4,500.00	217%	\$ 137.00	\$ 4,110.00	199%	\$ 137.16	\$ 4,114.80	199%	\$ 129.80	\$ 3,894.00	188%	\$ 138.00	\$ 4,140.00	200%
6	36" Reinforced Concrete Pipe (Class III) by Open Cut for All Depths	LF	40	\$ 76.00	\$ 3,040.00	\$ 152.00	\$ 6,080.00	200%	\$ 160.00	\$ 6,400.00	211%	\$ 154.44	\$ 6,177.60	203%	\$ 153.40	\$ 6,136.00	202%	\$ 131.00	\$ 5,240.00	172%
7	Manhole Riser on RCB	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 4,800.00	\$ 4,800.00	240%	\$ 12,000.00	\$ 12,000.00	600%	\$ 1,556.28	\$ 1,556.28	78%	\$ 14,160.00	\$ 14,160.00	708%	\$ 2,400.00	\$ 2,400.00	120%
8	10-ft Recessed Curb Inlet	EA	5	\$ 2,900.00	\$ 14,500.00	\$ 4,300.00	\$ 21,500.00	148%	\$ 4,700.00	\$ 23,500.00	162%	\$ 6,353.64	\$ 31,768.20	219%	\$ 5,192.00	\$ 25,960.00	179%	\$ 4,500.00	\$ 22,500.00	155%
9	8' X 4' Wing Wall (per TXDOT CH-FW-0)	EA	1	\$ 11,000.00	\$ 11,000.00	\$ 14,750.00	\$ 14,750.00	134%	\$ 6,300.00	\$ 6,300.00	57%	\$ 22,731.84	\$ 22,731.84	207%	\$ 11,800.00	\$ 11,800.00	107%	\$ 7,600.00	\$ 7,600.00	69%
10	12"-18" Rock Rip Rap	SY	43	\$ 40.00	\$ 1,720.00	\$ 56.00	\$ 2,408.00	140%	\$ 255.00	\$ 10,965.00	638%	\$ 140.40	\$ 6,037.20	351%	\$ 118.00	\$ 5,074.00	295%	\$ 114.00	\$ 4,902.00	285%
11	Connect to Ex. 5' X 4' RCB	EA	1	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00	20%	\$ 2,600.00	\$ 2,600.00	520%	\$ 1,945.08	\$ 1,945.08	389%	\$ 1,770.00	\$ 1,770.00	354%	\$ 1,100.00	\$ 1,100.00	220%
12	Trench Safety Systems for Storm Sewer Lines	LF	1819	\$ 1.50	\$ 2,728.50	\$ 0.25	\$ 454.75	17%	\$ 1.00	\$ 1,819.00	67%	\$ 0.11	\$ 200.09	7%	\$ 3.54	\$ 6,439.26	236%	\$ 0.50	\$ 909.50	33%
SECTION B: DRAINAGE ITEMS - OPTION A - SUBTOTAL					\$ 395,707.50		\$ 638,306.75	161%		\$ 772,412.00	195%		\$ 745,798.61	188%		\$ 853,142.36	216%		\$ 604,922.50	153%
SECTION C: WATER ITEMS - OPTION A																				
1	12" Water Line (PVC C-900 DR-14) by Open Cut	LF	1164	\$ 41.00	\$ 47,724.00	\$ 45.00	\$ 52,380.00	110%	\$ 69.00	\$ 80,316.00	168%	\$ 61.48	\$ 71,562.72	150%	\$ 59.00	\$ 68,676.00	144%	\$ 49.00	\$ 57,036.00	120%
2	Ductile Iron Fittings	TN	1.17	\$ 4,300.00	\$ 5,031.00	\$ 7,000.00	\$ 8,190.00	163%	\$ 5,200.00	\$ 6,084.00	121%	\$ 8,389.36	\$ 9,815.55	195%	\$ 7,080.00	\$ 8,283.60	165%	\$ 1,600.00	\$ 1,872.00	37%
3	Fire Hydrant Assembly	EA	3	\$ 3,200.00	\$ 9,600.00	\$ 5,450.00	\$ 16,350.00	170%	\$ 4,500.00	\$ 13,500.00	141%	\$ 5,524.12	\$ 16,572.36	173%	\$ 4,484.00	\$ 13,452.00	140%	\$ 4,800.00	\$ 14,400.00	150%
4	Connect to Ex. 12" Waterline	EA	1	\$ 500.00	\$ 500.00	\$ 2,400.00	\$ 2,400.00	480%	\$ 5,500.00	\$ 5,500.00	1100%	\$ 1,705.24	\$ 1,705.24	341%	\$ 4,130.00	\$ 4,130.00	826%	\$ 1,400.00	\$ 1,400.00	280%
5	Trench Safety Systems for Water Lines	LF	1164	\$ 1.50	\$ 1,746.00	\$ 0.10	\$ 116.40	7%	\$ 1.00	\$ 1,164.00	67%	\$ 1.11	\$ 1,292.04	74%	\$ 3.54	\$ 4,120.56	236%	\$ 0.50	\$ 582.00	33%
SECTION C: WATER ITEMS - OPTION A - SUBTOTAL					\$ 64,601.00		\$ 79,436.40	123%		\$ 106,564.00	165%		\$ 100,947.91	156%		\$ 98,662.16	153%		\$ 75,290.00	117%
SECTION D: CONTINGENCY - OPTION A																				
1	Contingency (10%)				\$ 86,593.85															
Total Construction Including Contingency (A-G)					\$ 952,532.35		\$ 1,150,348.15	121%		\$ 1,333,597.00	140%		\$ 1,310,919.52	138%		\$ 1,344,099.36	141%		\$ 1,144,430.75	120%
									Total based on 2 rather than 3 units*											





**Mansfield International Business Park / Alignments of 7th & Klein Blvd**





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3388

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Consent

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:**

**Title**

Resolution - A Resolution Authorizing a Change Order and Providing Additional Funds for South Main Street Improvements (Hunt St. to Broad St.) with McMahon Contracting, L.P.

**Requested Action**

Consider the Resolution authorizing a Change Order to the contract of McMahon Contracting, L.P. for South Main Street Improvements (Hunt St. to Broad St.).

**Recommendation**

The Engineering Staff recommends approval of the Resolution.

**Description/History**

The South Main Street project was awarded to McMahon Contracting, L.P. on October 18, 2018 for an amount not to exceed \$4,439,944.85. The project is expected to be substantially complete this month.

**Justification**

The contract award amount was exceeded due to items added to the contract and additional quantities needed to complete the project. See attached Change Order Tabulation for a complete breakdown of these items and their associated costs. These additional improvements and additional quantities represent a sum of \$474,052.14, which is 11.21% of the original contract.

The South Main Street Improvements project is a complete-street project requiring reconstruction from right-of-way to right-of-way with critical constraints in many areas. Transitioning to the existing properties at the right-of-way in these areas took very detailed field work and was very challenging. Much of the existing infrastructure was very old with no record drawings to aid in the design process. Also, South Main Street was previously a TxDOT-owned roadway which significantly contributed to lack of knowledge about the infrastructure. This all contributed to more numerous and more significant field changes than a typical roadway reconstruction project of this size.

Additionally, the North Street Asphalt Overlay including crosswalks (\$139,438.00) was added as additional scope to this project. The asphalt improvement would have been necessary at some point in the near future. Completing it now will give this area of North Main St. a more cohesive appearance with the new section of South Main St.

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed contract modification and funding. A resolution is attached for Council's consideration.

**Funding Source**

The funding source will be from the Street Bond Fund and Utility Bond Fund.

**Prepared By**

Raymond Coffman, City Engineer  
817-276-4238

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING A CHANGE ORDER AND PROVIDING ADDITIONAL FUNDS FOR SOUTH MAIN STREET IMPROVEMENTS (HUNT ST. TO BROAD ST.) WITH MCMAHON CONTRACTING, L.P.**

**WHEREAS**, the City of Mansfield has awarded a contract for South Main Street Improvements (Hunt St. to Broad St.) to McMahon Contracting, LP per Resolution No. 3513-18; and

**WHEREAS**, it is necessary to add other needed improvements; and

**WHEREAS**, the funding for the additional improvements stated herein will be secured from Street Bond Fund and Utility Bond Fund; and

**WHEREAS**, after careful study of all facts, the City Council of Mansfield recognizes that it is in the best interest of the citizens of the City of Mansfield that the construction of the additional improvements and additional quantities provided herein is justified and be started at the earliest possible date to insure necessary service and delivery.

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

**SECTION 1.**

The City Manager is hereby authorized and directed to execute a Change Order with McMahon Contracting, LP for the South Main Street Improvements (Hunt St. to Broad St.) for an amount not to exceed Four Hundred Seventy Four Thousand Fifty Two and 14/100 Dollars (\$474,052.14).

**PASSED AND APPROVED THIS THE 9<sup>th</sup> DAY OF DECEMBER 2019.**

\_\_\_\_\_  
**David L. Cook, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**

# SOUTH MAIN ST. CHANGE ORDER TABULATION

ITEM	COST	TOTAL	DESCRIPTION
4,228,518.90			Original Contract Amount
North Main St. Asphalt Overlay	139,438.00		2" mill and overlay of existing asphalt pavement on North Main St. from Broad St. to Oak St. Overlay will include intersections. Matching crosswalks will be added at Oak St.
Concrete Removal	75,276.98		Removal of unknown existing concrete below existing asphalt surface.
Street Lights	62,000.00		Due to a discrepancy between the plans and specifications, McMahon's bid only included street light foundations and did not include the poles or lighting fixtures. City has agreed with contractor to pay for 50% of the material cost only. The contractor is not charging for labor.
Box Culvert Removal/Storm Drain	49,260.51		Existing box culvert was in conflict with roadway pavement. Existing culvert was removed and replaced with new storm drain line. Work was performed at night to avoid daytime road closure.
Handicap Ramp and Steps	46,599.08		A 30 linear foot ramp and steps were added to accommodate routes to the pedestrian area between Twisted Root and Longhorn Brewery. This also included stone veneer and custom handrails to match the remainder of the property.
Street Light Illumination Wiring	43,691.80		Prior to construction, it was anticipated this would be Oncor. Due to it being a private circuit, this is a City responsibility.
Cement Stabilization	38,401.99		Cement was used in lieu of lime to stabilize subgrade in certain areas based on material testing lab recommendation.
Water Line Repair	19,790.10		A water line main break occurred on the existing 8" AC water line. This included elimination of the AC water line and necessary pavement replacement.
Additional Drainage System	19,303.70		Additional storm drain system was added in front of the commercial center at the northeast corner of S.Main and Hunt St.
Relocate existing storm drain	13,855.00		An existing storm drain line was relocated to avoid proposed street light pole.
Additional Sewer Work at Broad St.	44,772.75		Replaced existing sewer lines due to existing pipe elevation difference and replacement of existing 10" clay tile pipe. Includes exploratory work, traffic control, flowable fill and asphalt replacement.
Additional 8" sewer pipe/manhole	16,650.00		Replaced clay tile pipe and manhole under Hunt St. pavement.
Sewer cleanouts	5,270.00		Additional 4 cleanouts discovered during construction.
Retaining Wall at Hunt St.	9,570.00		Retaining wall was required to match existing grade at property on southwest corner of S. Main and Hunt St.
Concrete Formwork Reconstruction	8,500.00		Concrete formwork was reconstructed due to design elevations not meeting existing elevations.
Additional Water Services	8,598.17		Existing services were discovered during construction.
Hunt St. Traffic Signal Service	10,000.00		Traffic signal electric service is being reconstructed underground to eliminate existing utility pole.
Mellow Mushroom Loading Zone/Turn Lane	15,000.00		Pavement elevation in this area was too high relative to building foundation
Private Asphalt Parking Renewal	9,500.00		Renewal of asphalt parking lot pavement for two adjacent commercial prop
Additional Contingency	50,000.00		Additional contingency for remaining construction items.

**685,478.08 Total**

**4,913,996.98 Revised Contract Amount**

**211,425.95 5% Contingency Previously Approved at Council Award**

**474,052.14 Change Order Amount**

**11.21% Percentage of Contract**



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3377

**Agenda Date:** 12/9/2019

**Version:** 1

**Status:** Approval of Minutes

**In Control:** City Council

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the November 25, 2019 Regular City Council Meeting Minutes

**Requested Action**

Action to be taken by the Council to approve the minutes.

**Recommendation**

Approval of the minutes by the Council.

**Description/History**

The minutes of the November 25, 2019 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

**Justification**

Permanent Record

**Funding Source**

N/A

**Prepared By**

Susana Marin, TRMC, City Secretary  
817-276-4203



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### City Council

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Monday, November 25, 2019

5:00 PM

Council Chambers

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#### REGULAR MEETING

#### **5:00 P.M. - CALL MEETING TO ORDER**

*Mayor Cook called the meeting to order at 5:06 p.m.*

**Absent** 1 - Brent Newsom

**Present** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

#### **RECESS INTO EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Mayor Cook recessed the meeting into executive session at 5:06 p.m. Mayor Cook called the executive session to order in the Council Conference Room at 5:16 p.m. Mayor Cook adjourned executive session at 7:15 p.m.*

#### **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Possible Amendment to the Ground Lease and Operating Agreement with STORE Master Funding VIII, LLC

Seek Advice of City Attorney Regarding Bids for North Main Bridge LED Lighting

Seek Advice of City Attorney Regarding Development in Extraterritorial Jurisdiction

Seek Advice from City Attorney Regarding Legal Interpretation of Zoning Ordinance Related to Parking Regulations

Seek Advice from City Attorney Regarding Development Agreement Tax Increment Reinvestment Zone No 1

Seek Advice of City Attorney Regarding Current Litigation Updates

#### **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**

**Personnel Matters Pursuant to Section 551.074**

**Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087**

Economic Development Project #19-02

**7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION**

*Mayor Cook reconvened into regular business session at 7:21 p.m.*

**INVOCATION**

*Council Member Leyman gave the Invocation.*

**PLEDGE OF ALLEGIANCE**

*Council Member Moore led the Pledge of Allegiance.*

**TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

*Council Member Lewis led the Texas Pledge.*

**PRESENTATION**

Presentation of Awards to Veterans Day Parade Winners

*Mansfield High School JROTC Sergeant Daniel Kinnel thanked and recognized all those who made the Third Annual Veterans Day Parade Event possible. He presented trophies to the following:*

*Active Duty Units:*

*First Place - University of Arlington*

*JROTC Units:*

*First Place - Lake Ridge High School JROTC*

*Second Place - Summit High School JROTC*

*Third Place - Legacy High School JROTC*

*Floats:*

*First Place - American Legion Post 624 Trolley*

*Second Place - Care of Excellence  
Third Place - America Legion Post 624 Riders*

### **CITIZEN COMMENTS**

*Ben Hartman - 500 Alvarado Street - Mr. Hartman requested the Council look in to amending the development fee schedule for planned developments for smaller developments. He provided comparisons from various surrounding cities and mentioned Mansfield has the highest fees.*

### **COUNCIL ANNOUNCEMENTS**

*Council Member Leyman had no announcements.*

*Mayor Pro Tem Short had no announcements.*

*Council Member Lewis had no announcements.*

*Council Member Moore recognized the local businesses that recently opened in the Shops at Broad.*

*Council Member Newsom was absent.*

*Council Member Broseh had no announcements.*

*Mayor Cook had no announcements.*

### **STAFF COMMENTS**

#### **City Manager Report or Authorized Representative**

Current/Future Agenda Items

Hometown Holidays/Parade Update - Ann Beck

*Parks Department Marketing and Communications Manager Ann Beck extended an invitation to the Hometown Holidays Events scheduled to take place Friday, December 6, 2019 and Saturday, December 7, 2019. The Hometown Holidays Event on Friday will be held at City Hall from 5 p.m. to 9 p.m. The Hometown Holidays Parade on Saturday will begin at 2:00 p.m. in Historic Downtown Mansfield.*

Main Street Update - Bart VanAmburgh

*Director of Public Works Bart VanAmburgh gave an update on the completion of the construction on Main Street.*

### **SUB-COMMITTEE REPORTS**

[19-3364](#)

Minutes - Approval of the November 12, 2019 Public Memorial Sub-Committee Meeting (vote will be only by members of the sub-committee)

*Public Memorials Sub-Committee Chairman Moore introduced the members of the*



*sub-committee. He made brief comments regarding the discussion held during the meeting.*

**A motion was made by Council Member Moore to approve the minutes of the November 12, 2019 Public Memorials Sub-Committee Meeting as presented. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 3 - Larry Broseh; Terry Moore and Mike Leyman

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

**Non-Voting:** 3 - David Cook; Julie Short and Casey Lewis

[19-3370](#)

Discussion and Possible Action Regarding Hotel/Motel Allocations to Mansfield International Film Festival

*Hotel/Motel Occupancy Tax Fund Sub-Committee Chairman Short made brief comments regarding the request made by Mansfield International Film Festival to have their 2019/2020 Hotel/Motel Occupancy Tax Funds allocation routed through the Mansfield Convention and Visitors Bureau.*

**A motion was made by Mayor Pro Tem Short to approve the request to reroute 2019/2020 Hotel/Motel Occupancy Tax Funds received by the Mansfield International Film Festival through the Mansfield Convention and Visitors Bureau. Seconded by Mayor Cook. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

[19-3373](#)

Discussion and Possible Action Regarding Agenda Items From the November 25, 2019, Meeting of Tax Increment Reinvestment Zone Number 1 Board

*Tax Increment Reinvestment Zone Number One Board of Directors Chairman Broseh gave a brief update on the discussion during the TIRZ Number One meeting. Deputy City Manager Joe Smolinski made brief comments regarding a potential request that will be coming forward at a future date.*

**A motion was made by Council Member Lewis to direct staff to put together the development agreement for the infrastructure the TIRZ No. 1 Board of Directors approved and that the appropriate parties execute the agreement. Seconded by Council Member Moore. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

Abstain: 0

### **TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

A motion was made by Mayor Pro Tem Short to direct staff to move forward as set forth in the term sheet discussed in executive session for Economic Development Project #19-02. Seconded by Council Member Lewis. The motion CARRIED by the following vote:

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

### **CONSENT AGENDA**

#### **ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

##### **[19-3323](#)**

Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 50, Solid Waste Management, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Collection of Garbage, Trash and Recyclable Materials in Certain Circumstances; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

*City Secretary Susana Marin read the caption into the record.*

A motion was made by Mayor Pro Tem Short to approve the following ordinance:

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING CHAPTER 50, "SOLID WASTE MANAGEMENT" OF THE CODE OF ORDINANCES, MANSFIELD, TEXAS; AMENDING THE REGULATIONS RELATED TO THE COLLECTION OF GARBAGE, TRASH AND RECYCLABLE MATERIALS IN CERTAIN CIRCUMSTANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Moore. The motion CARRIED by the following vote:

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

Enactment No: OR-2155-19

[19-3325](#)

Ordinance - Third and Final Reading of an Ordinance of the City of Mansfield, Texas Amending Chapter 52, Stormwater Quality Protection, of the Code of Ordinances, Mansfield, Texas; Amending the Regulations Related to the Performance Standards to Control Stormwater Quality; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Penalty Clause for Violations; Providing a Severability Clause; Providing a Savings Clause; Providing for Publication; and Providing an Effective Date

*Susana Marin read the caption into the record.*

**A motion was made by Mayor Pro Tem Short to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 52, "STORMWATER QUALITY PROTECTION" OF THE CODE OF MANSFIELD, TEXAS; AMENDING THE REGULATIONS RELATED TO THE PERFORMANCE STANDARDS TO CONTROL STORMWATER QUALITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Moore. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

Enactment No: OR-2156-19

[19-3329](#)

Ordinance - Third and Final Reading of an Ordinance Approving the Conveyance of Certain Real Property in Fee Simple as a Metering Station Site and the Assignment of a Certain Utility Easement and Access Easement to the Trinity River Authority for the Maintenance and Operation of Regional Wastewater Facilities

*Susana Marin read the caption into the record.*

**A motion was made by Mayor Pro Tem Short to approve the following ordinance:**

**AN ORDINANCE APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN FEE SIMPLE AS A METERING STATION SITE AND THE ASSIGNMENT OF A**

**CERTAIN UTILITY EASEMENT AND ACCESS EASEMENT TO TRINITY RIVER  
AUTHORITY FOR THE MAINTENANCE AND OPERATION OF REGIONAL  
WASTEWATER FACILITIES**

(Ordinance in its entirety located in the City Secretary's Office)

**Seconded by Council Member Moore. The motion CARRIED by the following  
vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey  
Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

Enactment No: OR-2157-19

[19-3372](#)

Resolution - A Resolution Authorizing the Chair of Tax Increment  
Reinvestment Zone Number One and the City Manager to Execute the First  
Amended Development Agreement With Sowell Reserve Associates, L.P., for  
Public Improvements to Property Within Tax Increment Reinvestment Zone  
Number One

**A motion was made by Mayor Pro Tem Short to approve the following  
resolution:**

**A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, APPROVING FIRST  
AMENDMENT TO DEVELOPMENT AGREEMENT WITH SOWELL RESERVE  
ASSOCIATES, L.P., FOR PUBLIC IMPROVEMENTS TO PROPERTY WITHIN TAX  
INCREMENT REINVESTMENT ZONE NUMBER 1, CITY OF MANSFIELD; AND  
PROVIDING AN EFFECTIVE DATE**

(Resolution in its entirety located in the City Secretary's Office)

**Seconded by Council Member Moore. The motion CARRIED by the following  
vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey  
Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

Enactment No: RE-3612-19

[19-3367](#)

Request for Special Event Permit: Hometown Holidays

**A motion was made by Mayor Pro Tem Short to approve the request for special  
event permit. Seconded by Council Member Moore. The motion CARRIED by  
the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

[19-3365](#)

Minutes - Approval of the November 11, 2019 Regular City Council Meeting Minutes

**A motion was made by Mayor Pro Tem Short to approve the minutes of the November 11, 2019 Regular City Council Meeting as presented. Seconded by Council Member Moore. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

**END OF CONSENT AGENDA**

**OLD BUSINESS**

[19-3328](#)

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from 2F, Two-Family Residential District and SF-7.5/12, Single-Family Residential District to PD Planned Development District for Two-Family Residential Uses on Approximately 0.25 Acres Being a Portion of Block 26, Original Town of Mansfield, Located at 203 W. Kimball Street; Sheri Bumgardner of SSB Designs on behalf of David Cook of Altar Holdings, LLC (ZC#19-016)

*Susana Marin read the caption into the record. Mayor Cook recused himself from this agenda item and turned it over to Council Member Broseh.*

**A motion was made by Council Member Lewis to approve the following ordinance:**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR TWO-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**(Ordinance in its entirety located in the City Secretary's Office)**

**Seconded by Council Member Leyman. The motion CARRIED by the following vote:**

**Aye:** 4 - Larry Broseh; Terry Moore; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 2 - David Cook and Julie Short

Enactment No: OR-2158-19

### **PUBLIC HEARING AND FIRST READING**

#### **19-3343**

Ordinance - Public Hearing and First Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for Single-Family Residential Uses on Approximately 30.001 Acres Out of the S. Mitchell Survey, Abstract No. 1024, Tarrant County, TX, and Abstract No. 593, Johnson County, TX, Located at 890 & 932 S. Mitchell Rd.; John Arnold of Skorborg Company on Behalf of Bobby F. & Mary A. Havens (ZC#19-012)

*Susana Marin read the caption into the record. Director of Planning and Development Services Matt Jones made a brief presentation and answered Council questions. Senior Planner Art Wright answered Council questions. Skorborg Company representative John Arnold made a brief presentation and answered Council questions. Mayor Cook opened the public hearing at 8:56 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 8:56 p.m.*

**A motion was made by Mayor Pro Tem Short to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY RESIDENTIAL USES, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Mayor Cook. The motion CARRIED by the following vote:**

**Aye:** 4 - David Cook; Larry Broseh; Julie Short and Mike Leyman

**Nay:** 2 - Terry Moore and Casey Lewis

**Absent:** 1 - Brent Newsom

**Abstain:** 0

#### **19-3369**

Ordinance - Public Hearing and First Reading of an Ordinance approving a Zonning Change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

*Susana Marin read the caption into the record. Art Wright made a brief presentation and answered Council questions. Fred Parker Company representative Ron Parker*

*made a brief presentation and answered Council questions. Dr. Jason Lowry answered Council questions. Mayor Cook opened the public hearing at 9:12 p.m. With no one wishing to speak, Mayor Cook continued the public hearing through second reading at 9:12 p.m.*

**A motion was made by Council Member Moore to approve the first reading of "AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR A SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY DWELLING, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

### **PUBLIC HEARING CONTINUATION AND SECOND READING**

#### **[19-3350](#)**

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Changing the Speed Limits and the School Zone on Main Street from North of Pleasant Ridge Drive to Heritage Parkway (FM 917)

*Assistant Director of Public Works David Boski made brief comments and answered Council questions. Mayor Cook continued the public hearing through second reading at 9:16 p.m. With no one wishing to speak, Mayor Cook closed the public hearing at 9:16 p.m.*

**A motion was made by Council Member Moore to approve the second reading of "AN ORDINANCE AMENDING CHAPTER 73, OF THE TRAFFIC CODE OF ORDINANCES, CITY OF MANSFIELD, TEXAS, PURSUANT TO SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE CONCERNING THE AUTHORITY TO ALTER SPEED LIMITS ON SPECIFIC STREETS AND HIGHWAYS BEING AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE, REGULATING SPEED LIMITS ON HIGHWAYS AND ROADWAYS, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD AS SET OUT IN THE ORDINANCE: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF AN EFFECTIVE DATE; AND PROVIDING A PENALTY." Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

**ADJOURN**

**A motion was made by Council Member Lewis to adjourn the meeting at 9:16 p.m. Seconded by Council Member Broseh. The motion CARRIED by the following vote:**

**Aye:** 6 - David Cook; Larry Broseh; Terry Moore; Julie Short; Mike Leyman and Casey Lewis

**Nay:** 0

**Absent:** 1 - Brent Newsom

**Abstain:** 0

\_\_\_\_\_  
**David L. Cook, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Susana Marin, City Secretary**





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3369

**Agenda Date:** 12/9/2019

**Version:** 2

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

### Title

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance approving a Zoning Change from PR to PD, Planned Development for a Single-Family Residence with an Accessory Dwelling on approximately 1.02 acres located at 1505 Long and Winding Road; Dr. Jason and April Lowry (ZC#19-019)

### Requested Action

To consider the subject zoning change request.

### Recommendation

The Planning and Zoning Commission held a public hearing on November 18, 2019, and voted 6-0 (Knight absent) to recommend approval

### Description/History

The property owners are requesting a zoning change from PR to PD to allow an existing barn on their lot to be converted into a detached accessory dwelling. The existing barn will not meet all of the standards for an accessory dwelling under Section 7800.B.35 of the Zoning Ordinance (see attached). Section 7800.B.35 allows an accessory dwelling (guest house) to be constructed on a residential lot with the main residential building. The barn was already on the property before the development of the Strawberry Fields subdivision.

### Development Plan and Regulations

- The base zoning for the PD is SF-12/22. The main house complies with the area, height and setback standards for SF-12/22 zoning.
- Use of the accessory dwelling will be limited to temporary guest and family members for not more than 90 consecutive days.
- The accessory dwelling will not be rented as an apartment or used as a separate domicile.

### Deviations

The applicant is requesting the following deviations from Section 7800.B.35 as part of this PD:

- Section 7800.B.35.a: *Accessory dwellings shall be built at the same time as the main residential building.*

Prior to the development of Strawberry Fields, the property was used for agricultural purposes and included the existing barn. When Strawberry Fields was platted, the barn was included on the applicant's lot. Because the house was constructed after the barn,

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a deviation is requested to this provision.

· Section 7800.B.35.c: *The habitable floor area of an accessory dwelling shall not exceed 1,000 square feet or fifty (50) percent of the habitable floor area of the main residential building, whichever is less.*

The floor area of the main house is 3,431 square feet and the habitable floor area of the proposed accessory dwelling will be 1,530 square feet. The applicant is requesting a deviation to the floor area requirement due to the barn's existing floor area. Together, the main residence and the barn will not exceed the maximum lot coverage for the property.

· Section 7800.B.35.h: *An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building.*

The minimum rear yard setback for this lot is 25 feet. The barn is approximately 8 feet, 8 inches from the rear property line. The applicant is requesting a deviation to this provision as the rear lot line was platted less than 25 feet from the barn. Additionally, the barn backs up to another large accessory building on the adjacent property.

· Section 7800.B.35.j: *An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.*

The main residential building has a stucco exterior and asphalt shingles. The existing barn has wood construction with some stucco and has a metal roof. The applicant is requesting a deviation from this provision to allow part of the barn to remain wood and to allow a metal roof.

Surrounding Land Uses and Zoning: North - Single-family residential, PR  
South - Single-family residential, PR  
East - Single-family residential, PR  
West - Single-family residential, PR

### **Summary**

The applicants propose to use the old barn in the rear of their property as a guest house for family and friends that are visiting from out of town. The PD will not affect the main residence, which must continue to meet the requirements of the SF-12/22 District.

For a lot this size, the owners would be eligible for an accessory dwelling in a new building that meets all of the requirements, but it would take up more space on the lot and require the use of more construction materials than converting the existing barn. By using the existing barn, more open space is left on the property.

Other than the deviations noted in Exhibit B, the applicants will meet all the other requirements for accessory dwellings. Additionally, the PD prohibits the accessory dwelling from being used as an apartment or separate domicile. The accessory dwelling may not be used as a vacation rental.

### **Prepared By**

Shirley Emerson  
Planner I  
817-276-4259



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTIES TO A PD, PLANNED DEVELOPMENT DISTRICT FOR A SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY DWELLING, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

**SECTION 1.**

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district classification of PD, Planned Development for a single-family residence with an accessory dwelling; said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.**

That the use and development of the hereinabove described property shall be in accordance with the development plan shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

**SECTION 3.**

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.**

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

## **SECTION 5.**

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

## **SECTION 6.**

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

## **SECTION 7.**

This ordinance shall take effect immediately from and after its passage on third and final reading and the publication of the caption, as the law and charter in such cases provide.

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**DULY PASSED** on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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**David L. Cook, Mayor**

ATTEST:

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**Susana Marin, City Secretary**

APPROVED AS TO FORM AND LEGALITY

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**Allen Taylor, City Attorney**

METES AND BOUNDS  
LOT 21R2A, BLOCK 3, STRAWBERRY FIELDS, PHASE TWO  
MANSFIELD, TARRANT COUNTY, TEXAS  
1505 LONG AND WINDING ROAD

**Exhibit A.1**

**ZC#19-019**

Being Lot 21R2A, Block 3, of STRAWBERRY FIELDS, PHASE 2, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Replat thereof, recorded under Clerk's File No. D211091400, Map Records of Tarrant County, Texas, same being that tract of land conveyed to Jason Lowry and spouse, April Lowry, by deed recorded in Instrument Number D217247784, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 21R2B, of said Strawberry Fields, Phase 2, and being along the West line of Long and Winding Road (50 foot right-of-way);

THENCE South 76 degrees 46 minutes 07 seconds West, along the North line of said Lot 21R2B, a distance of 246.35 feet to a 1/2 inch iron rod found for corner, said corner being along the Northwest corner of said Lot 21R2A, and being along the East line of a tract of land conveyed to Darrel and Doloris Murphy, by deed recorded in, Volume 11328, Page 61, Deed Records of Tarrant County, Texas;

THENCE North 12 degrees 58 minutes 52 seconds West, along the East line of said Murphy tract, a distance of 254.51 feet to a point for corner, said corner being a Southwest corner of Strawberry Fields, Phase Two, an Addition to the City of Mansfield, according to the Plat thereof recorded in Cabinet A, Slide, 12724, Map Records of Tarrant County, Texas, from which a post found bears North 39 degrees 43 minutes 31 seconds West a distance of 2.20 feet for witness;

THENCE South 71 degrees 27 minutes 55 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 243.90 feet to a point for corner;


THENCE North 82 degrees 41 minutes 18 seconds East, along a South line of said Strawberry Fields, Phase Two (A/12724), a distance of 39.37 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Strawberry Fields, Phase Two (A/12724), and being along the West line of said Long and Winding Road, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 25 degrees 50 minutes 31 seconds, a chord bearing of South 20 degrees 13 minutes 57 seconds East, and a chord length of 22.36 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 22.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 42 seconds East, along the West line of said Long and Winding Road, a distance of 36.01 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 325.00 feet, a delta angle of 11 degrees 18 minutes 24 seconds, a chord bearing of South 12 degrees 57 minutes 54 seconds East, and a chord length of 64.03 feet;

THENCE along said curve to the left, along the West line of said Long and Winding Road, an arc length of 64.13 feet to the POINT OF BEGINNING and containing 44,365 square feet or 1.02 acres of land.



  
TODD FINCHER  
R.P.L.S. NO. 5633



**CBG Surveying Texas, LLC**

12025 Shiloh Road Suite 230 Dallas, Texas 75228  
P 214.349.9485 F 214.349.2216  
Firm No. 10168800  
[www.cbgsurveying.com](http://www.cbgsurveying.com)

SHEET 1 OF 1  
JOB NO. 1721265  
DRAWN BY: CJ  
DATE: 10/04/19

**EXHIBIT B.1**  
**ZC#19-019**  
**PLANNED DEVELOPMENT REGULATIONS**

1505 Long and Winding Road, 76063

RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition

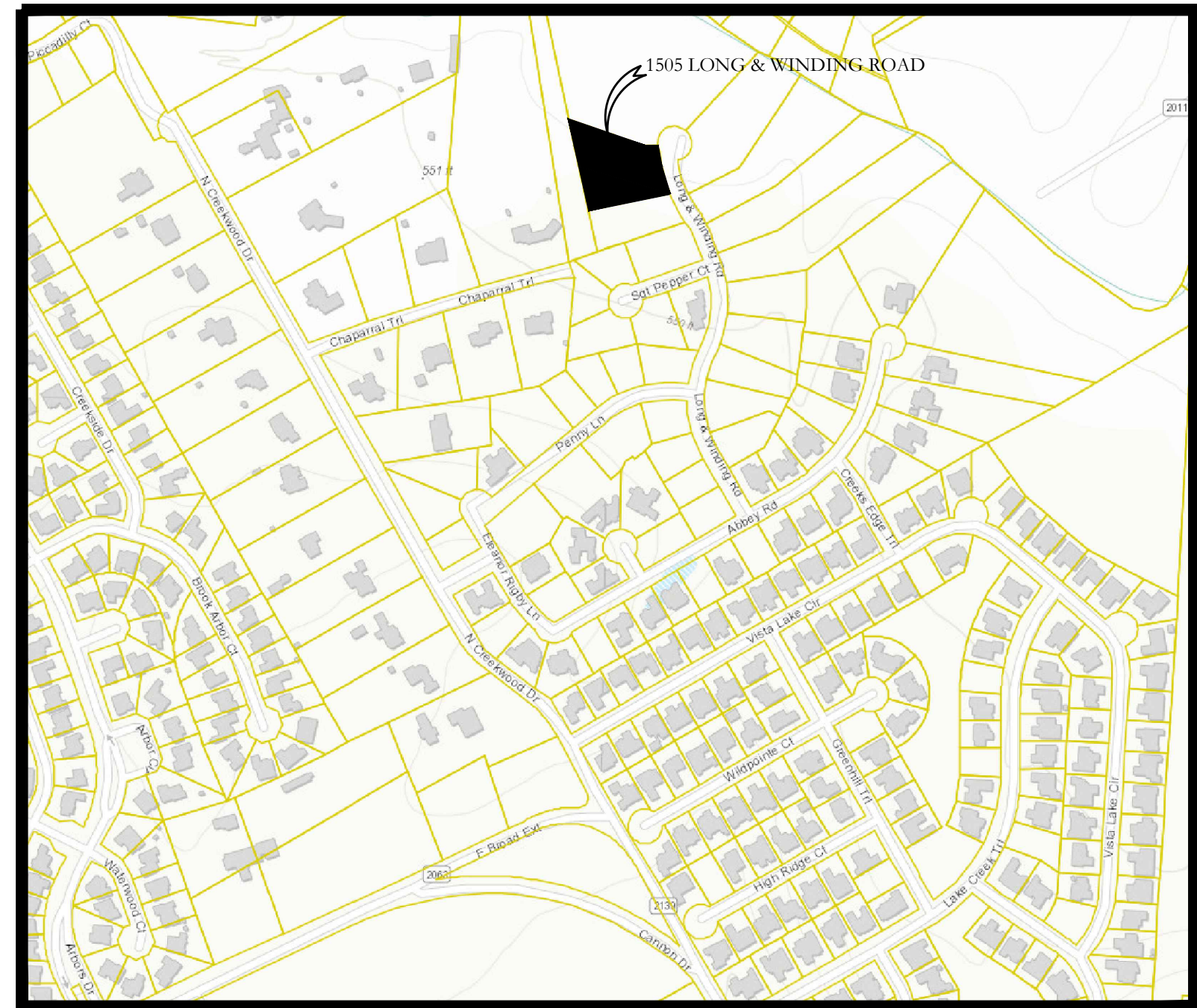
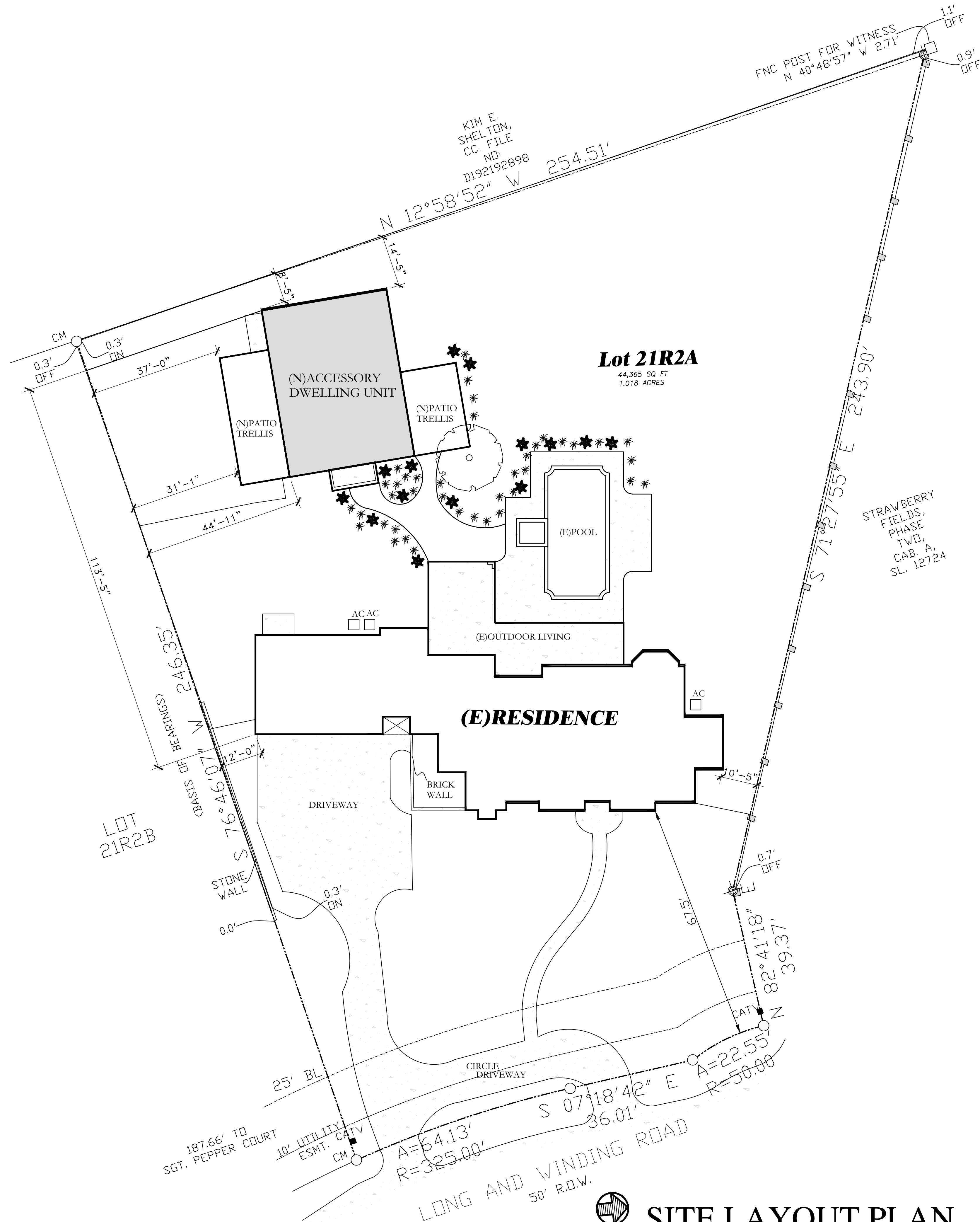
Phase Two, and Addition to the city of Mansfield . Tarrant County, Texas according to the replat thereof recorder under Clerk's File No. D211091400, Plat Records, Tarrant County.

- **All regulations applicable to the SF-12/22, Single Family Residential District will apply to the main residence.**
- **The accessory dwelling will comply with the provisions of Section 7800.B.35 of the Zoning Ordinance except for the deviations listed in the table below.**
- **Use of the accessory dwelling is limited to temporary guests and family members for not more than 90 consecutive days.**
- **This accessory dwelling shall not be rented as an apartment or used as a separate domicile.**
- **The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors, and assigns, and shall limit and control all building permits.**

**EXHIBIT B.2**  
**ZC#19-019**  
**PLANNED DEVELOPMENT REGULATIONS**

<b>DEVIATIONS FROM BASE ZONING TABLE</b>		
<b>Ordinance</b>	<b>Requirement</b>	<b>Request</b>
7800.35.A	Secondary Dwelling built at same time	<u>*Request to Renovate Existing Structure for Detached Dwelling.</u> * Dwelling was there before land developed. * Dwelling inspected by structural engineer and in excellent condition.
7800.35.C	1st Floor Living Area Not to exceed 50% of 1 <sup>st</sup> Floor Living Area of Residence or 1000 sq. ft. sq. ft.	<u>*Request to Utilize Existing Structure For Habitable Dwelling for Guest House.</u> Habitable sq. ft. of Main Residence: 3431 sq. ft. Habitable sq. ft. for Detached Dwelling: 1530 sq. ft. (44.59 % of Main Residence)
7800.35.H	25' Rear Set Back Required	<u>*Request to allow Existing Rear Setback at 8'8".</u> *This structure was there before the development. *The property in rear is large acreage with detached large conditioned structure on adjacent property line. *The Accessory Dwelling cannot be seen from neighbors.
7800.35.J	Match Materials To House; Stucco and composition roofing.	<u>*Request To Utilize Existing Exterior Materials.</u> *Cedar siding on 1 <sup>st</sup> floor walls/ stucco siding upper walls/ metal roofing. *The charm of the dwelling blends well with the residence and property
<ul style="list-style-type: none"> <li>All other ordinances are in compliance</li> <li><u>The ratio of total area under roof for first floor structures of main residence and secondary dwelling is 16.7 % of total lot area. Total allowable area for structures is 45%.</u></li> </ul>		





VICINITY MAP  
SCALE: N.T.S.

SQUARE FOOTAGE
LOT - 44,365 SQUARE FEET
(E) RESIDENCE - 5,667 SQ FT
(N) ADU - 1,728 SQ FT (E) STRUCTURE
TOTAL BUILDING AREA: 7,395
16.7 % OF TOTAL LOT AREA
ALLOWABLE ARE IS 45%

**SITE LAYOUT PLAN**  
SCALE 1/16"=1'-0"

ZC#19-019
DEVELOPMENT PLAN
EXHIBIT C
SITE LAYOUT
1505 Long and Winding Road, 76063
RE: Lot 21R2A, Block 3, of Strawberry Fields Addition
Request Zoning Change from PR-Residential Single Family Dwelling
To PD Residential Single Family with Detached Accessory Dwelling.

BY

REVISIONS

2

DATE:

PROJECT MANAGER:

DESIGNER:

DESIGN TEAM:

PROJ. MNGR.

APPR.

DESIGN SUP.

APPR.

CLIENT:

LOWRY RESIDENCE

1505 LONG & WINDING ROAD

MANSFIELD, TX 76063

fred parker

company, inc.

Commercial and

Residential Building

4313 Frazier

Fort Worth, Texas 76115

817-921-0223

www.fparkerc.com

DRAWN

CHECKED

DATE

21-Oct-19

SCALE

1"=20'-0"

JOB NAME

LOWRY

SHEET

C

1 OF 4 SHEETS

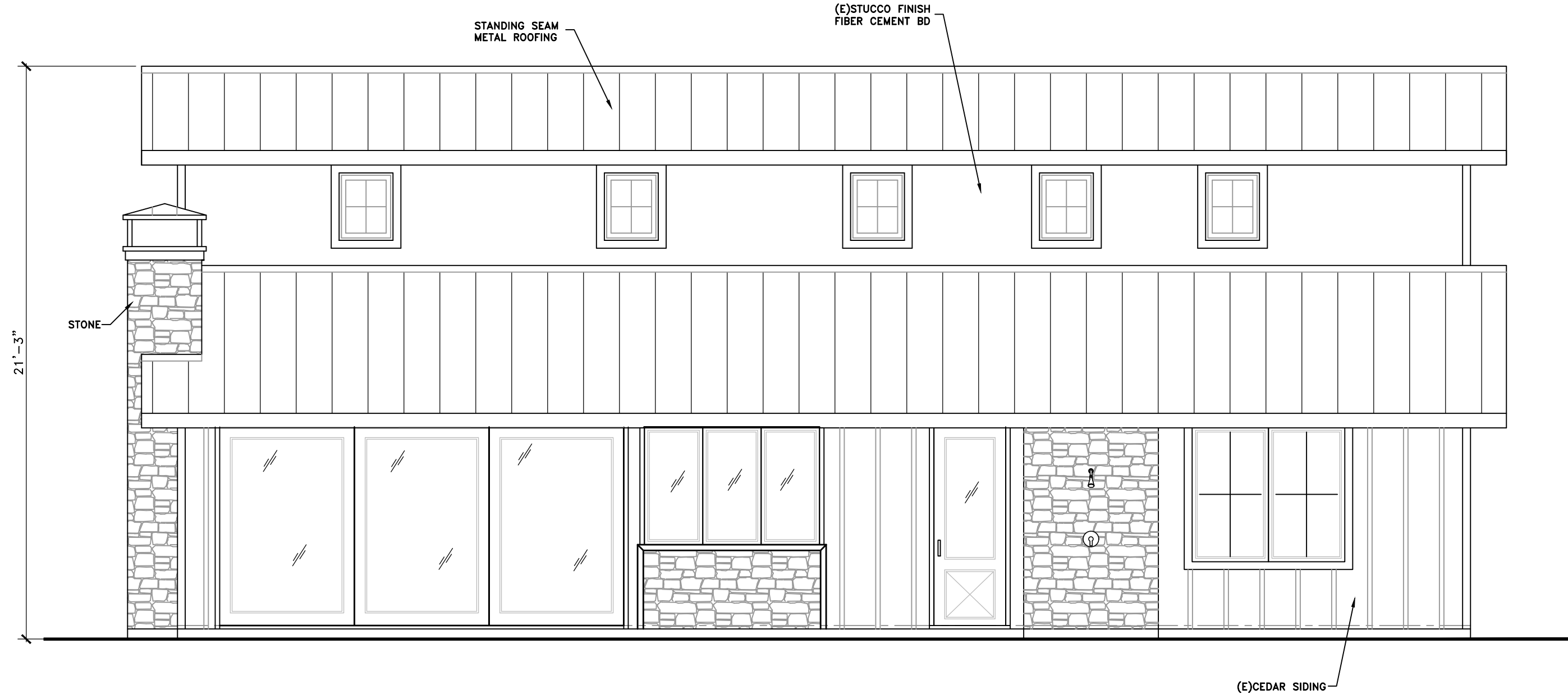




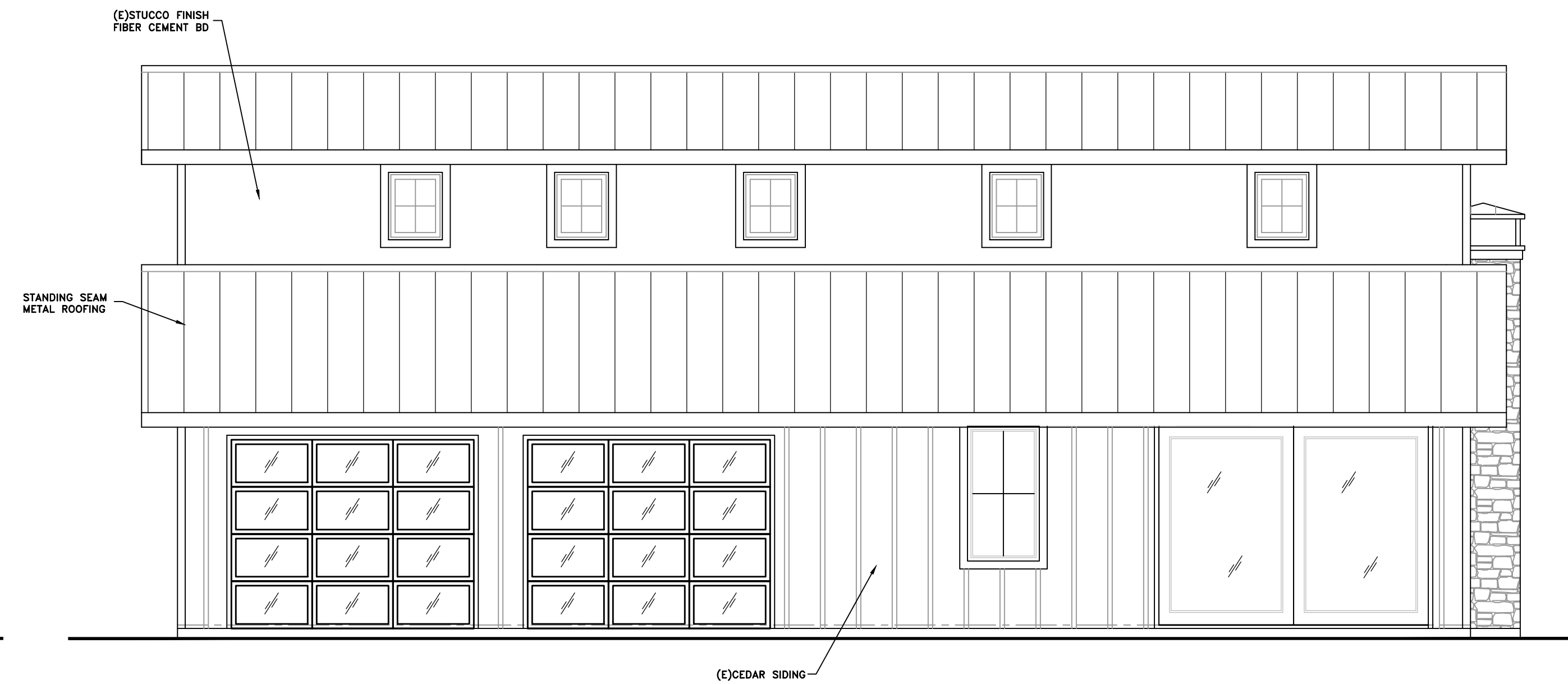
FRONT ELEVATION  
1/4"=1'-0"



REAR ELEVATION  
1/4"=1'-0"



RIGHT SIDE ELEVATION  
1/4"=1'-0"



LEFT SIDE ELEVATION  
1/4"=1'-0"

ZC#19-019  
DEVELOPMENT PLAN  
EXHIBIT D.2  
ELEVATIONS  
1505 Long and Winding Road, 76063  
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition  
Request Zoning Change from PR-Residential Single Family Dwelling  
To PD Residential Single Family with Detached Accessory Dwelling.

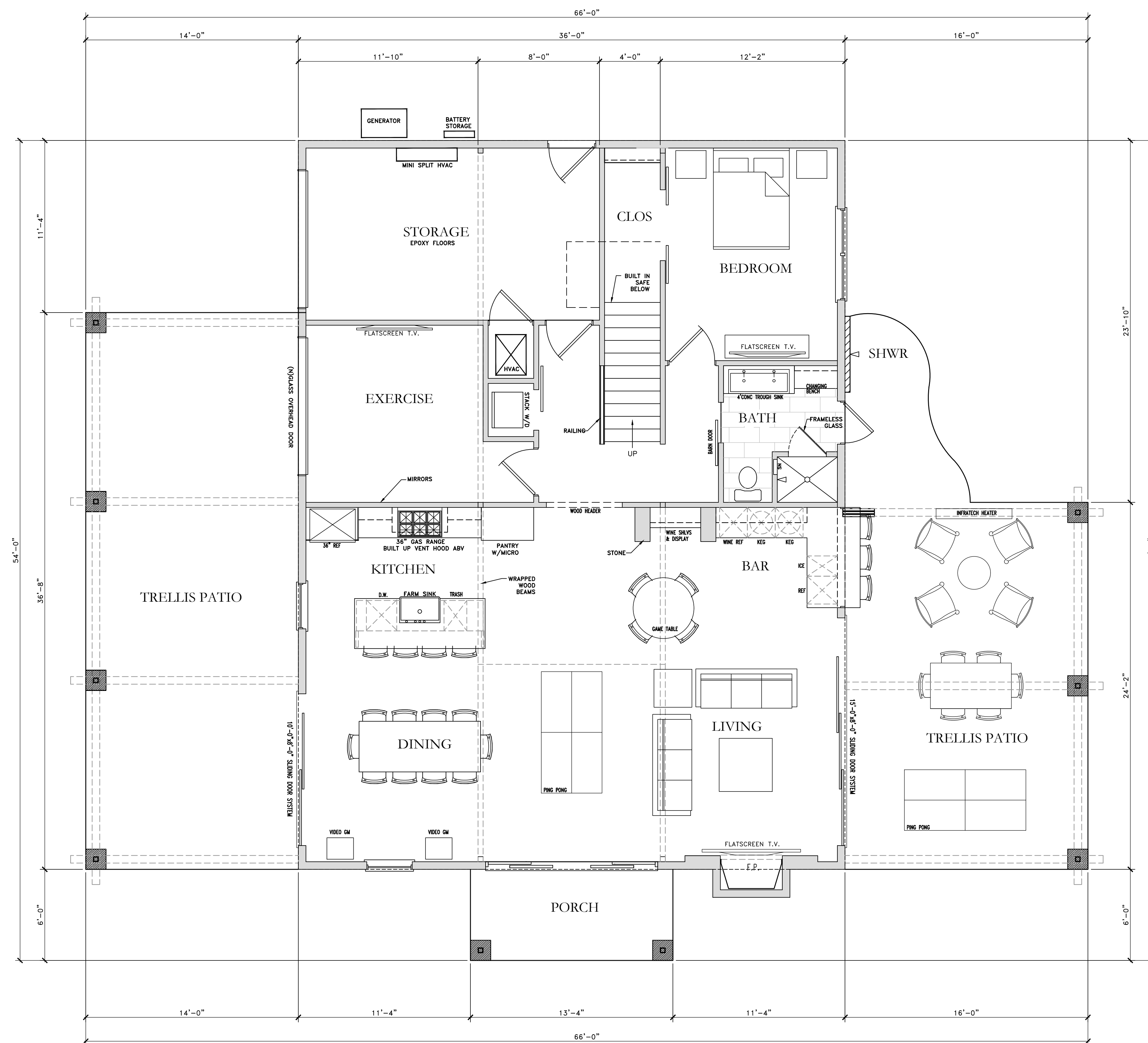
BY		REVISIONS		DATE:		PROJECT MANAGER:	
						RON PARKER	
						DESIGN TEAM:	
						RICHARD BERRY, CAROLYN NAJERA	
						PROJ. MNGR. APPR.	
						DESIGN SUP. APPR.	

CLIENT:  
LOWRY RESIDENCE  
1505 LONG & WINDING ROAD  
MANSFIELD, TX 76063

fred parker  
company, inc.  
Commercial and  
Residential Building  
4313 Frazier  
Fort Worth, Texas 76115  
817-921-0223  
www.fpark.com

DRAWN  
CHECKED  
DATE  
Aug 31, 2017  
SCALE  
1/4"=1'-0"  
JOB NAME  
LOWRY  
SHEET  
D.2

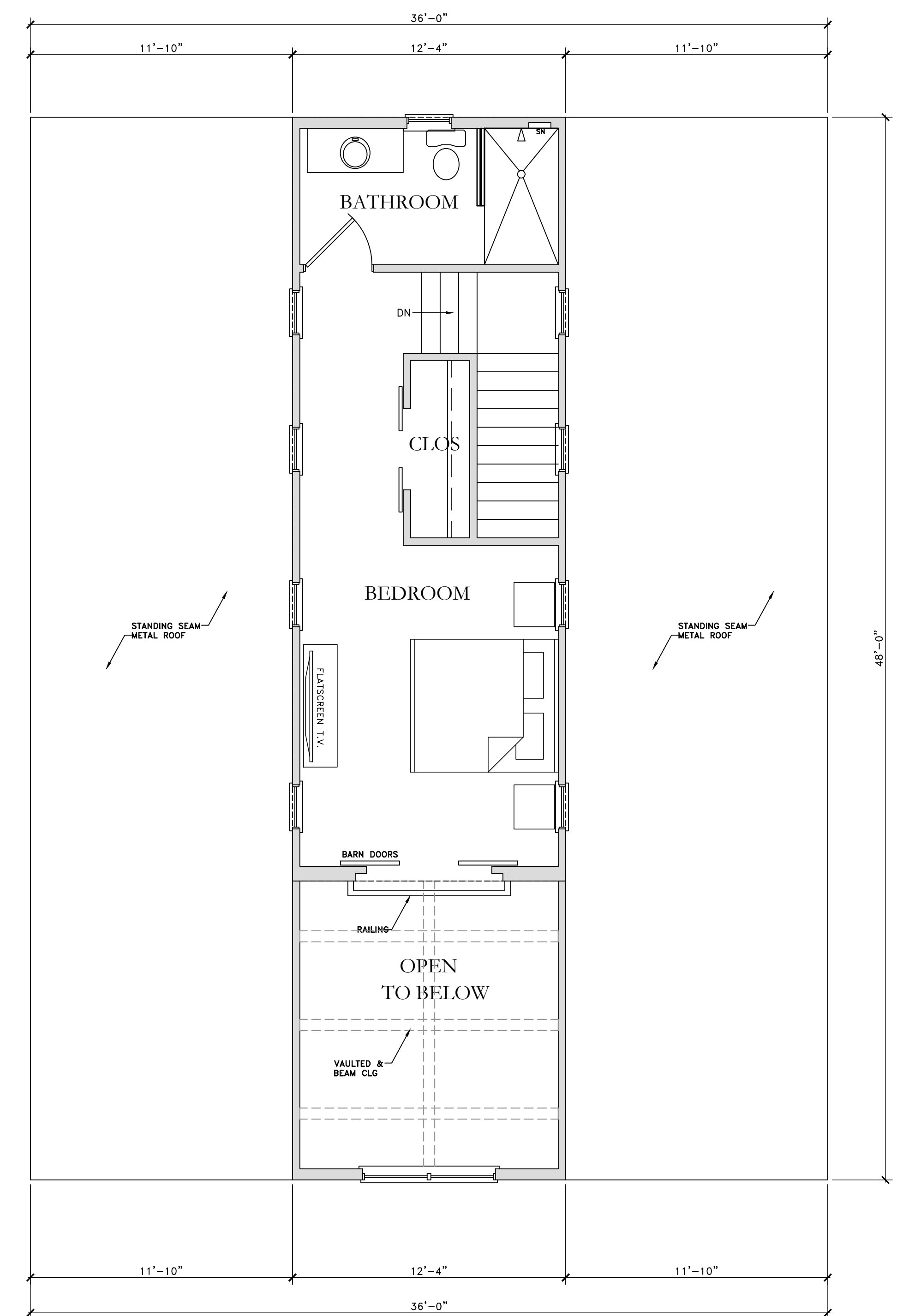
4 OF 4 SHEETS



FIRST FLOOR PLAN

1/4"=1'-0"

1.



# LOFT FLOOR PLAN

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1/4"=1'-0"

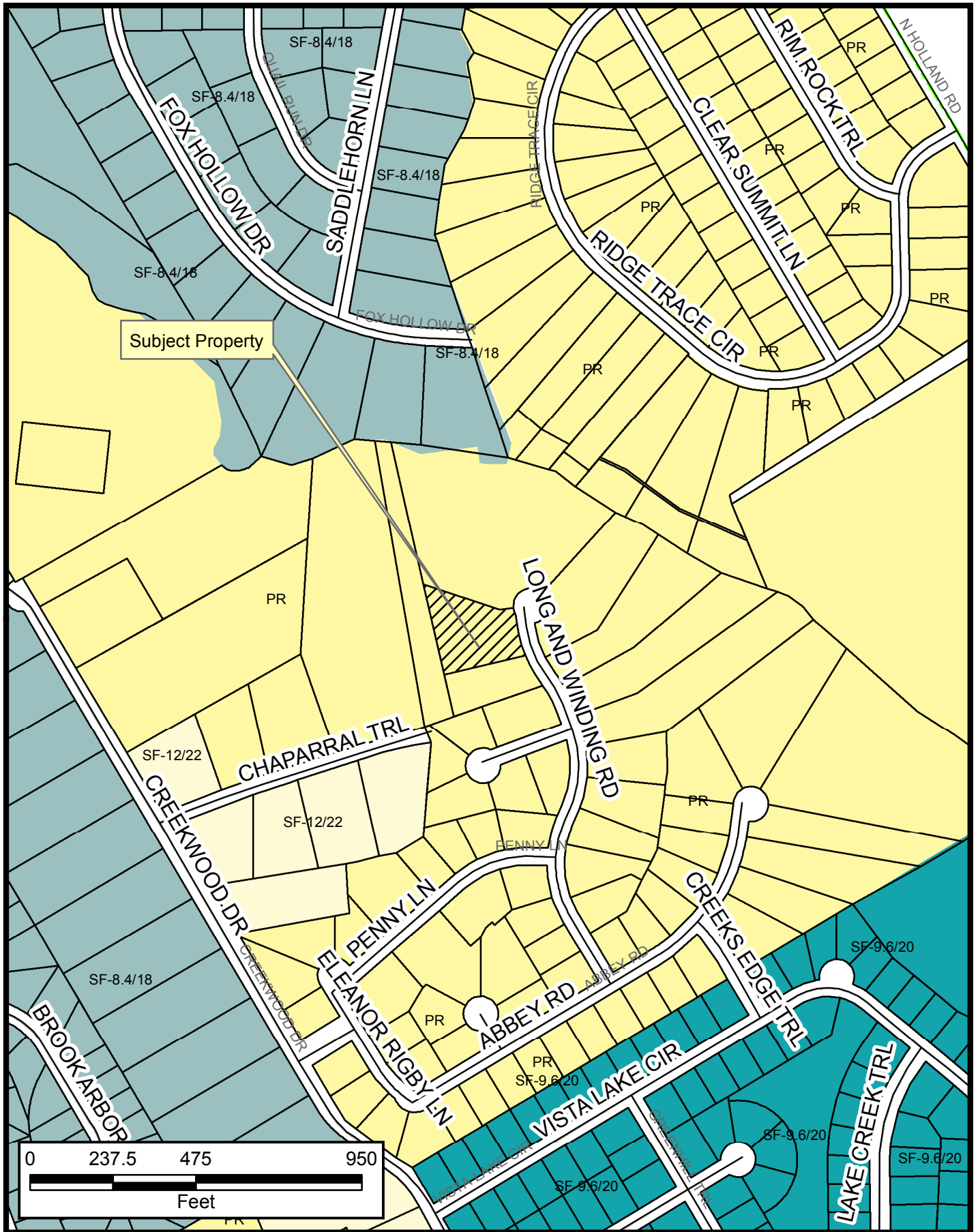
ZC#19-019

**DEVELOPMENT PLAN  
EXHIBIT D.1  
FLOOR PLANS**

1505 Long and Winding Road, 76063  
RE: Lot 21R2ZA, Block 3, of Strawberry Fields Addition  
Request Zoning Change from PR-Residential Single Family Dwelling  
To PD Residential Single Family with Detached Accessory Dwelling.

**fred parker**  
company, inc.  
Commercial and  
Residential Building  
4313 Frazier  
Fort Worth, Texas 76115  
817-921-0223  
[www.fparker.com](http://www.fparker.com)

OF 4 SHEETS









## Property Owner Notification for ZC#19-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CHAPARRAL ACRES	BLK 1	LACOUR, DARRELL	2314 CHAPARRAL TRL	MANSFIELD, TX	76063
RAY, GREVIOUS SURVEY	A 1307	MURPHY, DARRELL	PO BOX 75	MANSFIELD, TX	76063-0075
RAY, GREVIOUS SURVEY	A 1307	MURPHY, DARRELL	PO BOX 75	MANSFIELD, TX	76063-0075
STRAWBERRY FIELDS - MANSFIELD	BLK 3	DUERSTEN, ALTHEA	30 SUTTON PL APT 2B	NEW YORK, NY	10022
STRAWBERRY FIELDS - MANSFIELD	BLK 3	JULIUS, ERIC	3204 SGT PEPPER CT	MANSFIELD, TX	76063-5447
STRAWBERRY FIELDS - MANSFIELD	BLK 3	SIMMONS, DEMETRIUS	3206 SGT PEPPER CT	MANSFIELD, TX	76063-5612
STRAWBERRY FIELDS - MANSFIELD	BLK 3	MARINO, JOHN	6120 MILLWOOD DR	ARLINGTON, TX	76016-2659
STRAWBERRY FIELDS - MANSFIELD	BLK 3	ARMFIELD, BILL DEAN	1504 LONG AND WINDING RD	MANSFIELD, TX	76063-5609
STRAWBERRY FIELDS - MANSFIELD	BLK 3	GOELZER, PAUL H EST	1508 LONG AND WINDING RD	MANSFIELD, TX	76063-5609
STRAWBERRY FIELDS - MANSFIELD	BLK 3	LOWRY, JASON	1505 LONG AND WINDING RD	MANSFIELD, TX	76063
STRAWBERRY FIELDS - MANSFIELD	BLK 3	LEAVITT, MELISSA	1503 LONG AND WINDING RD	MANSFIELD, TX	76063
STRAWBERRY FIELDS - MANSFIELD	BLK 3	WILLIAMS, CHRISTOPHER	3202 SEARGANT PEPPER CT	MANSFIELD, TX	76063-5612

### **Section 7800.B.35**

35. The construction of an accessory dwelling in any A, PR or SF zoning district shall be permitted, subject to the following:
- a. The accessory dwelling shall be built with the main residential building at the time of the original building permit.
  - b. The accessory dwelling shall be made structurally a part of the main residential building and:
    1. Have a common wall with the main residential building, or,
    2. Have a continuous roof assembly and common attic with the main residential building.
  - c. The habitable floor area of an accessory dwelling shall not exceed 1,000 square feet or fifty (50) percent of the habitable floor area of the main residential building, whichever is less. The accessory dwelling and the main residential building together shall not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located.
  - d. The maximum height of an accessory dwelling shall not exceed the height of the main residential building.
  - e. Occupancy of the accessory dwelling shall be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any twelve-month period.
  - f. An accessory dwelling shall not be rented as an apartment or used as a separate domicile.
  - g. No more than one accessory dwelling shall be allowed on any lot or tract.
  - h. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building.
  - i. No separate driveway approach shall be permitted for an accessory dwelling.
  - j. An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.
  - k. All utilities must be on the same meter as the main residential building.
  - l. Applications may be made to the Board of Adjustment for a special exception for any accessory dwelling which does not comply with the regulations above, subject to the provisions of Section 6300.E.7 of this ordinance.