

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Councilmember
David Brundage, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**FEBRUARY 13, 2024
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

D. PRESENTATION

1. Texas Police Chiefs Association Foundation (TPCAF) Accreditation Award presentation to the Roanoke Police Department.

E. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on January 23, 2024.



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

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2. Consider approval of the minutes from the City Council and Planning and Zoning Commission Joint Workshop held on January 23, 2024.
3. Consider approval of Sedalco Construction final package which completes our Guaranteed Maximum Price (GMP) for the new police and courts facility.

F. NEW BUSINESS

1. Consideration and action on approval of a joint election agreement and contract for election services with Denton County for the May 4, 2024 General Election.
2. Consideration and action on approval of a joint election agreement and contract for election services with Tarrant County for the May 4, 2024 General Election.
3. Overview and discussion of the water and wastewater fund and rates.
4. Consideration and action on approval of Ordinance No. 2024-102 amending Appendix A-Fee Schedule, Article 7.000 - Utilities related fees.

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.



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The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

H. **ADJOURNMENT**

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, February 8, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "April S. Hill".

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 01/23/2024 - CC Minutes

MEETING DATE: February 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on January 23, 2024.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

1. CCMin 01-23-2024

Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
JANUARY 23, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, Hogan Page, David Thompson, David Brundage, and Bryan Moyers; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Development Services Manager J.R. Hames, Sr. Building Inspector Chad Liford, IT Manager Blake Gore, and Executive Assistant Jeannie Homer.

ABSENT: Council member David Thompson.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Mayor Gierisch wished City Council member Bryan Moyers a Happy Birthday.

Fire Chief Chris Addington introduced Amanda Meneses as the City of Roanoke's new Emergency Management Officer.

C. PUBLIC INPUT

No one wished to speak.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.



**MINUTES FOR THE REGULAR MEETING
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1. Consider approval of the minutes from the regular City Council meeting held on January 9, 2024.
2. Consider approval of Resolution No. 2024-100R authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.
3. Consider approval of a contract between the City of Roanoke and Ring Central to implement a new phone system.

Motion made by Holly Gray second by Hogan Page to approve Consent Agenda Items 1 through 3.

Motion carried unanimously.

E. OLD BUSINESS

1. Motion made by Bryan Moyers second by Holly Gray to appoint Lewis Rice and Ernie Adams to the Roanoke Economic and Industrial Development Corporation Type A, for a term expiring January 2026.

Motion carried unanimously.

F. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Retail (R) to Retail – Specific Use Permit (R-SUP) to allow the sale of alcoholic beverages at Lot 2R, Block B of the Hawkins Shell Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 704 Byron Nelson. (Ordinance No. 2023-134 / SUP-2023-04)

Public hearing started at 7:08 p.m.

No one wished to speak.

Public hearing ended at 7:08 p.m.

2. Motion made by Holly Gray second by Hogan Page to approve (with conditions listed below) Ordinance No. 2023-134 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Retail to Retail - Specific Use Permit (SUP 2023-04) to allow the sale of alcoholic beverages on block B lot 2R in the Hawkins Shell



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Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 704 E Byron Nelson. The property is generally located at the intersection of E Byron Nelson and Hwy 114, **with the following conditions:**

- The liquor sales area be limited to no more than 1800 square feet.
- The drive-thru window and associated signage be removed.
- Adequate trash removal be included in the final site plan with appropriate screening for trash.
- Adequate lighting is provided on all four (4) side for customers and employees.

Motion carried unanimously.

3. Motion made by Holly Gray second by Bryan Moyers to approve Ordinance No. 2024-100 ordering a General Election to be held on the 4th day of May, 2024, for the purpose of electing the Mayor and three (3) city council members, one (1) per ward, all for three (3) year terms.

Motion carried unanimously.

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL DID CONVENED INTO CLOSED SESSION AT 7:10 P.M.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:38 P.M.

1. **Section 551.087 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

Motion made by Holly Gray second by Hogan Page to approve a Chapter 380 Agreement with Cantrell Development Group, Inc. on the terms as discussed in executive session.

Motion carried unanimously.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

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H. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 7:39 p.m.
Motion carried unanimously.

Carl E. "Scooter" Gierisch, Jr., Mayor

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 01/23/2024 - CC and P&Z Joint Workshop Minutes

MEETING DATE: February 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the City Council and Planning and Zoning Commission Joint Workshop held on January 23, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 01-23-2024 - PZ Joint Workshop

Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP
JANUARY 23, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:30 P.M.**

PRESENT CITY COUNCIL:

Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, Hogan Page, David Brundage, and Bryan Moyers; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

PRESENT PLANNING AND ZONING COMMISSION:

Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Donald Glacy, Diana Smith, and Larry Granados.

DEPARTMENT STAFF:

Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Development Services Manager J.R. Hames, Sr. Building Inspector Chad Liford, IT Manager Blake Gore, and Executive Assistant Jeannie Homer.

ABSENT: Council member David Thompson.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the joint meeting to order at 7:41 p.m.

Chairman Kristie Womack called the joint meeting for Planning and Zoning Commission to order at 7:41 p.m.

B. NEW BUSINESS

1. Overview and discussion in regard to approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, for a zoning change from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses.



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PLANNING AND ZONING COMMISSION**

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Kenneth Fambro, Chief Operating Officer with Integrated Real Estate Group, gave a presentation of the proposed project. Mr. Fambro explained the concerns raised by residents during previous discussions, which involved traffic and road improvements, specifically on Byron Nelson Blvd., and flooding of neighboring homes.

Mr. Fambro stated they will remain involved through the process, as a land owner, to ensure everything is adequately sized and the road proportions are done correctly.

Mr. Fambro stated the biggest concern was the traffic in the Byron Nelson Blvd., North Oak Street, and Walnut area.

Mr. Fambro illustrated in his presentation; the project would include detention ponds and there will be drainage improvements, by updating sewer capacity in the area to help alleviate any flooding issues.

Mr. Fambro stated the project will include family homes, high-end townhomes, luxury senior living, and multi-generational residences, which is not traditional "multi family."

Rick Simmons, Founder/Chief Executive Officer with Integrated Real Estate Group, gave an overview of the age demographics of current home purchases. Mr. Simmons explained the number one complaint is the unavailability of senior housing. Mr. Simmons further explained, they are wanting to create housing for the "baby boomer" generation, which is in big demand. The project is geared towards the older generations. The "senior housing" is for the 50-60 age group, and the older/younger age groups do not like to mingle.

Council member Bryan Moyers stated Mr. Simmons made a point about "age groups do not like to mingle", but the presented concept has "multi-age" housing, with senior living, next to a 65+, next to a 45+, what's to keep them from "mingling"?

Mr. Simmons explained they do not want to be at a clubhouse together, or happy hour, etc., so what will happen is the size and price of the units will attract a customer that wants a "life style", not the "cheapness". The amenities will draw those who care about health.

Mayor Gierisch asked for input and discussion from City Council and the Planning and Zoning Commission, to ensure a project that will be pleasing to the Roanoke team and future residents.

Planning and Zoning Commission Chairman Kristie Womack asked if multi-family is being "restricting ages by price," how will the developer manage those demographics, and what will stop the different age groups from "mingling"? Chairman Womack further stated, she understands what the developer is



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targeting, and hears what they are saying, but questions the ability to keep all of it separate.

Mr. Simmons stated there is nothing to stop it. What they provide would attract the specific age groups, based on the amenities and the way its operated. Mr. Simmons further stated, they do not want to restrict the multi-family portion of the project.

Planning and Zoning Commissioner Victor Molaschi asked if a 35-year-old has the money to live in the “65-year-old” units, would that be allowed.

Mr. Simmons stated it would not be allowed in the senior housing, as that building is age restricted. It would be allowed in the multi-family building.

Mr. Simmons stated the multi-family is around 150 units and the senior building is 160 units.

Planning and Zoning Commission Chairman Kristie Womack asked Commissioner Donald Glacy if he would like to speak to the concerns he expressed at the Planning and Zoning Commission meeting, in regard to traffic.

Planning and Zoning Commissioner Glacy stated he was confused, as he has not received any complaints about the senior housing aspect of the project. All the concerns expressed about traffic and water flow, revolve around the density of the multi-family units, and feels this has not been addressed.

Mayor Pro Tem Holly Gray stated there isn’t an issue with the senior living or townhomes, the issue is with the multi-family. Mayor Pro Tem Gray further stated the number of units needs to greatly reduced, or completely removed from the project.

Council member Brian Darby stated it still comes down to the density issue.

Mr. Fambro asked if one of the other buildings was age restricted, would that help alleviate the issue.

Mayor Pro Tem Holly Gray stated, leaving the density the same will not fix the issue, regardless of what you call it. Mayor Pro Tem Gray explained that a reduction in the multi-family will fix the issue.

City Manager Cody Petree stated the senior living and an expansion of the townhomes, may help resolve the issue.

Mr. Simmons argued that 55+ requires density, you cannot offer the amenities without density.



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Mayor Gierisch stated that by age restricting the units, does not mean only one (1) person would be living in each unit. Mayor Gierisch further stated over population for this site is the issue, so the density has to be reduced.

Mayor Pro Tem Holly Gray stated we do not want more multi-family in the city, and coming back with only a 2% reduction in units, is insulting.

Mr. Simmons apologized and stated we do not classify senior living as multi-family.

Mayor Pro Tem Holly Gray stated this project does not work.

Mr. Simmons stated when the project was going to be a hotel, the study showed more of a traffic impact, than multi-family. Mr. Simmons asked would City Council prefer the hotel?

City Manager Cody Petree stated it is currently zoned retail, so a hotel could be placed there.

Mayor Pro Tem Holly Gray stated they prefer a hotel over multi-family.

Mayor Gierisch stated it also adds additional stress on our Fire/EMS.

Mr. Simmons asked if they built more townhomes, would that work.

Planning and Zoning Commissioner Mark McCullough asked what can be done about Byron Nelson Blvd. (bypass Hwy 114). Commissioner McCullough asked if there were plans to widen it or add additional turn lanes.

Mayor Gierisch explained TxDOT is working on widening areas of Byron Nelson Blvd. and will continue to do so, as it is needed.

City Manager Cody Petree stated once State Hwy 114 completely opens up, it will alleviate some of the traffic that currently uses Byron Nelson Blvd.

Mayor Gierisch explained that TxDOT acts to improve the roads, as projects are created. Mayor Gierisch asked the City Council and Planning and Zoning Commission to decide on what is feasible on this project.

Council member Bryan Moyers stated he would prefer the multi-family be removed completely from the project and add additional townhomes.

Planning and Zoning Commission Chairman Kristie Womack would like the project to stick to the lot regulations in regard to townhomes.

Planning and Zoning Commissioner Victor Molaschi stated there are concerns with



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traffic speed on Lois Street.

Mayor Pro Tem Holly Gray asked if a traffic study has been conducted on Lois Street.

Mr. Simmons stated there was a traffic study conducted a couple of years ago, so it is a bit outdated.

City Manager Cody Petree stated the Dorman Road, Walnut Road, North Oak Street and Howe Road improvements are part of the Denton County Road Project, which the city is paying half the cost. Mr. Petree further stated the project is moving forward.

Planning and Zoning Commission Chairman Kristie Womack asked that when they resubmit plans for this project, could the parking be discussed, more specifically the on-street parking.

Mr. Fambro explained rear entry parking vs front entry parking, due to front yard requirements, so is the question to not have on street parking? Mr. Fambro further explained the front parallel parking was created to make it more palatable with the rear entry parking.

Planning and Zoning Commission Chairman Kristie Womack stated she has concerns with on street parking, causing issues with services being able to go down the street.

Mayor Pro Tem Holly Gray explained it would be comparable to Oak Street, where there are two (2) lanes with designated parallel parking.

Mr. Fambro explained there will be a designated driveway, with the rear entry being off of an alleyway.

Mayor Pro Tem Holly Gray stated the concern is with the front (on-street) parking.

Mr. Fambro stated the lot depth will allow for tandem parking in front.

Mayor Gierisch asked if the consensus is more townhomes.

Mayor Pro Tem Holly Gray stated they would like more of anything else, except for multi-family.

Mr. Fambro stated they will expand the senior living and scale back on the multi-family.

Planning and Zoning Commission Vice Chairman Jason Kasal asked if the total number of 450 units will come down.



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Mr. Fambro stated it would.

City Manager Cody Petree asked if they are going to expand the senior living.

Mr. Fambro stated they would rework the project to address the City Council and Planning and Zoning Commission concerns.

Council member Hogan Page asked if they remove the multi-family, keep the senior housing, replace the multi-family with more townhomes, what are we comfortable with, in regard to density.

Planning and Zoning Commission Vice Chairman Jason Kasal asked what the total unit count would be with 12 per acre and 18 per acre.

Planning and Zoning Commissioner Victor Molaschi stated it would be around 216 - 220.

Planning and Zoning Commission Chairman Kristie Womack stated she would like to see more single-family homes as opposed to townhomes in place of the multi-family.

City Manager Cody Petree asked if they are interested in having garden homes as single-family homes in the project.

Council member Hogan Page stated the current density currently proposed for this project, is too much and the multi-family needs to be removed.

Mr. Simmons asked if they build the senior living, single family, townhomes, and leave the multi-family out, until a later time, would that be doable.

City Council Hogan Page stated this could be an option.

After much discussion, the consensus from City Council and the Planning and Zoning Commission is as follows:

- Reduce the total unit count to 296
- Lower the density

C. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the joint workshop at 9:20 p.m.

Motion carried unanimously.

Motion made by Diana Smith second by Mark McCullough to adjourn the joint workshop at 9:20 p.m.



**MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION**

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Motion carried unanimously.

Carl E. "Scooter" Gierisch, Jr., Mayor

April S. Hill, City Secretary



AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: Consider approval of Sedalco Construction final package.

MEETING DATE: February 13, 2024

DEPARTMENT: Police

ITEM SUMMARY:

Two (2) early release packages for the new Roanoke Police-Court project were previously approved for the emergency generator/switchgear and the site/building structure packages. Earthwork is currently underway on the construction site, including the drilling of piers, underground utilities, etc. This final package for consideration and approval completes our Guaranteed Maximum Price (GMP) from Sedalco Construction.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

This final package for \$34,549,505 completes our Guaranteed Maximum Price (GMP) from Sedalco Construction. The total cost for the three (3) packages is \$45,755,172, and falls within our previously established overall Project Budget. The final metrics for the project are a 40,000 SF Police-Court facility and a 17,000 SF Support Building/Firing Range on a 6-acre site.

ATTACHMENTS:

1. City Of Roanoke - GMP Ammendment - BP #3 - Main Bldg Package (PX)

AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 13th day of February in the year 2024, is incorporated into the accompanying AIA Document A133[™]–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 11th day of January in the year 2023 (the “Agreement”)
(In words, indicate day, month, and year.)

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

Roanoke Police & Municipal Court Bid Package #3
Park & Fairway Drive
Roanoke, Texas

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

City of Roanoke, Texas
500 S. Oak Street
Roanoke, Texas 76262

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

SEDALCO, INC.
4100 Fossil Creek Boulevard
Fort Worth, Texas 76137

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

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

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

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

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty Four Million Five Hundred Forty Nine Thousand Five Hundred Five Dollars

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

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

(\$34,549,505), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

(Provide itemized statement below or reference an attachment.)

Refer to Exhibit A.1

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

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

§ A.1.1.5 Alternates

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

Item	Price
Alternate No. 01 - Pedestrian Canopy	\$ 116.264.00

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Refer to Exhibit J		

§ A.1.1.6 Unit prices, if any:

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

Item	Units and Limitations	Price per Unit (\$0.00)
Refer to Exhibit K		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

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

02/14/2024 - Per Attached Exhibit D

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

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

§ A.2.3 Substantial Completion

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

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

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

[X] By the following date: 10/01/2025 per attached Exhibit D.

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

Portion of Work

Substantial Completion Date

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

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

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

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

Document	Title	Date	Pages
A133-2019	Standard Form of Agreement Between Owner & Construction Manager as Constructor	01/11/2023	102
A201-2017	General Conditions of the Contract for Construction	01/11/2023	76

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer to Exhibit A.4 Drawings Log and Specifications

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer to Exhibit A.4 Drawing Log and Specifications

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:

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

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Refer to Exhibit L	

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

Refer to Exhibit A.2

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

Refer to Exhibit A.3 GMP Proposal Recap
Exhibit D - Schedule
Exhibit E - Construction Manager's Soft Costs & Fee
Exhibit F - Key Personnel
Exhibit H - Customary & Usual Labor Rates

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

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

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

OWNER (Signature)

Jeriahme Miller, Police Chief
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Russ Garrison President/CEO
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:47:41 ET on 01/26/2024.

PAGE 1

This Amendment dated the 13th day of February in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 11th day of January in the year 2023 (the “Agreement”)

...

Roanoke Police & Municipal Court Bid Package #3
Park & Fairway Drive
Roanoke, Texas

...

City of Roanoke, Texas
500 S. Oak Street
Roanoke, Texas 76262

...

SEDALCO, INC.
4100 Fossil Creek Boulevard
Fort Worth, Texas 76137

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty Four Million Five Hundred Forty Nine Thousand Five Hundred Five Dollars (\$34,549,505), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Refer to Exhibit A.1

...

Alternate No. 01 - Pedestrian Canopy \$ 116,264.00

...

Refer to Exhibit J

...

Refer to Exhibit K

...

☒ Established as follows:

...

02/14/2024 - Per Attached Exhibit D

PAGE 3

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

...

~~☐ By the following date:~~ ☒ By the following date: 10/01/2025 per attached Exhibit D.

...

<u>A133-2019</u>	<u>Standard Form of Agreement Between Owner & Construction Manager as Constructor</u>	<u>01/11/2023</u>	<u>102</u>
<u>A201-2017</u>	<u>General Conditions of the Contract for Construction</u>	<u>01/11/2023</u>	<u>76</u>

...

Refer to Exhibit A.4 Drawings Log and Specifications

...

Refer to Exhibit A.4 Drawing Log and Specifications

PAGE 4

Refer to Exhibit L

...

Refer to Exhibit A.2

...

Refer to Exhibit A.3 GMP Proposal Recap
Exhibit D - Schedule
Exhibit E - Construction Manager's Soft Costs & Fee
Exhibit F - Key Personnel
Exhibit H - Customary & Usual Labor Rates

...

Jeriahme Miller, Police Chief

Russ Garrison President/CEO

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Devon Fuqua, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:47:41 ET on 01/26/2024 under Order No. 2114467880 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

Executive Asst. to President/CEO
(Title)

1/26/2024
(Dated)

Exhibit A.1



PROJECT: Roanoke Police & Courts - Bid Package 3 (Main Build)		Bid Date	12/15/23	Liq Damages =	\$ 1,000.00	26-Jan-24				
LOCATION: Roanoke		Bid Time	2:00:00 PM	Minority Goal =	N/A	12:23 PM				
ARCHITECT: GFF & FGMA		Project Duration	14.20 Months		\$46,625,555	Projected Project Value				
OWNER: City of Roanoke, Texas		Project Size	63,300 SF							
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUBMATL	TOTAL	VENDOR	% of Total	\$/sf	
8										
9	No Spec	Pier Casings Allowance (Base Bid is Dry)			In BP 2		In BP 2	0.00%	0.00	
10	No Spec	Pier Overages Allowance			In BP 2		In BP 2	0.00%	0.00	
11	012100	Allowances No. 1 - 090561.13 Moisture Vapor Emission			In BP 2		\$ / SF	0.00%	0.00	
12	012100	Allowances No. 2 - Testing & Inspection			by owner			0.00%	0.00	
13	012100	Allowances No. 3 - Contingency Allowance (Owner's written instruction)			n/a		In Owner Contingency below (2%)	0.00%	0.00	
14	No Spec	Motorola Steel Support - Allowance			30,000	30,000	Contract Allowance	0.09%	0.47	
15	087000	Door Hardware - Allowance	ALW/ \$2,000/Set		448,000	448,000	Contract Allowance	1.30%	7.08	
16	No Spec	Signage & Lettering - Package Allowance			250,000	250,000	Contract Allowance	0.72%	3.95	
23	No Spec	Equipment Schedule - Allowance for CFCI "EQ" Items			115,000	115,000	Contract Allowance	0.33%	1.82	
24	No Spec	Integrated Audio Systems - Allowance for Final Design			100,000	100,000	Contract Allowance	0.29%	1.58	
25	No Spec	Landscape Improvements per Hillwood - Allowance			100,000	100,000	Contract Allowance	0.29%	1.58	
26	No Spec	Distributed Antenna System (DAS) Radio Only - Allowance			60,000	60,000	Contract Allowance	0.17%	0.95	
27	No Spec	DBR/Permit Comments Adjustments			100,000	100,000	Contract Allowance	0.29%	1.58	
28	No Spec	Gun Range Equipment Coordination Allowance			50,000	50,000	Contract Allowance	0.14%	0.79	
29	013100	Project Management Coordination			31,095	31,095	SEDALCO / Viewpoint	0.09%	0.49	
30	015500	Temporary - Vehicular Access and Parking w/Removal			w/ earthwork			0.00%	0.00	
31	015526	Traffic Control and Barricades			In BP 2			0.00%	0.00	
32	015600	Temporary Barriers and Enclosures w/Removal			n/a			0.00%	0.00	
33	C.O.W.	Temporary Fencing & Gates - Initial			In BP 2			0.00%	0.00	
34	C.O.W.	Temporary Fencing & Gates - Rental Duration (22 months)			w/ TF Initial			0.00%	0.00	
35	C.O.W.	Temporary Fencing & Gates - Wind Screen (22 months)			6,089	6,089		0.02%	0.10	
36	015713	Temporary Erosion & Sediment Control			In BP 2			0.00%	0.00	
37	031000	Concrete Forming & Accessories			In BP 2			0.00%	0.00	
38	032000	Concrete Reinforcing			In BP 2			0.10%	0.57	
39	033000	Cast in Place Concrete (Alt #1 Foundations)			36,000	36,000		0.10%	0.00	
40	No Spec	SPC 327 - Spraylock			In BP 2	2,226,108		6.44%	35.17	
41	042000	Unit Masonry			w/ masonry			0.00%	0.00	
42	042200	Concrete Unit Masonry			w/ masonry			0.00%	0.00	
43	044200	Stone Masonry			w/ masonry			0.00%	0.00	
44	044313.16	Adhered Stone Masonry Veneer			w/ masonry			0.00%	0.00	
45	047200	Cast Stone Masonry			In BP 2			0.00%	0.00	
46	051200	Structural Steel Framing - Fabrication			In BP 2			0.00%	0.00	
47	051200	Structural Steel Framing - Erection			In BP 2			0.00%	0.00	
48	052100	Steel Joist Framing			In BP 2			0.00%	0.00	
49	053100	Steel Decking			In BP 2			0.00%	0.00	
50	054000	Cold-Formed Metal Framing			w/ drywall			0.00%	0.00	
51	055000	Metal Fabrications			40,280	40,280		0.12%	0.64	
52	No Spec	Roof Screen Misc. Steel Support in Joists (Not Shown)			n/a			0.00%	0.00	
53	055213	Pipe & Tube Railings			none found			0.00%	0.00	
54	057000	Decorative Metals			40,044	40,044		0.12%	0.63	
55	057300	Misc. Rough Metal Railings			w/ dec metals			0.00%	0.00	
56	061053	Misc. Rough Carpentry			w/ roofing			0.00%	0.00	
57	061600	Sheathing			w/ drywall			0.00%	0.00	
58	062023	Interior Finish Carpentry			1,098,836	1,098,836		3.18%	17.36	
59	064113	Wood Veneer Faced Architectural Cabinets			w/ millwork			0.00%	0.00	
60	064116	Plastic-Laminate-Faced Architectural Cabinets			w/ millwork			0.00%	0.00	

PROJECT:		Roanoke Police & Courts - Bid Package 3 (Main Build)		Bid Date	12/15/23	Liq Damages =	\$	1,000.00	26-Jan-24
LOCATION:		Roanoke		Bid Time	2:00:00 PM	Minority Goal =		N/A	12:23 PM
ARCHITECT:		GFF & FGMA		Project Duration	14.20 Months			\$46,625,555	Projected Project Value
OWNER:		City of Roanoke, Texas		Project Size	63,300 SF <th></th> <td></td> <td></td> <td></td>				
Row	Spec	DESCRIPTION	ADJUST	SCORED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf
61	064216	Flush Wood Paneling			w/ millwork	-		0.00%	0.00
62	No Spec	Courtroom Pews/Benches			19,138	19,138		0.06%	0.30
63	072100	Thermal Insulation			w/ drywall	-		0.00%	0.00
64	072119	Foamed-In-Place Insulation			34,000	34,000		0.10%	0.54
65	072726	Fluid-Applied Membrane Air Barriers			w/ sealants	-		0.00%	0.00
66	074213.13	Formed Metal Wall Panels			w/ roofing	-		0.00%	0.00
67	074213.23	Metal Composite Material Wall Panels (incl Roof Screen Panels)		100,000	648,100	748,100		2.17%	11.82
68	074213.53	Metal Soffit Panels			w/ roofing	-		0.00%	0.00
69	075419	Polyvinyl-Chloride (PVC) Roofing		125,000	701,371	826,371		2.39%	13.05
70	076200	Sheet Metal Flashing & Trim			w/ roofing	-		0.00%	0.00
71	077100	Roof Specialties			w/ roofing	-		0.00%	0.00
72	077200	Roof Accessories			w/ roofing	-		0.00%	0.00
73	078413	Penetration Firestopping			w/ trades	-		0.00%	0.00
74	078443	Joint Firestopping			w/ trades	-		0.00%	0.00
75	079200	Joint Sealants Incl Sealed Concrete		40,000	198,500	238,500		0.69%	3.77
76	079201	Elastomeric Joint Sealants			w/ sealants	-		0.00%	0.00
77	081113	Hollow Metal Doors & Frames			339,585	339,585		0.98%	5.36
78		Door & Hardware Installation		5,000	36,700	41,700		0.12%	0.66
79	081416	Flush Wood Doors			w/ doors & hardware	-		0.00%	0.00
80	083113	Access Doors & Frames			w/ trades	-		0.00%	0.00
81	083313	Coiling Counter Doors			w/ ovrhd doors	-		0.00%	0.00
82	083323	Overhead Coiling Doors			74,916	74,916		0.22%	1.18
83	083400	Bullet Resistant Doors & Frames			w/ doors & hardware	-		0.00%	0.00
84	083613	Sectional Doors			w/ ovrhd doors	-		0.00%	0.00
85	084313	Aluminum-Framed Storefronts			w/ glazing	-		0.00%	0.00
86	085653	Security Windows			w/ glazing	-		0.00%	0.00
87	087113	Automatic Door Operators			19,700	19,700		0.06%	0.31
88	088000	Glazing			1,078,000	1,078,000		3.12%	17.03
89	088653	Security Glazing - Revised in Addm 1			w/ glazing	-		0.00%	0.00
90	089119	Fixed Louvers			85,000	85,000		0.25%	1.34
91	090561.13	Moisture Vapor Emission Control			in BP 2	-		0.00%	0.00
92	092216	Non-Structural Metal Framing			w/ drywall	-		0.00%	0.00
93	092900	Gypsum Board			2,320,000	2,320,000		6.72%	36.65
94	093013	Ceramic Tiling (w/ 5% breakage)			727,313	727,313		2.11%	11.49
95	095113	Acoustical Panel Ceilings			w/ drywall	-		0.00%	0.00
96	095426	Suspended Wood & Plastic Ceilings			w/ drywall	-		0.00%	0.00
97	096513	Resilient Base & Accessories			w/ resilient	-		0.00%	0.00
98	096519	Resilient Tile Flooring			215,267	215,267		0.62%	3.40
99	096536	Static-Controlled Resilient Flooring			w/ resilient	-		0.00%	0.00
100	096566	Resilient Athletic Flooring			w/ resilient	-		0.00%	0.00
101	No Spec	Rubber Sports Floor (Exterior)			7,716	7,716		0.02%	0.12
102	096723	Resinous Flooring			16,675	16,675		0.05%	0.26
103	096813	Tile Carpeting			w/ resilient	-		0.00%	0.00
104	096900	Access Flooring			21,976	21,976		0.06%	0.35
105	097200	Wall Coverings			w/ paint?	-		0.00%	0.00
106	098433	Sound-Absorbing Wall Units			w/ drywall	-		0.00%	0.00
107	099113	Exterior Painting			w/ paint	-		0.00%	0.00

Alt 2	Alt 3
	(19,138)

PROJECT:		Roanoke Police & Courts - Bid Package 3 (Main Buil			Bid Date	12/15/23	Liq Damages =	\$	1,000.00	26-Jan-24
LOCATION:		Roanoke			Bid Time	2:00:00 PM	Minority Goal =		N/A	12:23 PM
ARCHITECT:		GFF & FGMA			Project Duration	14.20	Months	\$46,625,555	Projected Project Value	
OWNER:		City of Roanoke, Texas			Project Size	63,300	SF			
Row	Spec	DESCRIPTION	ADJUST	SCORED	SUB/MATL	TOTAL	VENDOR			
108	099123	Interior Painting			506,147	506,147	1.46%	8.00		
109	099600	High Performance Coatings			w/ paint	-	0.00%	0.00		
110	099616	Tackable Wall Surfaces			w/ paint	-	0.00%	0.00		
111	101100	Visual Display Boards			36,285	36,285	0.11%	0.57		
112	102113.13	Metal Toilet Compartments			14,545	14,545	0.04%	0.23		
113	102213	Wire Mesh Partitions			w/ southwest solutions	-	0.00%	0.00		
114	102600	Wall & Door Protection			17,850	17,850	0.05%	0.28		
115	102800	Toilet, Bath & Laundry Accessories			62,075	62,075	0.18%	0.98		
116	104413	Fire Protection Cabinets			w/ fec's	-	0.00%	0.00		
117	104416	Fire Extinguishers			9,285	9,285	0.03%	0.15		
118	105113	Computerized Metal Evidence Lockers			w/ southwest solutions	-	0.00%	0.00		
119	105115	Welded Metal Lockers			w/ southwest solutions	-	0.00%	0.00		
120	105116	Day Lockers			w/ southwest solutions	-	0.00%	0.00		
121	105123	Plastic Laminate Day Lockers			w/ southwest solutions	-	0.00%	0.00		
122	105613	Metal Storage Systems			819,419	819,419	2.37%	12.95		
123	105626	Mobile Storage System			w/ southwest solutions	-	0.00%	0.00		
124	105629	Heavy Duty Wide Span Metal Storage Rack			w/ southwest solutions	-	0.00%	0.00		
125	107300	Protective Covers (Including Alt #1)			501,000	501,000	1.45%	7.91		
126	107516	Ground-Set Flagpoles			16,295	16,295	0.05%	0.26		
127	108200	Roof Screen Tube Supports - Material			196,596	196,596	0.57%	3.11		
128	108200	Roof Screen Tube Supports - Installation			w/ metal panels	-	0.00%	0.00		
129	111900	Detention Security Equipment - Rev. in Add'm 2			132,807	132,807	0.38%	2.10		
130	113013	Appliances & Equipment			110,618	110,618	0.32%	1.75		
131	114960	Firing Range Equipment			731,500	731,500	2.12%	11.56	7,200	
132	115300	Laboratory Equipment			140,098	140,098	0.41%	2.21		
133	115450	Suspended Metal Security Panel Ceiling Systems			w/ detention	-	0.00%	0.00		
134	115460	Suspended Metal Security Plank Ceiling Systems			w/ detention	-	0.00%	0.00		
135	119816	Bi-Fold Secured Weapons Storage Cabinets			w/ SWV solutions	-	0.00%	0.00		
136	119817	Gun Lockers Flush Mounted Handgun Long Gun			w/ SWV solutions	-	0.00%	0.00		
137	122413	Roller Window Shades			88,450	88,450	0.26%	1.40		
138	123553.13	Metal Laboratory Casework			w/ lab equipment?	-	0.00%	0.00		
139	123640	Stone Countertops			w/ millwork	-	0.00%	0.00		
140	123661.16	Solid Surfacing Countertops			w/ millwork	-	0.00%	0.00		
141	123661.19	Quartz Agglomerate Countertops			w/ millwork	-	0.00%	0.00		
142	129300	Site Furnishings			w/ landscape	-	0.00%	0.00		
143	129313	High Density Steel Bike Racks			w/ southwest solutions	-	0.00%	0.00		
144	No Spec	Fixed Seating			0	-	0.00%	0.00		67,235
145	130700	Bullet Resistant Fiberglass Panels			w/ millwork or drywall?	-	0.00%	0.00		Allowance
146	DIV 21	Fire Sprinkler System (Pre-action at dispatch & IT rooms)			354,943	354,943	1.03%	5.61		
147	212000	Fixed Aerosol Fire-Extinguishing Systems			w/ fire sprinkler	-	0.00%	0.00		
148	DIV 22	Plumbing			2,293,695	2,293,695	6.64%	36.24		
149	DIV 23	HVAC			2,462,750	2,462,750	7.13%	38.91		
150	DIV 23	HVAC @ Gun Range	See All Tech		357,795	357,795	1.04%	5.65		
151	DIV 26	Electrical			5,034,500	5,234,500	15.15%	82.69		
152	264100	Lightning Protection Systems			w/ electrical	-	0.00%	0.00		
153	268310	Fire Alarm Systems			67,500	67,500	0.20%	1.07		
154	No Spec	Generator Tank Fueling			42,840	42,840	0.12%	0.68		
Redundant Acoustical Rubber Tiles L.O PEPP Wall Panels in Gun Range										
Alt 2										Alt 3

PROJECT:		Roanoke Police & Courts - Bid Package 3 (Main Build)			Bid Date	12/15/23	Liq Damages =	\$	1,000.00	26-Jan-24
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ARCHITECT:		GFF & FGMA			Project Duration	14.20	Months		\$46,625,555	Projected Project Value
OWNER:		City of Roanoke, Texas			Project Size	63,300	SF			
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf	
155	271000	Structured Cable Systems			777,493	777,493		2.25%	12.28	
156	274116	Communications Integrated Audio Visual Systems - Rev. in Add'm 1			545,138	545,138		1.58%	8.61	
157	274117	Communications Integrated Audio Visual Systems - TVs			195,748	195,748		0.57%	3.09	
158	281000	Access Control Systems			733,149	733,149		2.12%	11.58	
159	282000	Video Surveillance Systems			w/ access control	-		0.00%	0.00	
160	No Spec	Distributed Antenna System - RF Survey(s) ONLY			2,500	2,500		0.01%	0.04	
161	311000	Site Preparation			w/ earthwork	-		0.00%	0.00	
162	312000	Earth Moving - in BP 2			In BP 2	-		0.00%	0.00	
163	No Spec	Dust Control			w/ earthwork	-		0.00%	0.00	
164	312313	Subgrade Preparation			w/ earthwork	-		0.00%	0.00	
165	312334	Excavation & Backfill for Conduits			w/ utilities	-		0.00%	0.00	
166	313116	Termite Control - in BP 2			In BP 2	-		0.00%	0.00	
167	316329	Drilled Concrete Piers			w/ concrete	-		0.00%	0.00	
168	320191	Landscape Maintenance			w/ landscape	-		0.00%	0.00	
169	321129	Lime Treated Subgrade			w/ earthwork	-		0.00%	0.00	
170	321230	Flexible Base (Crushed Stone)			w/ earthwork	-		0.00%	0.00	
171	321300	Landscape Concrete Paving			w/ concrete	-		0.00%	0.00	
172	321400	Unit Pavers Incl. Retaining Walls			77,064	77,064		0.22%	1.22	
173	321313	Portland Cement Concrete Paving			w/ concrete	-		0.00%	0.00	
174	321600	Concrete Curb & Gutters			In BP 2	-		0.00%	0.00	
175	321723	Pavement Markings & Signage - in BP 2			w/ concrete	-		0.00%	0.00	
176	322000	Sidewalks & Driveway Approaches			470,000	470,000		1.36%	7.42	
177	323119	Decorative Metal Fences & Gates			w/ landscape	-		0.00%	0.00	
178	328400	Landscape Irrigation System			w/ landscape	-		0.00%	0.00	
179	329223	Lawn & Grasses			559,900	559,900		1.62%	8.85	
180	329300	Landscape Planting			w/ landscape	-		0.00%	0.00	
181	No Spec	Synthetic Turf			In BP 2	-		0.00%	0.00	
182	331100	Water Conduit Installation (incl Haul Off Spoils) - in BP 2			w/ utilities	-		0.00%	0.00	
183	333100	Sanitary Sewer Line Installation			In BP 2	-		0.00%	0.00	
184	334100	Storm Sewer Line Installation			w/ utilities	-		0.00%	0.00	
185		DAS / BDA Placeholder per Don W. email 2/6/23			n/a	-		0.00%	0.00	
186	2.059	BIM Model Setup & Maintenance			In BP 2	-		0.00%	0.00	
187	BP1	Bid Package #1 - Adjustments (Panel Addition)			5,710	5,710		0.02%	0.09	
188	BP1	Bid Package #1 - Adjustments (Extended Warranties)			23,540	23,540		0.07%	0.37	
189	BP2	Bid Package #2 - Civil & Structural Package (GC / GR)			n/a	-		0.00%	0.00	
190	BP2	Bid Package #2 - Adjustments (Concrete Mow Strips & Piers)			26,440	26,440		0.08%	0.42	
191	BP2	Bid Package #2 - Adjustments (Steel)			w/ steel above	-		0.00%	0.00	
192	BP2	Bid Package #2 - Adjustments (Earthwork - Grade Adjustment)			6,000	6,000		0.02%	0.09	
193						-		0.00%	0.00	
194		TOTAL DIRECT COST	0		28,695,084	29,165,084		84.42%	460.74	
195		GENERAL CONDITIONS	1,017,070		309,465	1,326,535		3.84%	20.96	
196		GENERAL REQUIREMENTS	52,145		227,610	279,755		0.81%	4.42	
197		SUBTOTAL	1,069,215		1,007,075	28,695,084		89.06%	466.12	
198	01910	SUBCONTRACTOR BONDS			0.01438	438,244		1.27%	6.92	
199	01001	OPS / SAFETY MANAGEMENT SERVICES			0.00300	103,649		0.30%	1.64	
201	01920	GENERAL/EXCESS LIABILITY INSURANCE			0.00400	138,198		0.40%	2.18	
202	01930	BUILDER'S RISK INSURANCE			0.00177	61,301		0.18%	0.97	
Relaxant Acoustical Rubber Tiles II.O PEPP Wall Panels In Gun Range										
Alt 2										Alt 3
GC Impact?										GC Impact?
7,200										48,097
7,200										48,097
116										773
24										161
32										215
14										95

[illegible]

Exhibit 'A.2'

Initial Guaranteed Maximum Price Proposal Clarifications and Assumptions

Our GMP Estimate is based on the plans and specifications itemized in the List of Contract Documents, and the following clarifications:

- 1.01 The GMP/Amendment does not include revisions which may result from ongoing permit review by the City or other authorities having jurisdiction. We have included an Allowance to cover the potential impact of City or AHJ review comments.
- 1.02 We have EXCLUDED the following items, based on our understanding that the Owner has obtained appropriate exemptions, or has made provisions to include allowances for each in the overall project budget:
 - a. Sales Tax for permanently incorporated materials, equipment, and labor to install such items. We understand the Owner has tax-exempt status.
 - b. Certified payroll requirements.
 - c. All permit, municipal, meter and impact fees and TxDOT permit fees. This has been waived by the Owner (city of Roanoke, TX)
 - d. Excludes Maintenance Bonds, waived by the Owner.
 - e. Excludes G90 for the CFMF as noted in spec section 044200 – Stone Masonry, section 2.4.A.1. We have included G60 coating at all exterior studs and G40 at interior studs, which is typical for this region.
 - f. Excludes AISC for the misc. steel as noted in spec section 044200 – Stone Masonry, section 2.9.
 - g. Excludes secondary weather barriers as noted in spec section 044200 – Stone Masonry, section 2.4 & 2.9.
 - h. We have excluded Glass noted as GL-12; none shown on drawings.
 - i. We have excluded ICC-500 glass/glazing in door 1048A.
 - j. Excludes the Duct Cleaning per spec 231313, if required and add of \$450,000 would be applicable. We have included the industry standard to seal both sides of ductwork until they are installed to prevent dust from collecting in the ductwork. Should there be any failure to maintain the cleanliness of the ductwork, the Contractor shall ensure that the mechanical contractor shall remediate any contamination.
 - k. We have excluded The Allowances Specification. See attached exhibit L for all included Allowances.

- 1.03 The following items have been furthered clarified to be included in the overall scope of the project:
- a. We have included Addendums 1 & 2.
 - b. We have included the two (2) UPS' per the 1 Line Diagram in Bid Package 1 that covers all items listed on sheet E5.2 under Branch Panel:UPS. This would not cover the Support Building. We included one (1) additional rack mounted UPS in the IT Room 114, which was not shown but we believe to be required.
 - c. We have included all Berk-Tek Cabling in lieu of Commscope. Commscope is specified but is not compatible with Leviton jacks. Utilization of Berk-Tek will allow for a warrantable system. Accepted per AV Consultant comments 1.19.2024.
 - d. We have included all exterior pavers as Porcelain Unit Pavers over ¾" mortar beds on concrete flatwork per the hardscape details. 60mm Concrete Pavers are excluded.
 - e. We have included the Pedestrian Canopy designated as Alternate 1 in the Contract Documents. This canopy is NOT included in the Alternates Exhibit.
 - f. We have included the Paper Towel & Trash Receptacles as a Bobrick-3974 which are Battery Operated as noted in the specs. The spec'd model does not have a battery feature.
 - g. We have included the Southwest Solutions package. Note A3 on the Notation Plans indicate that this scope is by Owner.
 - h. We have included the Gate Operators as SlideDriver 50VF2/3 with Battery Backup + the Fast Emergency Response feature as well as the requested 3-year warranty on Labor.
 - i. In reference to the Storefront systems, we have included a non-certified AAMA 501.2 nozzle test (1) per system.
 - j. We have included the MDF, IDF & Dispatch/Dispatch Office to have a Pre-Action Fire Sprinkler System in lieu of the Aerosol System noted.
 - k. We have included 29 each of the TBA-11 Back-Lit Mirrors. However, the Architectural Plans indicate a total count of 29 mirrors while the Electrical Plans only identify 21 mirrors. Also, the Electrical Plans do not show outlets for these mirrors. We have included an allowance of \$1500 for each additional outlet required.
 - l. We have excluded the Legrand Wattstopper building controls integration of the motorized shades per A5.90 Finish Schedule. We have included the local wall panel controls system as desired by the Owner.
 - m. Per spec section 211000 Water Based Fire Suppression Systems, Part 2, Number 2.02 we can use Schedule 10 for all mains 2.5" and larger "grooved" piping and Schedule 40 for all 2" and smaller "threaded" pipe. Based on that information, our scope reflects schedule 10 grooved piping all throughout and schedule 40 for all threaded pipes.

- n. We have included ceiling type ACT-2 to be like ACT-1, but 2' x 4' in lieu of 2' x 2'. The Reflected Ceiling Plan Legend does not include ACT-2. This ceiling is noted in EOC 1051 & Briefing 1103.
- o. There was no product included for ceiling type ACT-6. We have included ACT-6 to be Armstrong 3250 Optima 2' x 2' with a 15/16" grid.
- p. We have included the design delegated void system at the underground plumbing by SuperVoid.
- q. If Alternate 3 for Fixed Seating is accepted, we have included the chairs by Irwin Seating Company Signature Model 73.21.90.4.
- r. We have included Spray Foamed Insulation per the details on A3.81, A3.82 & A3.83.
- s. The water heater(s) on the Plumbing Schedule is discontinued. We have included an equal from EEMAX Tankless Water Heater AM004120T.
- t. In regard to the Integrated Audio Visual scope of work:

General:

- a) A Creston control system processor was not specified for the Creston Touch Panels. We have provided a Creston CP4. Accepted per AV Consultant comments 1.19.2024
- b) Audio digital signal processor was not specified for management of microphones, loudspeakers, and QSC PTZ cameras. We have provided QSC 110F. Accepted per AV Consultant comments 1.19.2024
- c) We have included QSC loudspeaker power amplifiers in lieu of specified Biamp amplifiers. Accepted per AV Consultant comments 1.19.2024
- d) The specified Creston TST-902 touch panel is discontinued. Creston TS-770 wired desktop or TSW-770 wired wall-mount touch panel provided where applicable. Accepted per AV Consultant comments 1.19.2024
- e) We have excluded the Creston DMC-STR streaming input cards that were specified. There was no functional purpose for this product.

Courtroom 1008:

- f) It is assumed one video feed will be shared across all Jury displays. One (1) Creston DM-RMC-4KZ-100-C will connect to 1x8 HDMI distribution amplifier before connecting to the displays. Accepted per AV Consultant comments 1.19.2024
- g) Reporter plate location will contain one (1) HDMI output and one (1) audio output for connection to recording devices provided by others. Accepted per AV Consultant comments 1.19.2024

- h) Loudspeakers not shown in layouts, assumed needed for microphones. Nine (9) ceiling loudspeakers included broken out in to 4 zones: audience, tables, judge, and jury. Accepted per AV Consultant comments 1.19.2024
- i) Specified Crestron QM-WMIC discontinued for microphone inputs, Proco custom plate provided. Accepted per AV Consultant comments 1.19.2024
- j) Clock shown on layouts, assumed to be provided by different specification. Excluded. If clocks are to be provided consultant to issue specifications.

EOC 1051:

- k) No loudspeakers or audio inputs shown in layouts. It is assumed audio playback will occur through owner provided displays.
- l) It is assumed CATV provided by others will connect directly to each of the owner provided displays with RF inputs. Accepted per AV Consultant comments 1.19.2024

Chief Admin Conference Room 1135:

- m) It is assumed CATV provided by others will connect directly to each of the owner provided displays with RF inputs. Accepted per AV Consultant comments 1.19.2024

Training 1048:

- n) It is assumed front HDMI input is for lectern provided by others. Gooseneck mic and two HDMI inputs provided for connection to owner furnished computer, 22" monitor, and BYOD laptop. Accepted per AV Consultant comments 1.19.2024
- o) It is assumed that the lectern computer will be used for video conferencing. Accepted per AV Consultant comments 1.19.2024
- p) Loudspeakers not shown in layouts, assumed needed for microphone and conferencing. Eight (8) ceiling loudspeakers included for single zone. Accepted per AV Consultant comments 1.19.2024
- q) It is assumed CATV provided by others will connect directly to each of the owner provided displays with RF inputs. Accepted per AV Consultant comments 1.19.2024

Training Classroom 108:

- r) It is assumed front HDMI input is for lectern provided by others. Gooseneck mic and two HDMI inputs provided for connection to owner furnished computer, 22" monitor, and BYOD laptop. Accepted per AV Consultant comments 1.19.2024

- s) Loudspeakers not shown in layouts, assumed needed for lectern microphone. Six (6) ceiling loudspeakers included for single zone. Accepted per AV Consultant comments 1.19.2024
- t) It is assumed CATV provided by others will connect directly to each of the owner provided displays with RF inputs. Accepted per AV Consultant comments 1.19.2024

Fitness 1078:

- u) No HDMI inputs or video distribution system implied by layouts, it is assumed CATV provided by others will connect directly to provided displays with RF inputs. Accepted per AV Consultant comments 1.19.2024
- v) Outdoor loudspeakers not specified, Atlas SM82T provided. Accepted per AV Consultant comments 1.19.2024
- w) Indoor loudspeakers not specified. JBL Control 24C/T used elsewhere provided. Accepted per AV Consultant comments 1.19.2024
- x) ALS symbol shown in layouts without reference in specification. Listen LWS-10-A1 provided for Listen EVERYWHERE over WiFi. WiFi connection and distribution provided by others. Accepted per AV Consultant comments 1.19.2024
- y) Specified Crestron MPC3-102-B not capable of Bluetooth audio. QSC BT1 provided. Accepted per AV Consultant comments 1.19.2024

Range 107-A:

- z) Loudspeakers not specified, Atlas SM82T provided. Accepted per AV Consultant comments 1.19.2024
- aa) No audio sources specified, assumed to be owner provided. Accepted per AV Consultant comments 1.19.2024

Conference Rooms 1007, 1009, 1026, 1099, 1111 & 1130:

- bb) Control panel provided for only Room 1009 per layouts. Accepted per AV Consultant comments 1.19.2024
- cc) Room 1099 shows two (2) displays and two (2) HDMI inputs at the table. Assumed these are direct connections and no sharing/mirroring required between displays. Accepted per AV Consultant comments 1.19.2024
- dd) It is assumed the owner provided Logitech Rally system will be either Rally Plus or Rally Bar and will include Barco Clickshare. Accepted per AV Consultant comments 1.19.2024

Interview 1039, 1040 & 1041:

ee) It is assumed wall-mount microphone will connect to camera provided by others and camera will have necessary line-level input. Accepted per AV Consultant comments 1.19.2024

ff) Layouts shown CP devices in rooms without discernable function, therefore excluded. Accepted per AV Consultant comments 1.19.2024

Offices 102, 104, 1011, 1017, 1018, 1020, 1028, 1036, 1037, 1064, 1097, 1106, 1107, 1109, 1110, 1114, 1115, 1116, 1118, 1119, 1131, 1132, 1133, 1134, 1136 & 1506:

gg) Control panel provided for only Room 1037 and 1136 per layouts. Accepted per AV Consultant comments 1.19.2024

Public Displays 100, 1001, 1016, 1019, 1034, 1045, 1058, 1061, 1092, 1093, 1094, 1095, 1096, 1103, 1112, 1125, 1421:

hh) Public displays shown without associated HDMI inputs assumed to connect to owner provided digital signage and CATV provided by others. Accepted per AV Consultant comments 1.19.2024

ii) Control panel provided for only Room 1103 per layouts. Accepted per AV Consultant comments 1.19.2024

Exhibit A.3



Guaranteed Maximum Price (GMP) Proposal Recap

Roanoke Police & Municipal Court

- A. BP #1 - Early Electrical Gear and Generator Package:
Total..... \$945,537
- B. BP #2 - Early Civil & Structural Package:
Total.....\$10,260,130
- C. BP #3 – Main Building Package:
Total.....\$34,549,505

Total GMP to date.....\$45,755,172

EXHIBIT D

Roanoke Police Municipal Courts Building
Data Date: 18-Jan-24 Run Date: 26-Jan-24 Finish Date: 31-Oct-25



Activity ID	Activity Name	Orig Dur	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F
Roanoke Police & Municipal Courts Building																			
Administration & Procurement																			
A1000	Receive subcontractor bids on early out	16	25-Oct-23 A	15-Nov-23 A	100%														
A1010	Receive early out CDs	0	25-Oct-23 A		100%														
A1020	Early Out Grading & Foundation Permit	30	25-Oct-23 A	05-Dec-23 A	100%														
A1030	Deliver early out GMP for review	5	16-Nov-23 A	22-Nov-23 A	100%														
A1050	Receive 100% CDs	0	23-Nov-23 A		100%														
A1060	Receive subcontractor bids	20	23-Nov-23 A	20-Dec-23 A	100%														
A1070	Early out GMP city council approval	0		12-Dec-23 A	100%														
A1080	Structural Steel Procurement	100	13-Dec-23 A	09-May-24	19%														
A1110	Electrical Early Out Gear Procurement	230	13-Dec-23 A	31-Oct-24	10.87%														
A1090	Deliver GMP to City & Arch for review	9	04-Jan-24 A	04-Jan-24 A	100%														
A1100	City Council GMP Approval	16	05-Jan-24 A	12-Feb-24	0%														
A1040	Receive Building Permit	1	13-Feb-24	13-Feb-24	0%														
A1130	RTU Procurement	139	13-Feb-24	26-Aug-24	0%														
A1120	Procure Gun Range Components	200	13-Feb-24	19-Nov-24	0%														
A1140	Prepare and submit closeout documents	22	02-Oct-25	31-Oct-25	0%														
Milestones																			
M1000	Early out Notice-to-proceed	0	13-Dec-23 A	31-Oct-25	100%														
M1010	Notice-to-proceed	0	13-Feb-24		0%														
M1020	Main Building Foundation and slab complet	0		27-May-24	0%														
M1030	Support Building Foundation and slab comp	0		22-Jul-24	0%														
M1040	Main building dry-in	0		10-Oct-24	0%														
M1050	Support building dry-in	0		18-Nov-24	0%														
M1060	Permanent Power at main building	0		10-Feb-25	0%														
M1070	HVAC start up at main building	0		10-Feb-25	0%														
M1080	HVAC start up at support building	0		28-Mar-25	0%														
M1210	Substantial Completion w/ weather	0		01-Oct-25*	0%														



Activity ID	Activity Name	Orig	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
M1110	Project Final Completion	0	31-Oct-25		0%																										
Anticipated Adverse Weather																															
W1000	December 2023	58	01-Dec-23 A	01-Oct-25	100%																										
W1010	January 2024	8	01-Jan-24 A	08-Jan-24 A	100%																										
W1020	February 2024	3	14-Jul-25	16-Jul-25	0%																										
W1030	March 2024	3	17-Jul-25	21-Jul-25	0%																										
W1040	April 2024	4	22-Jul-25	25-Jul-25	0%																										
W1050	May 2024	5	28-Jul-25	01-Aug-25	0%																										
W1060	June 2024	4	04-Aug-25	07-Aug-25	0%																										
W1070	July 2024	3	08-Aug-25	12-Aug-25	0%																										
W1080	August 2024	2	13-Aug-25	14-Aug-25	0%																										
W1090	September 2024	3	15-Aug-25	19-Aug-25	0%																										
W1100	October 2024	2	20-Aug-25	21-Aug-25	0%																										
W1110	November 2024	3	22-Aug-25	26-Aug-25	0%																										
W1120	December 2024	3	27-Aug-25	29-Aug-25	0%																										
W1130	January 2025	2	01-Sep-25	02-Sep-25	0%																										
W1140	February 2025	3	03-Sep-25	05-Sep-25	0%																										
W1150	March 2025	3	08-Sep-25	10-Sep-25	0%																										
W1160	April 2025	4	11-Sep-25	16-Sep-25	0%																										
W1170	May 2025	4	17-Sep-25	22-Sep-25	0%																										
W1180	June 2025	3	23-Sep-25	25-Sep-25	0%																										
W1190	July 2025	2	26-Sep-25	29-Sep-25	0%																										
W1200	August 2025	2	30-Sep-25	01-Oct-25	0%																										
Stiework																															
SW1000	Verify TOPO and city installed utilities	365	13-Dec-23 A	13-May-25	100%																										
SW1040	Install SWPPP BMPs	2	18-Dec-23 A	19-Dec-23 A	100%																										
SW1020	Clear and grub site/stockpile top soil	5	18-Dec-23 A	22-Dec-23 A	100%																										
SW1010	Mobilization of temp facilities	5	26-Dec-23 A	22-Jan-24	40%																										
SW1050	Rough grade (import material)	15	26-Dec-23 A	26-Jan-24	73.33%																										

Activity ID	Activity Name	Orig Dur	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SW1030	Private and public utility locates	2	27-Dec-23 A	28-Dec-23 A	100%																										
SW1070	Create Building pad	5	11-Jan-24 A	19-Jan-24 A	100%																										
SW1080	Install storm drainage system	10	29-Jan-24	09-Feb-24	0%																										
SW1090	Install underground primary electrical	10	29-Jan-24	09-Feb-24	0%																										
SW1100	Install underground secondary electrical	5	12-Feb-24	16-Feb-24	0%																										
SW1110	Install sanitary sewer service	10	12-Feb-24	23-Feb-24	0%																										
SW1120	Install underground power/telecom/ access	5	19-Feb-24	23-Feb-24	0%																										
SW1140	FRP light pole bases	5	26-Feb-24	01-Mar-24	0%																										
SW1150	Install sanitary sewer to support building	3	26-Feb-24	28-Feb-24	0%																										
SW1160	Install domestic water/fire service lines and \	6	29-Feb-24	07-Mar-24	0%																										
SW1170	Install irrigation sleeves Quad 1	2	04-Mar-24	05-Mar-24	0%																										
SW1180	Install fire hydrants & hydrant piping	3	08-Mar-24	12-Mar-24	0%																										
SW1190	Underground Elect Rough-in for Outdoor Kit	5	08-Mar-24	14-Mar-24	0%																										
SW1200	Install site gas service to buildings and gen	5	13-Mar-24	19-Mar-24	0%																										
SW1210	Underground Plumbing Rough at Outdoor k	5	15-Mar-24	21-Mar-24	0%																										
SW1220	Install irrigation sleeves Quad 2	2	22-Mar-24	25-Mar-24	0%																										
SW1230	Install irrigation sleeves Quad 3	2	26-Mar-24	27-Mar-24	0%																										
SW1240	Install irrigation sleeves Quad 4	2	28-Mar-24	29-Mar-24	0%																										
SW1250	Underground electrical to charging stations	3	02-Apr-24	04-Apr-24	0%																										
SW1260	Lime stabilize and blue top Quad 1	3	02-Apr-24	04-Apr-24	0%																										
SW1270	FRP paving Quad 1	5	05-Apr-24	11-Apr-24	0%																										
SW1280	Lime Stabilize and blue top Quad 2	5	12-Apr-24	18-Apr-24	0%																										
SW1290	FRP Quad 2 paving	5	19-Apr-24	25-Apr-24	0%																										
SW1300	Lime stabilize and blue top Quad 3	3	26-Apr-24	30-Apr-24	0%																										
SW1310	FRP quad 3 paving	5	01-May-24	07-May-24	0%																										
SW1320	Lime stabilize and blue top Quad 4	5	08-May-24	14-May-24	0%																										
SW1330	FRP quad 4 paving	5	15-May-24	21-May-24	0%																										
SW1340	FRP generator pad	2	22-May-24	23-May-24	0%																										
SW1350	FRP Transformer pad	2	24-May-24	27-May-24	0%																										

SEDALCO
 CONSTRUCTION SERVICES

Activity ID	Activity Name	Orig. Dur.	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SW1340	Install transformer/pull primary	3	28-May-24	30-May-24	0%																										
SW1350	Install secondary conductor, terminate and t	3	31-May-24	04-Jun-24	0%																										
SW1360	Install lightning protection ground loop	5	05-Jun-24	11-Jun-24	0%																										
SW1370	Install gas meter	2	13-Sep-24	16-Sep-24	0%																										
SW1390	Install irrigation sleeves at sidewalks	2	27-Sep-24	30-Sep-24	0%																										
SW1400	Install underground to handrail lighting	3	27-Sep-24	01-Oct-24	0%																										
SW1420	Install flagpoles	2	02-Oct-24	03-Oct-24	0%																										
SW1440	Fine grade and FRP sidewalks	5	04-Oct-24	10-Oct-24	0%																										
SW1450	Install site railings	10	11-Oct-24	24-Oct-24	0%																										
SW1470	Install 8' masonry site wall	21	11-Oct-24	08-Nov-24	0%																										
SW1380	Install masonry at dumpster enclosure	7	22-Oct-24	30-Oct-24	0%																										
SW1480	Install joint sealants at sidewalks	2	25-Oct-24	28-Oct-24	0%																										
SW1500	Install exterior artificial turf	10	29-Oct-24	11-Nov-24	0%																										
SW1510	Frame Outdoor Kitchen	3	29-Oct-24	31-Oct-24	0%																										
SW1560	Install lightpoles and pull wire	3	31-Oct-24	04-Nov-24	0%																										
SW1490	Install dumpster gates	3	31-Oct-24	04-Nov-24	0%																										
SW1410	Install emergency generator	3	01-Nov-24	05-Nov-24	0%																										
SW1430	Install charging stations	5	06-Nov-24	12-Nov-24	0%																										
SW1530	Install joint sealants Quad 1&2	2	11-Nov-24	12-Nov-24	0%																										
SW1540	Install joint sealants Quad 3 & 4	10	12-Nov-24	25-Nov-24	0%																										
SW1550	Install joint sealants quad 3 & 4 paving	2	13-Nov-24	14-Nov-24	0%																										
SW1460	Install exterior canopies	20	13-Nov-24	10-Dec-24	0%																										
SW1580	FRP concrete steps & ADA ramp	5	26-Nov-24	02-Dec-24	0%																										
SW1590	Re-spread topsoil and fine grade site	5	03-Dec-24	09-Dec-24	0%																										
SW1600	Install domestic and irrigation meters	2	03-Dec-24	04-Dec-24	0%																										
SW1520	Excavate for retaining wall	5	11-Dec-24	17-Dec-24	0%																										
SW1570	Install retaining wall	21	18-Dec-24	17-Jan-25	0%																										
SW1610	Backfill retaining wall	2	20-Jan-25	21-Jan-25	0%																										
SW1620	Install parking canopies	15	20-Jan-25	07-Feb-25	0%																										

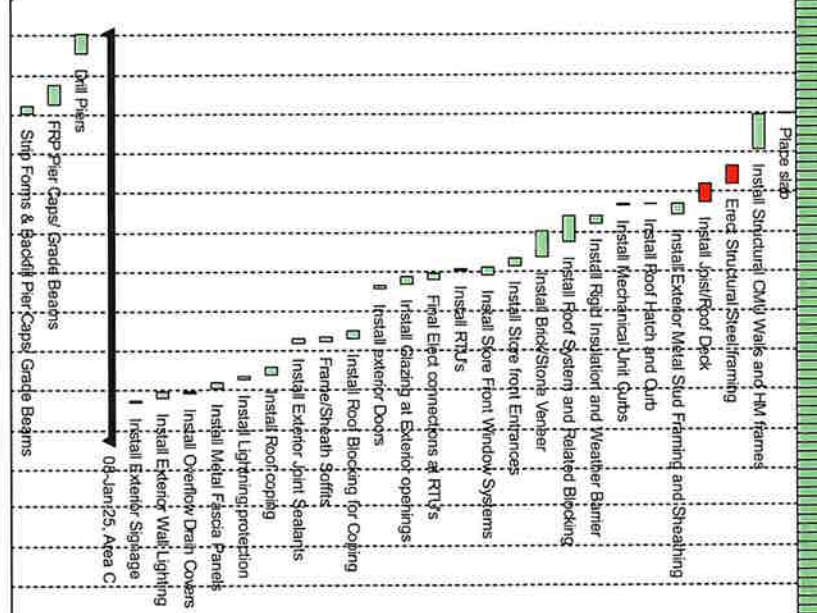
SEDALCO CONSTRUCTION SERVICES

Activity ID	Activity Name	Orig. Dsc	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SW1630	Install Masonry at Outdoor Kitchen		5: 22-Jan-25	28-Jan-25	0%																										
SW1640	Install site furnishings		2: 29-Jan-25	30-Jan-25	0%																										
SW1650	Install fence and gates		15: 10-Feb-25	28-Feb-25	0%																										
SW1660	Install light fixtures at parking canopies		5: 10-Feb-25	14-Feb-25	0%																										
SW1670	Install site painting		5: 03-Mar-25	07-Mar-25	0%																										
SW1680	Install barbed wire fence		5: 03-Mar-25	07-Mar-25	0%																										
SW1690	Install irrigation system & controller		15: 10-Mar-25	28-Mar-25	0%																										
SW1700	Install pavement markings/wheelstops		3: 10-Mar-25	12-Mar-25	0%																										
SW1710	Install planting bed mix/plant/trees & shrub		5: 31-Mar-25	04-Apr-25	0%																										
SW1720	Install sod		10: 07-Apr-25	18-Apr-25	0%																										
SW1730	Remove SWPPP BMP's		2: 21-Apr-25	22-Apr-25	0%																										
SW1740	Develop SEDALCO punchlist		5: 23-Apr-25	29-Apr-25	0%																										
SW1750	Work off SEDALCO punchlist		10: 30-Apr-25	13-May-25	0%																										
Foundation, Structure & Shell			245: 29-Jan-24	08-Jan-25																											
Area A			214: 29-Jan-24	22-Nov-24																											
SA1000	Dill Piers		12: 29-Jan-24	13-Feb-24	0%																										
SA1030	FRP Pier Caps/Grade Beams		15: 19-Feb-24	08-Mar-24	0%																										
SA1010	Under slab Elect & Telecomm Roughin		4: 26-Feb-24	29-Feb-24	0%																										
SA1040	Under slab Plumbing Rough		9: 08-Mar-24	20-Mar-24	0%																										
SA1050	Slip Forms & Backfill Pier caps/Grade Beam		5: 11-Mar-24	15-Mar-24	0%																										
SA1060	Fine Grade		5: 21-Mar-24	27-Mar-24	0%																										
SA1070	Termite Control		1: 28-Mar-24	28-Mar-24	0%																										
SA1020	Rough-in Elect Floor Boxes in Slab		2: 29-Mar-24	01-Apr-24	0%																										
SA1080	Void boxes, Vapor Barrier, Reinforcement		7: 29-Mar-24	08-Apr-24	0%																										
SA1330	Place structural slab		1: 09-Apr-24	09-Apr-24	0%																										
SA1100	Erect Structural Steel Framing		12: 10-May-24	27-May-24	0%																										
SA1110	Install Joist/Roof Deck		10: 28-Jun-24	10-Jun-24	0%																										
SA1120	Install Exterior Metal Stud Framing and She		10: 11-Jun-24	24-Jun-24	0%																										
SA1130	Install Roof Hatch and Curb		1: 11-Jun-24	11-Jun-24	0%																										

Activity ID	Activity Name	Orig Dur	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SA1140	Install RTU Cuts	3	11-Jun-24	13-Jun-24	0%																										
SA1170	Install Rigid Insulation & Weather Barrier	5	25-Jun-24	01-Jul-24	0%																										
SA1150	Install Roof System & Related Blocking	15	25-Jun-24	16-Jul-24	0%																										
SA1160	Install Brck/Stone Veneer	20	02-Jul-24	30-Jul-24	0%																										
SA1180	Install Roof Blocking for Coping	3	31-Jul-24	02-Aug-24	0%																										
SA1190	Install Storefront Window Systems	5	31-Jul-24	06-Aug-24	0%																										
SA1200	Install Overflow Drain Covers	2	31-Jul-24	01-Aug-24	0%																										
SA1210	Install Storefront Entrances	2	07-Aug-24	08-Aug-24	0%																										
SA1220	Install Exterior Doors and Hardware	5	09-Aug-24	15-Aug-24	0%																										
SA1230	Install Glazing at Exterior Openings	5	16-Aug-24	22-Aug-24	0%																										
SA1240	Install RTUs	2	27-Aug-24	28-Aug-24	0%																										
SA1250	Final elect connections to RTUs	3	13-Sep-24	17-Sep-24	0%																										
SA1260	Install Exterior Joint Sealants	3	11-Oct-24	15-Oct-24	0%																										
SA1270	Frame/Sheath Soffits	3	16-Oct-24	18-Oct-24	0%																										
SA1280	Install Metal Fascia Panels	4	31-Oct-24	05-Nov-24	0%																										
SA1290	Install Roof Coping	5	06-Nov-24	12-Nov-24	0%																										
SA1300	Install Lighting Protection	2	13-Nov-24	14-Nov-24	0%																										
SA1310	Install Exterior Wall Lighting	3	15-Nov-24	19-Nov-24	0%																										
SA1320	Install Exterior Signage	3	20-Nov-24	22-Nov-24	0%																										
Area B		214	14-Feb-24	10-Dec-24																											
SB1000	Drill Piers	10	14-Feb-24	27-Feb-24	0%																										
SB1010	FRP Pier caps/Grade Beams	10	18-Mar-24	29-Mar-24	0%																										
SB1030	Under slab Plumbing Rough	9	01-Apr-24	11-Apr-24	0%																										
SB1020	Slip Forms and Backfill Pier caps/Grade Be	5	01-Apr-24	05-Apr-24	0%																										
SB1040	Under slab Elect & Telecomm	5	01-Apr-24	05-Apr-24	0%																										
SB1060	Fine Grade	5	12-Apr-24	18-Apr-24	0%																										
SB1050	Termite Control	1	19-Apr-24	19-Apr-24	0%																										
SB1070	Rough-in Elect Floor Boxes in Slab	3	22-Apr-24	24-Apr-24	0%																										
SB1080	Void boxes, Vapor Barrier, Reinforcement	7	22-Apr-24	30-Apr-24	0%																										

SEDALCO CONSTRUCTION SERVICES

Activity ID	Activity Name	Obj. Dur	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SB1330	Place slab	1	01-May-24	01-May-24	0%																										
SB1090	Install Structural CMU Walls and HM frames	20	02-May-24	29-May-24	0%																										
SB1100	Erect Structural Steel framing	10	11-Jun-24	24-Jun-24	0%																										
SB1110	Install Joist/Roof Deck	10	25-Jun-24	09-Jul-24	0%																										
SB1120	Install Exterior Metal Stud Framing and Sheathing	7	10-Jul-24	18-Jul-24	0%																										
SB1130	Install Roof Hatch and Curb	1	10-Jul-24	10-Jul-24	0%																										
SB1140	Install Mechanical Unit Curb	2	10-Jul-24	11-Jul-24	0%																										
SB1160	Install Rigid Insulation and Weather Barrier	5	19-Jul-24	25-Jul-24	0%																										
SB1150	Install Roof System and Related Blocking	15	19-Jul-24	08-Aug-24	0%																										
SB1170	Install Brick/Stone Veneer	15	31-Jul-24	20-Aug-24	0%																										
SB1200	Install Store front Entrances	5	21-Aug-24	27-Aug-24	0%																										
SB1210	Install Store Front Window Systems	5	28-Aug-24	03-Sep-24	0%																										
SB1180	Install RTUs	2	29-Aug-24	30-Aug-24	0%																										
SB1190	Final Elect connections at RTUs	5	02-Sep-24	06-Sep-24	0%																										
SB1220	Install Glazing at Exterior openings	5	04-Sep-24	10-Sep-24	0%																										
SB1250	Install exterior Doors	3	11-Sep-24	13-Sep-24	0%																										
SB1230	Install Roof Blocking for Coping	4	18-Oct-24	21-Oct-24	0%																										
SB1240	Frame/Sheath Soffits	4	21-Oct-24	24-Oct-24	0%																										
SB1260	Install Exterior Joint Sealants	5	13-Nov-24	19-Nov-24	0%																										
SB1270	Install Roof coping	5	13-Nov-24	19-Nov-24	0%																										
SB1280	Install Lighting protection	3	20-Nov-24	22-Nov-24	0%																										
SB1290	Install Metal Fascia Panels	5	25-Nov-24	29-Nov-24	0%																										
SB1300	Install Overflow Drain Covers	1	02-Dec-24	02-Dec-24	0%																										
SB1310	Install Exterior Wall Lighting	5	02-Dec-24	06-Dec-24	0%																										
SB1320	Install Exterior Signage	2	09-Dec-24	10-Dec-24	0%																										
Area C					223	28-Feb-24	08-Jan-25																								
SC1000	Drill Piers	12	28-Feb-24	14-Mar-24	0%																										
SC1010	FRP Pier Caps/ Grade Beams	12	08-Apr-24	23-Apr-24	0%																										
SC1020	Strip Forms & Backfill Pier Caps/ Grade Bea	5	24-Apr-24	30-Apr-24	0%																										



Activity ID	Activity Name	Orig. Dur.	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SC1030	Under slab Plumbing Rough	7	01-May-24	09-May-24	0%																										
SC1040	Under slab Elect & Telecom Roughin	5	01-May-24	07-May-24	0%																										
SC1050	Fine grade	5	10-May-24	16-May-24	0%																										
SC1060	Rough-in Elect Floor Boxes in Slab	2	17-May-24	20-May-24	0%																										
SC1070	Termite Control	1	17-May-24	17-May-24	0%																										
SC1080	void boxes, Vapor Barrier, Reinforcement	5	20-May-24	24-May-24	0%																										
SC1340	Place slab	1	27-May-24	27-May-24	0%																										
SC1090	Install Structural CMU Walls and HM frames	20	30-May-24	26-Jun-24	0%																										
SC1100	Erect Structural Steel Framing	10	10-Jul-24	23-Jul-24	0%																										
SC1120	Install Joist Roof Deck	10	24-Jul-24	06-Aug-24	0%																										
SC1110	Install Exterior Metal Studs and Sheathing	10	07-Aug-24	20-Aug-24	0%																										
SC1140	Install Roof Hatch and Curb	1	07-Aug-24	07-Aug-24	0%																										
SC1150	Install RTU Curb	2	07-Aug-24	08-Aug-24	0%																										
SC1160	Install Rigid Insulation & Weather Barrier	7	21-Aug-24	29-Aug-24	0%																										
SC1130	Install Roof Blocking for Coping	4	21-Aug-24	26-Aug-24	0%																										
SC1170	Install Roof System & Related Roof Blocking	15	21-Aug-24	10-Sep-24	0%																										
SC1190	Install Brick/Stone Veneer	20	30-Aug-24	26-Sep-24	0%																										
SC1220	Install Store Front Window Systems	6	04-Sep-24	11-Sep-24	0%																										
SC1180	Install RTUs	2	11-Sep-24	12-Sep-24	0%																										
SC1200	Install Store Front Entrances	5	27-Sep-24	03-Oct-24	0%																										
SC1240	Install Exterior Doors and Hardware	3	27-Sep-24	01-Oct-24	0%																										
SC1210	Final electrical connections at RTUs	5	03-Oct-24	09-Oct-24	0%																										
SC1250	Final Glazing at Exterior Openings	5	04-Oct-24	10-Oct-24	0%																										
SC1230	Frame/Sheath Soffits	4	25-Oct-24	30-Oct-24	0%																										
SC1260	Install Exterior Joint Sealants	3	28-Oct-24	30-Oct-24	0%																										
SC1270	Install Roof Coping	5	20-Nov-24	26-Nov-24	0%																										
SC1280	Install Lighting Protection	3	27-Nov-24	29-Nov-24	0%																										
SC1290	Install Metal Fascia Panels	5	03-Dec-24	09-Dec-24	0%																										
SC1300	Install Exterior Wall Lighting	3	10-Dec-24	12-Dec-24	0%																										

SEDALCO CONSTRUCTION SERVICES

Activity ID	Activity Name	Orig Dur	Start	Finish	Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F																													
SC1310	Install exterior Signage	3	13-Dec-24	17-Dec-24	0%																																																							
SC1320	Develop SEDALCO Punch List	4	18-Dec-24	23-Dec-24	0%																																																							
SC1330	Work Off SEDALCO Punch List	10	24-Dec-24	08-Jan-25	0%																																																							
M.E.P., Partitions & Finishes																																																												
Area A																																																												
FA1030	Install Duct Mains and Branch Lines	7	11-Jun-24	19-Jun-24	0%																																																							
FA1010	Roof Drain Overhead Rough-in	4	11-Jun-24	14-Jun-24	0%																																																							
FA1000	Install Roof Drains	2	17-Jun-24	18-Jun-24	0%																																																							
FA1040	Plumbing overhead rough	8	20-Jun-24	01-Jul-24	0%																																																							
FA1080	Install Fire Suppression	8	02-Jul-24	12-Jul-24	0%																																																							
FA1070	Install Interior Stud Framing	10	21-Aug-24	03-Sep-24	0%																																																							
FA1050	Electrical Overhead Raceway	15	28-Aug-24	17-Sep-24	0%																																																							
FA1100	Install Interior HM Frames	5	04-Sep-24	10-Sep-24	0%																																																							
FA1110	In-Wall Plumbing Rough	15	04-Sep-24	24-Sep-24	0%																																																							
FA1140	In-Wall Electrical Rough	10	18-Sep-24	01-Oct-24	0%																																																							
FA1170	Insulate In-Wall Plumbing	5	25-Sep-24	01-Oct-24	0%																																																							
FA1160	Install Cable Tray	5	02-Oct-24	08-Oct-24	0%																																																							
FA1190	Install J Hooks and Wire for Low Voltage	2	09-Oct-24	10-Oct-24	0%																																																							
FA1060	Insulate Roof Drain	5	11-Oct-24	17-Oct-24	0%																																																							
FA1200	One Side Interior Walls	10	11-Oct-24	24-Oct-24	0%																																																							
FA1220	Install Comm & Paging System (panels & devices)	4	11-Oct-24	16-Oct-24	0%																																																							
FA1240	Access control Rough-in	5	17-Oct-24	23-Oct-24	0%																																																							
FA1090	Insulate Duct Work	9	18-Oct-24	30-Oct-24	0%																																																							
FA1120	Insulate Overhead Plumbing	5	24-Oct-24	30-Oct-24	0%																																																							
FA1250	In-Wall Cover up Inspection	1	25-Oct-24	25-Oct-24	0%																																																							
FA1260	Install and Insulate Condensate Piping	5	25-Oct-24	31-Oct-24	0%																																																							
FA1280	Insulate and Sheetrock Exterior Walls	10	25-Oct-24	07-Nov-24	0%																																																							
FA1150	Frame Gypboard Ceilings and Furr Downs	4	31-Oct-24	05-Nov-24	0%																																																							
FA1130	Block, Fill and Paint CMU Walls	3	31-Oct-24	04-Nov-24	0%																																																							

Actual Work

Remaining Work

Critical Remaining Work

Summary

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TASK filter: Roanoke Owner Sort.

Install exterior Signage

Develop SEDALCO Punch List

Work Off SEDALCO Punch List

15-Apr-25, Area A

09-Jul-25, M.E.P., Partitions & Finishes

Install Duct Mains and Branch Lines

Roof Drain Overhead Rough-in

Install Roof Drains

Plumbing overhead rough

Install Fire Suppression

Install Interior Stud Framing

Electrical Overhead Raceway

Install Interior HM Frames

In-Wall Plumbing Rough

In-Wall Electrical Rough

Insulate In-Wall Plumbing

Install Cable Tray

Install J Hooks and Wire for Low Voltage

Insulate Roof Drain

One Side Interior Walls

Install Comm & Paging System (panels & devices)

Access control Rough-in

Insulate Duct Work

Insulate Overhead Plumbing

In-Wall Cover up Inspection

Install and Insulate Condensate Piping

Insulate and Sheetrock Exterior Walls

Frame Gypboard Ceilings and Furr Downs

Block, Fill and Paint CMU Walls

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Activity ID	Activity Name	Org. Dur.	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FA1210	Install Roof Gas, regulators and final corner	3	31-Oct-24	04-Nov-24	0%																										
FA1270	Install Panel Board Cans and Step Down Tr	10	01-Nov-24	14-Nov-24	0%																										
FA1180	Rough in Lighting and Power at Gyp Ceiling	3	06-Nov-24	08-Nov-24	0%																										
FA1290	2nd Side and Insulate Interior Walls	10	08-Nov-24	21-Nov-24	0%																										
FA1300	Pull Wire to Power and Lighting	5	15-Nov-24	21-Nov-24	0%																										
FA1310	Rough-in electric to backlit exterior signage	2	22-Nov-24	25-Nov-24	0%																										
FA1230	Install Roof Access Ladder	1	27-Nov-24	27-Nov-24	0%																										
FA1320	Tape, Bed, Texture, Paint	11	28-Nov-24	12-Dec-24	0%																										
FA1330	Frame Wood Ceilings	4	13-Dec-24	18-Dec-24	0%																										
FA1340	Build Out Telecommunications Room	10	13-Dec-24	27-Dec-24	0%																										
FA1350	Install Interior Storefront	3	19-Dec-24	23-Dec-24	0%																										
FA1360	Install ceiling grid	5	19-Dec-24	26-Dec-24	0%																										
FA1370	Install Ceramic Wall and Floor Tile in Restro	8	24-Dec-24	06-Jan-25	0%																										
FA1380	Install Fire Suppression Heads and Drops	5	27-Dec-24	03-Jan-25	0%																										
FA1390	Install Lay-in Grid Light Fixtures	8	27-Dec-24	08-Jan-25	0%																										
FA1400	Install HVAC Grills, Registers & Diffusers	4	27-Dec-24	02-Jan-25	0%																										
FA1410	Seal Exposed Concrete Floors	4	30-Dec-24	03-Jan-25	0%																										
FA1420	Install HVAC Controls Raceway, Power	4	03-Jan-25	08-Jan-25	0%																										
FA1430	Install Lighting Control Systems	4	03-Jan-25	08-Jan-25	0%																										
FA1440	Install Storage Units	10	06-Jan-25	17-Jan-25	0%																										
FA1450	Install Ceramic Wall and Floor Tile Corridors	10	07-Jan-25	20-Jan-25	0%																										
FA1460	Install Light Fixtures at Gyp Ceilings	10	09-Jan-25	22-Jan-25	0%																										
FA1470	Above Ceiling Cover Up Inspection	0		22-Jan-25	0%																										
FA1480	Install Wood Ceiling System	15	23-Jan-25	12-Feb-25	0%																										
FA1490	Install Plumbing Fixtures	4	23-Jan-25	28-Jan-25	0%																										
FA1520	Drop Lay-in Ceiling Tile	5	11-Feb-25	17-Feb-25	0%																										
FA1530	Install Corner Guards	2	13-Feb-25	14-Feb-25	0%																										
FA1540	Install metal wall panels	5	13-Feb-25	19-Feb-25	0%																										
FA1550	Install Courtroom Millwork & Paneling	10	13-Feb-25	26-Feb-25	0%																										

Activity ID	Activity Name	Orig. Dsr	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FA1570	Install vinyl wall coverings	5	17-Feb-25	21-Feb-25	0%																										
FA1560	Install Millwork	10	18-Feb-25	03-Mar-25	0%																										
FA1580	Install acoustical wall panels	5	20-Feb-25	26-Feb-25	0%																										
FA1590	Install Wood Paneling	4	27-Feb-25	04-Mar-25	0%																										
FA1600	Install Visual Display Boards	5	04-Mar-25	10-Mar-25	0%																										
FA1610	Install Wood Doors and Hardware	7	04-Mar-25	12-Mar-25	0%																										
FA1500	Install Sinks and Final Plumbing	4	04-Mar-25	07-Mar-25	0%																										
FA1620	Install Carpet and Vinyl Tile Flooring & Base	7	05-Mar-25	13-Mar-25	0%																										
FA1510	Install Toilet Partitions	5	10-Mar-25	14-Mar-25	0%																										
FA1630	Install Fire Alarm System (panels and device)	4	13-Mar-25	18-Mar-25	0%																										
FA1640	Install Glazing at Interior HM & Storefront Fr.	4	13-Mar-25	18-Mar-25	0%																										
FA1650	Trim Out Electrical Devices	5	13-Mar-25	19-Mar-25	0%																										
FA1660	Terminate access control	5	13-Mar-25	19-Mar-25	0%																										
FA1670	Install devices and trim Out Communications	5	14-Mar-25	20-Mar-25	0%																										
FA1680	Install HM Doors and Hardware	5	20-Mar-25	26-Mar-25	0%																										
FA1690	Install AV/Video Equipment	6	21-Mar-25	28-Mar-25	0%																										
FA1700	Install Appliances	3	31-Mar-25	02-Apr-25	0%																										
FA1710	Final paint walls & Ceilings	5	31-Mar-25	04-Apr-25	0%																										
FA1720	Install Walk-Off Mats	1	07-Apr-25	07-Apr-25	0%																										
FA1730	Install Roller Shades	2	07-Apr-25	08-Apr-25	0%																										
FA1740	Install Interior Signage	3	07-Apr-25	09-Apr-25	0%																										
FA1750	Rough Clean	2	07-Apr-25	08-Apr-25	0%																										
FA1760	Install Owner Provided FF&E	5	09-Apr-25	15-Apr-25	0%																										
Area B		210	10-Jul-24	01-May-25																											
FB1180	Roof Drain Overhead Rough-in	5	10-Jul-24	16-Jul-24	0%																										
FB1130	Install Roof Drains	1	17-Jul-24	17-Jul-24	0%																										
FB1020	Plumbing overhead rough	7	17-Jul-24	25-Jul-24	0%																										
FB1040	Insulate Overhead Plumbing	5	26-Jul-24	01-Aug-24	0%																										
FB1000	Fire Seal CMU Walls to Deck	5	07-Aug-24	13-Aug-24	0%																										

Activity ID	Activity Name	Org. Dur	Start	Finish	Comp	%	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FB1010	Install Duct Mains and Branch Lines	9	14-Aug-24	26-Aug-24	0%	0%																										
FB1030	Install Interior Stud Framing	14	04-Sep-24	23-Sep-24	0%	0%																										
FB1060	Install Interior HM Frames	4	24-Sep-24	27-Sep-24	0%	0%																										
FB1090	In-Wall Plumbing Rough	15	25-Sep-24	15-Oct-24	0%	0%																										
FB1070	Electrical Overhead Raceway	10	02-Oct-24	15-Oct-24	0%	0%																										
FB1110	Install J Hooks and Wire for Low Voltage	2	11-Oct-24	14-Oct-24	0%	0%																										
FB1120	In-Wall Electrical Rough	10	16-Oct-24	29-Oct-24	0%	0%																										
FB1140	Insulate In-Wall Plumbing	5	16-Oct-24	22-Oct-24	0%	0%																										
FB1200	Insulate Roof Drain	5	18-Oct-24	24-Oct-24	0%	0%																										
FB1050	Insulate Duct Work	7	31-Oct-24	08-Nov-24	0%	0%																										
FB1160	Install and Insulate Condensate Piping	4	01-Nov-24	06-Nov-24	0%	0%																										
FB1170	Install Roof Gas, regulators and final corner	3	05-Nov-24	07-Nov-24	0%	0%																										
FB1060	Install Fire Suppression	5	11-Nov-24	15-Nov-24	0%	0%																										
FB1150	Install Cable Tray & Cabling	4	11-Nov-24	14-Nov-24	0%	0%																										
FB1190	One Side Interior Walls	10	15-Nov-24	28-Nov-24	0%	0%																										
FB1100	Block, Fill and Paint CMU Walls	3	18-Nov-24	20-Nov-24	0%	0%																										
FB1210	electrical Rough-in for backlit exterior signage	3	26-Nov-24	28-Nov-24	0%	0%																										
FB1220	In-Wall Cover up Inspection	1	29-Nov-24	29-Nov-24	0%	0%																										
FB1230	Install Comm & Paging System (panels & devices)	4	29-Nov-24	04-Dec-24	0%	0%																										
FB1240	2nd Side and Insulate Interior Walls	10	02-Dec-24	13-Dec-24	0%	0%																										
FB1250	Rough-in access control	5	05-Dec-24	11-Dec-24	0%	0%																										
FB1260	Frame Gypsum Ceilings and Fur Downs	3	16-Dec-24	18-Dec-24	0%	0%																										
FB1270	Install Roof Access Ladder	1	16-Dec-24	16-Dec-24	0%	0%																										
FB1280	Rough In Lighting and Power at Gyp Ceiling	3	19-Dec-24	23-Dec-24	0%	0%																										
FB1290	Insulate and Sheetrock Exterior Walls	6	19-Dec-24	27-Dec-24	0%	0%																										
FB1300	Tape/Bed/Paint 1st coat	8	30-Dec-24	09-Jan-25	0%	0%																										
FB1310	Rough in under access flooring	5	30-Dec-24	06-Jan-25	0%	0%																										
FB1320	Install access flooring	5	07-Jan-25	13-Jan-25	0%	0%																										
FB1370	Install HVAC Controls Raceway, Power	3	09-Jan-25	13-Jan-25	0%	0%																										

SEDALCO
 CONSTRUCTION SERVICES

Activity ID	Activity Name	Org. Dur	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FB1330	Install Panel Board Cans and Step Down Tr	5	10-Jan-25	16-Jan-25	0%																										
FB1340	Install Interior Storefront	5	10-Jan-25	16-Jan-25	0%																										
FB1350	Install Water Heaters	1	10-Jan-25	10-Jan-25	0%																										
FB1360	Seal Exposed Concrete Floors	2	10-Jan-25	13-Jan-25	0%																										
FB1380	Install porcelain floor tile	10	14-Jan-25	27-Jan-25	0%																										
FB1380	Pull Wire to Power and Lighting	6	17-Jan-25	24-Jan-25	0%																										
FB1400	Build Out Telecommunications Room	10	17-Jan-25	30-Jan-25	0%																										
FB1410	Install Ceramic Wall and Floor Tile Corridors	14	28-Jan-25	14-Feb-25	0%																										
FB1420	Install Storage Units	10	28-Jan-25	10-Feb-25	0%																										
FB1430	Install ceiling grid	5	28-Jan-25	03-Feb-25	0%																										
FB1440	Frame Wood Ceilings	4	04-Feb-25	07-Feb-25	0%																										
FB1450	Install Fire Suppression Heads and Drops	5	04-Feb-25	10-Feb-25	0%																										
FB1460	Install Millwork	7	04-Feb-25	12-Feb-25	0%																										
FB1470	Above Ceiling Cover Up Inspection	0		10-Feb-25	0%																										
FB1480	Tape, Bed Texture & 1st Coat Painting Gyp	7	11-Feb-25	19-Feb-25	0%																										
FB1480	Install Lay-in Grid Light Fixtures	5	11-Feb-25	17-Feb-25	0%																										
FB1500	Install Wood Ceiling System	15	13-Feb-25	05-Mar-25	0%																										
FB1520	Install Ceramic Wall and Floor Tile in Restro	7	17-Feb-25	25-Feb-25	0%																										
FB1530	Drop Lay-in Ceiling Tile	7	18-Feb-25	26-Feb-25	0%																										
FB1510	Install Light Fixtures at Gyp Ceilings	3	20-Feb-25	24-Feb-25	0%																										
FB1550	Install metal wall panels	5	20-Feb-25	26-Feb-25	0%																										
FB1570	Install vinyl wall covering	7	24-Feb-25	04-Mar-25	0%																										
FB1540	Install Lighting Control Systems	4	25-Feb-25	28-Feb-25	0%																										
FB1560	Install Plumbing Fixtures	4	26-Feb-25	03-Mar-25	0%																										
FB1580	Install acoustical wall panels	4	27-Feb-25	04-Mar-25	0%																										
FB1610	Install Wood Paneling	5	05-Mar-25	11-Mar-25	0%																										
FB1620	Install HVAC Grills, Registers & Diffusers	5	06-Mar-25	12-Mar-25	0%																										
FB1600	Install Sinks and Final Plumbing	4	10-Mar-25	13-Mar-25	0%																										
FB1630	Install Visual Display Boards	5	11-Mar-25	17-Mar-25	0%																										

- Install Panel Board Cans and Step Down Transformers
- Install Interior Storefront
- Install Water Heaters
- Seal Exposed Concrete Floors
- Install porcelain floor tile
- Pull Wire to Power and Lighting
- Build Out Telecommunications Room
- Install Ceramic Wall and Floor Tile Corridors
- Install Storage Units
- Install ceiling grid
- Frame Wood Ceilings
- Install Fire Suppression Heads and Drops
- Install Millwork
- Above Ceiling Cover Up Inspection
- Tape, Bed Texture & 1st Coat Painting Gyp Ceilings
- Install Lay-in Grid Light Fixtures
- Install Wood Ceiling System
- Install Ceramic Wall and Floor Tile in Restrooms
- Drop Lay-in Ceiling Tile
- Install Light Fixtures at Gyp Ceilings
- Install metal wall panels
- Install vinyl wall covering
- Install Lighting Control Systems
- Install Plumbing Fixtures
- Install acoustical wall panels
- Install Wood Paneling
- Install HVAC Grills, Registers & Diffusers
- Install Sinks and Final Plumbing
- Install Visual Display Boards

SEDALCO CONSTRUCTION SERVICES

Activity ID	Activity Name	Orig. Dur	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J
FB1640	Install Carpet and Vinyl Tile Flooring & Base	8	14-Mar-25	25-Mar-25	0%																									
FB1590	Install Toilet Partitions	3	17-Mar-25	19-Mar-25	0%																									
FB1650	Install Fire Alarm System (panels and device)	6	19-Mar-25	26-Mar-25	0%																									
FB1660	Install Glazing at Interior HM & Storefront Fr.	3	19-Mar-25	21-Mar-25	0%																									
FB1670	Trim Out Electrical Devices	5	20-Mar-25	26-Mar-25	0%																									
FB1680	Terminate access control	5	20-Mar-25	26-Mar-25	0%																									
FB1690	Install devices and trim Out Communications	5	21-Mar-25	27-Mar-25	0%																									
FB1710	Install Dispatch Consoles	5	26-Mar-25	01-Apr-25	0%																									
FB1700	Install HM Doors and Hardware	5	27-Mar-25	02-Apr-25	0%																									
FB1720	Install AV/Video Equipment	7	31-Mar-25	08-Apr-25	0%																									
FB1730	Install Wood Doors and Hardware	5	02-Apr-25	08-Apr-25	0%																									
FB1740	Make final connections at Dispatch Console	2	03-Apr-25	08-Apr-25	0%																									
FB1750	Install Appliances	5	09-Apr-25	15-Apr-25	0%																									
FB1760	Install Access Control & Video Surveillance	3	09-Apr-25	11-Apr-25	0%																									
FB1770	Install Roller Shades	2	09-Apr-25	10-Apr-25	0%																									
FB1780	Install Corner Guards	3	10-Apr-25	14-Apr-25	0%																									
FB1790	Install Interior Signage	1	16-Apr-25	16-Apr-25	0%																									
FB1800	Install Walk-Off Mats	3	16-Apr-25	18-Apr-25	0%																									
FB1810	Install Owner Provided FF&E	5	21-Apr-25	25-Apr-25	0%																									
FB1820	Final paint walls & Ceilings	4	28-Apr-25	01-May-25	0%																									
FB1830	Rough Clean	238	07-Aug-24	09-Jul-25	0%																									
Area C																														
FC1150	Roof Drain Overhead Rough-in	7	07-Aug-24	15-Aug-24	0%																									
FC1110	Install Roof Drains	1	16-Aug-24	16-Aug-24	0%																									
FC1000	Fire Seal CMU Walls to Deck	3	27-Aug-24	29-Aug-24	0%																									
FC1010	Install Duct Mains and Branch Lines	10	30-Aug-24	12-Sep-24	0%																									
FC1020	Electrical Overhead Raceway	14	13-Sep-24	02-Oct-24	0%																									
FC1040	Install Interior Stud Framing	14	03-Oct-24	22-Oct-24	0%																									
FC1050	Install Interior HM Frames	3	23-Oct-24	25-Oct-24	0%																									

Actual Work

Remaining Work

Critical Remaining Work

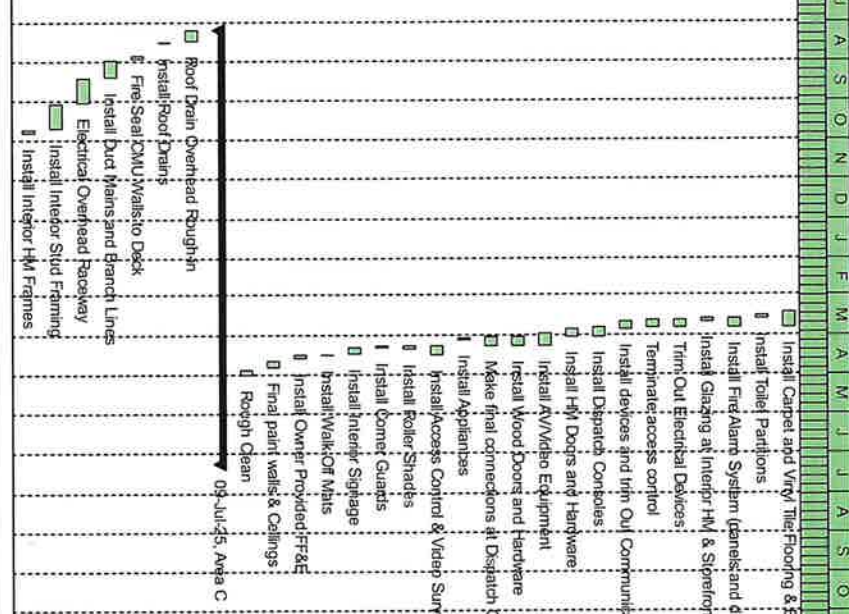
Milestone

Summary

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TASK filter: Roanoke Owner Sort.

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Activity ID	Activity Name	Orig Dur	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FC1070	In-Wall Plumbing Rough	15	23-Oct-24	12-Nov-24	0%																										
FC1170	Insulate Roof Drain	7	25-Oct-24	04-Nov-24	0%																										
FC1060	In-Wall Electrical Rough	12	30-Oct-24	14-Nov-24	0%																										
FC1190	Plumbing overhead rough	10	05-Nov-24	18-Nov-24	0%																										
FC1080	Install and Insulate Condensate Piping	4	07-Nov-24	12-Nov-24	0%																										
FC1200	Insulate In-Wall Plumbing	7	13-Nov-24	21-Nov-24	0%																										
FC1200	Install Fire Suppression	8	18-Nov-24	27-Nov-24	0%																										
FC1280	Insulate Duct Work	9	19-Nov-24	29-Nov-24	0%																										
FC1290	Insulate Overhead Plumbing	7	19-Nov-24	27-Nov-24	0%																										
FC1030	Block, Fill and Paint CMU Walls	4	21-Nov-24	26-Nov-24	0%																										
FC1270	Install Cable Tray	5	28-Nov-24	04-Dec-24	0%																										
FC1380	Install Roof Gas, regulations and final corner	3	28-Nov-24	02-Dec-24	0%																										
FC1090	One Side Interior Walls	10	29-Nov-24	12-Dec-24	0%																										
FC1100	Rough-in electrical for backlit exterior signage	3	29-Nov-24	03-Dec-24	0%																										
FC1310	Install J Hooks and Wire for Low Voltage	2	05-Dec-24	06-Dec-24	0%																										
FC1130	In-Wall Cover up Inspection	1	13-Dec-24	13-Dec-24	0%																										
FC1140	2nd Side and Insulate Interior Walls	13	16-Dec-24	03-Jan-25	0%																										
FC1160	Install Roof Access Ladder	1	17-Dec-24	17-Dec-24	0%																										
FC1180	Insulate and Sheetrock Exterior Walls	8	30-Dec-24	09-Jan-25	0%																										
FC1210	Frame Gypsumboard Ceilings and Fur Downs	4	10-Jan-25	15-Jan-25	0%																										
FC1220	Tape, Bed, Texture, Paint	12	10-Jan-25	27-Jan-25	0%																										
FC1230	Install Water Heaters	1	13-Jan-25	13-Jan-25	0%																										
FC1250	Install HVAC Controls Raceway, Power	3	14-Jan-25	16-Jan-25	0%																										
FC1240	Rough In Lighting and Power at Gyp Ceiling	4	16-Jan-25	21-Jan-25	0%																										
FC1260	Install Panel Board Cans and Step Down Tr	5	17-Jan-25	23-Jan-25	0%																										
FC1300	Pull Wire to Power and Lighting	7	27-Jan-25	04-Feb-25	0%																										
FC1320	Install Interior Storefront	4	28-Jan-25	31-Jan-25	0%																										
FC1330	Seal Exposed Concrete Floors	3	28-Jan-25	30-Jan-25	0%																										
FC1340	Install porcelain floor tile	10	28-Jan-25	10-Feb-25	0%																										

Actual Work Remaining Work Critical Remaining Work Milestone Summary

SEDALCO

CONSTRUCTION SERVICES

Activity ID	Activity Name	Org. Dur.	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FC1350	Install Electrical switchgear	10	28-Jan-25	10-Feb-25	0%																										
FC1370	Install Comm & Paging System (panels & devices)	5	31-Jan-25	06-Feb-25	0%																										
FC1380	Build Out Telecommunications Room	10	31-Jan-25	13-Feb-25	0%																										
FC1390	Install ceiling grid	5	11-Feb-25	17-Feb-25	0%																										
FC1400	Rough-in access control	7	14-Feb-25	24-Feb-25	0%																										
FC1410	Tape, Bed Texture & 1st Coat Painting Gyp Ceilings	7	20-Feb-25	28-Feb-25	0%																										
FC1420	Frame Wood Ceilings	5	03-Mar-25	07-Mar-25	0%																										
FC1430	Install Fire Suppression Heads and Drops	5	10-Mar-25	14-Mar-25	0%																										
FC1440	Install Light Fixtures at Gyp Ceilings	4	10-Mar-25	13-Mar-25	0%																										
FC1450	Install Ceramic Wall and Floor Tile Corridors	14	10-Mar-25	27-Mar-25	0%																										
FC1480	Install Wood Paneling	12	12-Mar-25	27-Mar-25	0%																										
FC1480	Above Ceiling Cover Up Inspection	0		14-Mar-25	0%																										
FC1470	Install Wood Ceiling System	18	17-Mar-25	09-Apr-25	0%																										
FC1480	Install Lighting Control Systems	5	17-Mar-25	21-Mar-25	0%																										
FC1500	Install Visual Display Boards	5	18-Mar-25	24-Mar-25	0%																										
FC1530	Install Glazing at Interior HM & Storefront Frames	4	24-Mar-25	27-Mar-25	0%																										
FC1540	Install Fire Alarm System (panels and device	5	27-Mar-25	02-Apr-25	0%																										
FC1550	Trim Out Electrical Devices	5	27-Mar-25	02-Apr-25	0%																										
FC1510	Install Ceramic Wall and Floor Tile in Restrooms	18	28-Mar-25	22-Apr-25	0%																										
FC1520	Install Storage Units	10	28-Mar-25	10-Apr-25	0%																										
FC1580	Install HM Doors and Hardware	5	03-Apr-25	09-Apr-25	0%																										
FC1620	Install AV/Video Equipment	7	09-Apr-25	17-Apr-25	0%																										
FC1560	Install Lay-in Grid Light Fixtures	5	10-Apr-25	16-Apr-25	0%																										
FC1570	Install HVAC Grills, Registers & Diffusers	5	10-Apr-25	16-Apr-25	0%																										
FC1590	Install Millwork	8	11-Apr-25	22-Apr-25	0%																										
FC1650	Install Corner Guards	3	11-Apr-25	15-Apr-25	0%																										
FC1600	Install vinyl wall coverings	10	11-Apr-25	24-Apr-25	0%																										
FC1680	Install Roller Shades	3	14-Apr-25	16-Apr-25	0%																										
FC1690	Install Interior Signage	2	15-Apr-25	16-Apr-25	0%																										



Activity ID	Activity Name	Org. Dur	Start	Finish	Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FCI1700	Install Access Control & Video Surveillance	5	16-Apr-25	22-Apr-25	0%																										
FCI610	Drop Lay-in Ceiling Tile	5	17-Apr-25	23-Apr-25	0%																										
FCI710	Install Walk-Off Mats	2	17-Apr-25	18-Apr-25	0%																										
FCI1740	Install Owner Provided FF&E	3	21-Apr-25	23-Apr-25	0%																										
FCI680	Install Plumbing Fixtures	4	23-Apr-25	28-Apr-25	0%																										
FCI670	Install Fitness Flooring	3	23-Apr-25	25-Apr-25	0%																										
FCI1770	Terminate access control	5	23-Apr-25	29-Apr-25	0%																										
FCI630	Install Carpet and Vinyl Tile Flooring & Base	10	24-Apr-25	07-May-25	0%																										
FCI790	Install devices and trim Out Communication	5	24-Apr-25	30-Apr-25	0%																										
FCI640	Install metal wall panels	7	24-Apr-25	02-May-25	0%																										
FCI1720	Install Toilet Partitions	5	29-Apr-25	05-May-25	0%																										
FCI750	Install Appliances	3	29-Apr-25	01-May-25	0%																										
FCI1730	Install Sinks and Final Plumbing	3	29-Apr-25	01-May-25	0%																										
FCI760	Install acoustical wall panels	5	05-May-25	09-May-25	0%																										
FCI780	Install Wood Doors and Hardware	5	08-May-25	14-May-25	0%																										
FCI800	Final paint walls & Ceilings	7	15-May-25	23-May-25	0%																										
FCI810	Rough Clean	2	26-May-25	27-May-25	0%																										
FCI820	Develop SEDALCO Punch List	3	28-May-25	30-May-25	0%																										
FCI830	Work Off SEDALCO Punch List	10	02-Jun-25	13-Jun-25	0%																										
FCI840	Develop Architect Punch List	2	16-Jun-25	17-Jun-25	0%																										
FCI850	Work off Architect Punch List	15	18-Jun-25	09-Jul-25	0%																										
FCI860	Final Clean	4	03-Jul-25	09-Jul-25	0%																										
Support Building & Gun Range																															
Foundation, Structure & Shell																															
SD1000	Scarfify and compact at building pad	4	19-Apr-24	24-Apr-24	0%																										
SD1010	Drill and place piers	5	25-Apr-24	01-May-24	0%																										
SD1020	FRP pier caps/gradebeams/set anchor bolts	21	02-May-24	30-May-24	0%																										
SD1030	Under slab plumbing rough	5	31-May-24	06-Jun-24	0%																										
SD1040	Strip forms and backfill at pier caps/gradebe	10	07-Jun-24	20-Jun-24	0%																										

Actual Work

Remaining Work

Critical Remaining Work

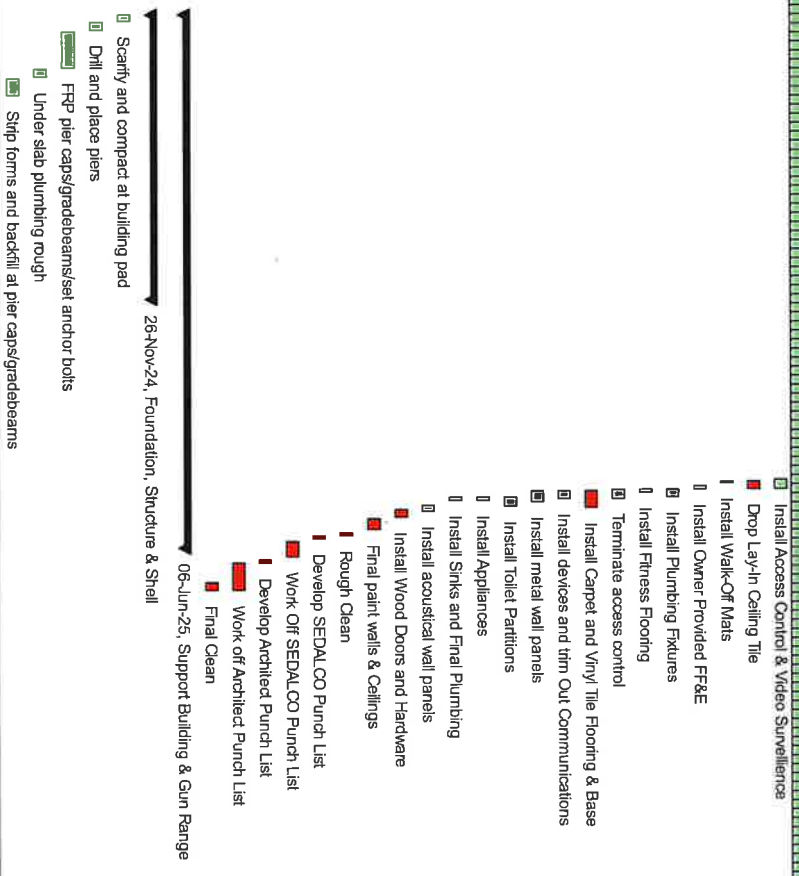
Milestone

Summary

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TASK filter: Roanoke Owner Sort

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Activity ID	Activity Name	Orig Date	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
SD1050	Under slab electrical & telecom		5/21-Jun-24	27-Jun-24	0%																										
SD1060	Firegrade for slab & install void boxes		6/28-Jun-24	08-Jul-24	0%																										
SD1070	Rough-in electrical floor boxes		2/08-Jul-24	10-Jul-24	0%																										
SD1080	Termite control		1/11-Jul-24	11-Jul-24	0%																										
SD1090	Vapor barrier/reinforcement & place slab on		7/12-Jul-24	22-Jul-24	0%																										
SD1100	Erect structural steel framing		7/23-Jul-24	31-Jul-24	0%																										
SD1110	Erect CMU walls		15/01-Aug-24	21-Aug-24	0%																										
SD1120	Install steel joist/decking		10/22-Aug-24	04-Sep-24	0%																										
SD1130	Install exterior metal studs framing & sheath		12/05-Sep-24	20-Sep-24	0%																										
SD1140	Install brick/stone veneer		21/23-Sep-24	21-Oct-24	0%																										
SD1150	Install exterior metal panels		6/22-Oct-24	29-Oct-24	0%																										
SD1160	Install blocking for roof coping		4/30-Oct-24	04-Nov-24	0%																										
SD1170	Install roofing system		10/05-Nov-24	18-Nov-24	0%																										
SD1180	Install HVAC units		2/19-Nov-24	20-Nov-24	0%																										
SD1190	Install overhead doors		4/21-Nov-24	26-Nov-24	0%																										
MEP, Partitions & Finishes			142/19-Nov-24	06-Jun-25																											
FD1000	Electrical Overhead Rough-in		10/19-Nov-24	02-Dec-24	0%																										
FD1010	Install ductwork		10/19-Nov-24	02-Dec-24	0%																										
FD1020	Pumbing Overhead Rough-in		10/19-Nov-24	02-Dec-24	0%																										
FD1030	Install gun range components		21/27-Nov-24	26-Dec-24	0%																										
FD1040	Rough-in lighting & power at gypboard ceilin		2/03-Dec-24	04-Dec-24	0%																										
FD1050	Frame Gypboard ceilings and fundowns		5/05-Dec-24	11-Dec-24	0%																										
FD1060	Install cable tray		4/05-Dec-24	10-Dec-24	0%																										
FD1070	Install metal stud framing		10/12-Dec-24	26-Dec-24	0%																										
FD1080	Install wall insulation		5/27-Dec-24	03-Jan-25	0%																										
FD1090	Electrical in-wall Rough in		10/27-Dec-24	10-Jan-25	0%																										
FD1100	Pumbing in-wall Rough in		10/27-Dec-24	10-Jan-25	0%																										
FD1110	pull wire, power & lighting		5/13-Jan-25	17-Jan-25	0%																										
FD1120	Install 1st side sheetrock		8/20-Jan-25	29-Jan-25	0%																										

SEDALCO

CONSTRUCTION SERVICES

Activity ID	Activity Name	Org. Dtr	Start	Finish	% Comp.	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
FD130	Insulate in-wall plumbing		4/30-Jan-25	04-Feb-25	0%																										
FD140	Install and insulate condensate		5/05-Feb-25	11-Feb-25	0%																										
FD150	In wall cover up inspection		1/12-Feb-25	12-Feb-25	0%																										
FD160	2nd side interior walls		10/13-Feb-25	26-Feb-25	0%																										
FD170	Tapebed/texture & 1st coat of paint		10/27-Feb-25	12-Mar-25	0%																										
FD180	Install panel board cans and transformer		4/13-Mar-25	18-Mar-25	0%																										
FD190	Install wall panels		5/13-Mar-25	19-Mar-25	0%																										
FD200	Install ceramic floor and wall tile		10/13-Mar-25	26-Mar-25	0%																										
FD210	Install fire alarm system		9/13-Mar-25	25-Mar-25	0%																										
FD220	Seal exposed concrete floors		3/13-Mar-25	17-Mar-25	0%																										
FD230	Build out panel boards		5/19-Mar-25	25-Mar-25	0%																										
FD240	Install HVAC controls		4/19-Mar-25	24-Mar-25	0%																										
FD250	Install doors and hardware		6/20-Mar-25	27-Mar-25	0%																										
FD260	Final electrical connections at HVAC system		3/26-Mar-25	28-Mar-25	0%																										
FD270	Electrical trim-out		5/31-Mar-25	04-Apr-25	0%																										
FD280	Install millwork		5/31-Mar-25	04-Apr-25	0%																										
FD290	Install interior signage		2/07-Apr-25	08-Apr-25	0%																										
FD300	Install ceiling tile		5/09-Apr-25	15-Apr-25	0%																										
FD310	Install storage units		6/16-Apr-25	23-Apr-25	0%																										
FD320	Install AV/video equipment		4/24-Apr-25	29-Apr-25	0%																										
FD330	Install plumbing fixtures		3/05-May-25	07-May-25	0%																										
FD340	Develop SEDALCO Punch list		1/08-May-25	08-May-25	0%																										
FD350	Work off SEDALCO Punch list		10/08-May-25	22-May-25	0%																										
FD360	Develop Architect Punch List		1/23-May-25	23-May-25	0%																										
FD370	Work off Architect Punch List		10/26-May-25	06-Jun-25	0%																										
Final Testing & Inspections					160	27-Nov-24	11-Jul-25																								
T1000	Final roof inspection		1/27-Nov-24	27-Nov-24	0%																										
T1010	Final Fire Suppression Inspection		1/17-Mar-25	17-Mar-25	0%																										
T1020	Test & Commission access control system		1/31-Mar-25	31-Mar-25	0%																										

SEDALCO
 CONSTRUCTION SERVICES

Activity ID	Activity Name	Orig Dur	Start	Finish	% Comp	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
T1040	Final Mechanical Inspection	1	17-Apr-25	17-Apr-25	0%																										
T1030	Final Electrical Inspection	1	17-Apr-25	17-Apr-25	0%																										
T1070	Test and commission data/telecomm system	1	01-May-25	01-May-25	0%																										
T1080	Final Fire Alarm Inspection	1	02-May-25	02-May-25	0%																										
T1090	Final Test and Balance	1	02-May-25	02-May-25	0%																										
T1050	Inspect and certify backflow prevention devi	1	02-May-25	02-May-25	0%																										
T1110	TDLR Inspection	1	05-May-25	05-May-25	0%																										
T1060	Final Plumbing Inspection	1	08-May-25	08-May-25	0%																										
T1100	IECC Final commissioning	1	09-May-25	09-May-25	0%																										
T1140	Owner Start-Up, Training & Move-in	10	09-May-25	22-May-25	0%																										
T1120	Final Building Inspection	1	10-Jul-25	10-Jul-25	0%																										
T1130	Certificate of Occupancy	1	11-Jul-25	11-Jul-25	0%																										

Final Mechanical Inspection	Final Electrical Inspection	Test and commission data/telecomm system	Final Fire Alarm Inspection	Final Test and Balance	Inspect and certify backflow prevention devices	TDLR Inspection	Final Plumbing Inspection	IECC Final commissioning	Owner Start-Up, Training & Move-in	Final Building Inspection	Certificate of Occupancy
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■ Actual Work
 ■ Critical Remaining Work
 ■ Milestone
 ■ Summary

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

CMAR's Exhibit E Fee & Cost Summary

Item #	Description	Total
1.000	CMAR's Fee Summary	
1.A	Construction Team's Preconstruction Fee	50,000
1.B	Construction Team's Construction Fee	1,696,268
1.000	CMAR's Total Fee Proposal	1,746,268
2.000	CMAR's Cost Proposal Summary	
2.A	Insurance	1,171,777
2.B	Onsite Staff	1,621,993
2.C	Onsite Reimbursable Expenses	917,107
2.000	CMAR's Total Cost Proposal	3,710,878
CMAR's FEE + COST PROPOSAL - Base Contract		5,457,145
*Inclusive of BP1, BP2, and BP3 Base Bid (Alternate values NOT included)		

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP
CMAR's Exhibit E Fee Proposal Detail**

Updated on 04 NOV 2022

	Description	Quantity	Unit	Unit Cost	Total Cost
1.000	CMAR's Fee				
1.A	CMAR's Preconstruction Fee				
1.A.1	Construction Cost Estimating & Value Analysis\VE	1	LS	50,000	50,000
1.A.2	Scheduling, Phasing & Logistics Planning		LS		incl. in 1.A.1
1.A.3	Constructability Reviews		LS		incl. in 1.A.1
1.A.4	Subcontractor Procurement & Scope Validation		LS		incl. in 1.A.1
1.A.5	Meetings, Conference Calls\Video & Travel Time		LS		incl. in 1.A.1
1.A.6	Other Preconstruction Services		LS		N/A
1.A	CMAR's Preconstruction Fee- Subtotal				50,000
1.B	CMAR's Construction Fee				
1.B.1	Home Office Overhead	1	LS	1,696,268	1,696,268
1.B.2	Home Office Profit		LS		incl. in 1.B.1
1.B.3	Other Construction Fees		LS		incl. in 1.B.1
1.B	CMAR's Construction Fee- Subtotal				1,696,268
1.A + 1.B	CMAR's Total Fee				1,746,268
Percentage of Cost Proposed for CMAR's Fee on Change Orders				3.85%	
*Inclusive of BP1, BP2, and BP3 Base Bid (Alternate values NOT included)					

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
2.000 CMAR's Proposal of Costs to Be Reimbursed (Not to Exceed Topset)					
2.A Insurance					
2.001	Performance & Payment Bonds	1	LS	342,547	342,547
2.002	Maintenance Bond	1	LS	0	0
2.003	Builder's Risk Insurance	1	LS	71,172	71,172
2.004	General Liability Insurance	1	LS	182,926	182,926
2.005	Professional Liability Insurance		LS		incl. in 2.004
2.006	Pollution Liability Insurance		LS		incl. in 2.004
2.007	Excess/Umbrella Liability Insurance		LS		incl. in 2.004
2.008	Other Insurance Requirements		LS		Excluded
2.009	Subcontractor Default Insurance	1	LS	575,132	575,132
Note: All bonds & insurance per BP#1, BP#2, and BP#3 (Alternate values NOT included).					
2.A	CMAR's Estimated Cost of Insurance - Subtotal				1,171,777
Percentage of Cost Proposed for CMAR's Insurance on Change Orders				2.87%	
2.B CMAR's Onsite Staff					
2.009	Project Manager	23.90	MO	15,000	357,875
2.010	Project Superintendent	23.90	MO	16,100	384,790
2.011	Assistant Superintendent / Safety Manager	20.40	MO	16,100	328,440
2.012	Mechanical/Electrical Coordinator		MO		N/A
2.013	Working Foreman		MO		N/A
2.014	Project Engineer	21.90	MO	10,000	219,000
2.015	Office Engineer	21.90	MO	9,275	203,123
2.016	Field Engineer	6.00	MO	11,800	70,800
2.017	Field Estimator		MO		N/A
2.018	General Laborer		MO		N/A
2.019	Timekeeper		MO		N/A
2.020	Field Office Manager		MO		N/A

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
2.021	Warehouse Manager		MO		N/A
2.022	Field Secretary		MO		N/A
2.023	Other On-site Contractor Staff		LS		N/A
2.024	Project Accountant		MO		N/A
2.025	Project Coordinator	8.59	MO	6,750	57,966
2.026	Safety Manager		MO		N/A
2.027	QA/QC Manager		MO		N/A
2.B	CMAR's Estimated Cost of Onsite Staff - Subtotal				1,621,993
2.C	CMAR's Onsite Reimbursable Expenses				
	Mobilization				
2.024	Field Engineering Equipment	1	LS	7,794	7,794
2.025	Site Survey	1	LS	14,000	14,000
2.026	Layout Within Site		LS		incl. in 2.016
2.027	Office Trailer (Triple Wide)	21.00	MO	3,253	68,320
2.028	Office Supplies & Equipment	21.00	MO	1,142	23,983
2.029	Storage Trailer	14.10	MO	649.50	9,158
2.030	Warehouse		MO		N/A
2.031	Set Up Onsite Office	1	LS	21,531	21,531
2.032	Set Up Onsite Storage\Laydown Areas		LS		N/A
2.033	Set Up Onsite Parking Area(s)		LS		N/A
2.034	Temporary Roadways		LS		N/A
2.035	Temporary Fencing		LF		By Sub
2.036	Temporary Toilets	21.90	MO	1,299	28,448
2.037	Project Sign	1	EA	1,824	1,824
2.038	All Other Temporary Project Site Signage		EA		N/A
	Safety				
2.038	Safety Equipment	1	LS	4,330	4,330

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
2.039	First Aid Supplies	23.90	MO	45.29	1,083
2.040	Fire Protection		LS		By Sub
2.041	Fire Extinguishers	25.00	EA	541	13,531
2.042	Fall Protection	1	LS	8,080	8,080
2.043	Third Party Safety Inspections		MO		N/A
2.044	Temporary Walkways	1	LS	3,183	3,183
2.045	Barricades		LS		By Sub
2.046	Traffic Control		LS		By Sub
2.047	Security\Watchman Services		MO		N/A
2.048	Temp Walls and Enclosures		LS		N/A
Utilities					
2.048	Install Temporary Electric Service at Site Office		LS		By Sub
2.049	Install Temporary Teledata Service at Site Office		LS		By Sub
2.050	Install Temporary Water & Sewer Service at Site		LS		By Sub
2.051	Install Temporary Gas Service at Site		LS		N/A
2.052	Ongoing Electric Charges for the Site Office	21.00	MO	677.34	14,224
2.053	Ongoing Teledata Charges for the Site Office	21.00	MO	733.78	15,409
2.054	Ongoing Water & Sanitary District Charges for the Site Office	21.00	MO	508.00	10,668
2.055	Ongoing Gas Utility Charges (exluding Temp Heat)		MO		incl. in 2.120
Ongoing Expenses					
2.056	Jobsite Cell Phone(s) for Site Staff	23.90	MO	609	14,543
2.057	IT Expenses for Staff	23.90	MO	1,786	42,685
2.058	Project Schedule Setup & Maintenance		LS		incl. in 2.009 & 2.010
2.059	BIM Model Setup & Maintenance (BP#2 C.O.W.)	1	LS	50,000	50,000
2.060	Project Extranet Setup & Maintenance		LS		N/A
2.061	Project Photo Documentation	1	LS	8,917	8,917

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
2.062	Video\Webcam Documentation		MO		N/A
2.063	Employee Parking		MO		Excluded
2.064	Home Office Travel Costs		LS		N/A
2.065	Moving & Subsistence		LS		N/A
2.066	Additional Plans & Specs during Construction	1	LS	4,871	4,871
2.067	Shipping, Couriers, & Postage	23.90	MO	119	2,845
2.068	Project-specific Delivery & Hauling to\from Site		LS		N/A
2.069	Temporary Radios		LS		N/A
2.070	Temporary Wiring & Lights		MO		By Sub
2.071	Water, Ice & Cups	23.90	MO	124	2,963
2.072	Ladders & Stairs		LS		By Sub
2.073	Erosion Control		LS		By Sub
2.074	Shoring		LS		By Sub
2.075	Weekly Clean-up	101	WK	239	24,090
2.076	Final Clean-up	1	LS	38,970	38,970
2.077	Dumpster Rental	23.90	MO	4,761	113,792
2.078	Dumpster Pulls		EA		incl. in 2.077
2.079	Temporary Generator		MO		N/A
2.080	Misc. Power Equipment	1	LS	21,650	21,650
2.081	Equipment Repairs & Maintenance		LS		N/A
2.082	Temporary Partitions		SF		N/A
2.083	Pick-Up Rental	23.90	MO	8,272	197,708
2.084	Automobile Rental		MO		N/A
2.085	Pick-Up Fuel & Maintenance	23.90	MO	3,482	83,223
2.086	Automobile Fuel & Maintenance		MO		N/A
2.087	Water Truck		MO		By Sub

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
Hoisting & Material Management					
2.088	Forklift Rental		LS		By Sub
2.089	Tower Crane Rental/Mobilization/Demobilization		LS		N/A
2.090	Hydro-Crane Rental		WK		N/A
2.091	Other Crane Costs		LS		By Sub
2.092	Material Hoist		WK		By Sub
2.093	Personnel Hoist		LS		N/A
2.094	Erect Hoists		LS		By Sub
2.095	Hoist Landings		LS		By Sub
2.096	Temporary Hoist Operation		MO		By Sub
2.097	Hoisting for Subs		LS		By Sub
2.098	Scaffolding		LS		By Sub
2.099	Other Hoisting & Materials Management Costs		LS		N/A
Temporary Protection of the Work					
2.100	Temporary Site Protection not w/Erosion Control		LS		Excluded
2.101	Temporary Building Protection	1.00	LS	8,119	8,119
2.102	Temporary Building Heat not w/Gas Charges		WK		N/A
2.103	Dewatering System & Other Water Removal		LS		By Sub
2.104	Snow Removal		LS		N/A
2.105	Other Protection of Work Items		WK		N/A
Testing					
2.106	Soil Testing		LS		By Owner
2.107	Concrete Testing		LS		By Owner
2.108	Masonry Testing		LS		By Owner
2.109	Weld Testing		LS		By Owner
2.110	Other Materials Testing		LS		By Owner
Permits & Fees					

**City of Roanoke's
Police & Municipal Court Facility
CMAR RFP**

Updated on 04 NOV 2022

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
2.111	Building Permit		LS		By Owner
2.112	Plan Check Fee		LS		By Owner
2.113	Water Tap Fees		LS		By Owner
2.114	Sanitary Sewer Tap Fees		LS		By Owner
2.115	Elevator Permit & Inspections		LS		By Sub
2.116	Mechanical & Electrical Permits & Inspections		LS		By Sub
2.117	Health Department Permits & Inspections		LS		By Sub
2.118	Other Government Fees\Permits Required for FCO		LS		Excluded
Other CMAR Onsite Reimbursable Costs					
2.119	Ground Breaking Ceremony	1	LS	5,954	5,954
2.120	Ongoing Utility Consumption (Not Site Office)	1	LS	51,211	51,211
2.C	CMAR's Estimated Onsite Reimbursable Expenses - Subtotal				917,107
2.000	CMAR's Total Proposed Costs to Be Reimbursed				3,710,878
BOLDED Items are subject to review with final design documents					
*Inclusive of BP1, BP2, and BP3 Base Bid (Alternate values NOT included)					

Exhibit F – Key Personnel

Classification	Name
Senior Project Manager	John Fischer
Project Superintendent	Tompie Hall*
Assistant Project Superintendent/Safety Coordinator	David LaCaze*
Senior Project Engineer	Kevin Gilmore*
Project Engineer	Hank James*
Project Administrator	Stephanie Castro

* Denotes personnel who will office at the project site

Exhibit H – Customary and Usual Labor Rates

- 1) Senior Project Manager - \$15,000/month**
- 2) Project Superintendent - \$16,100/month**
- 3) Support Superintendent/Safety - \$16,100/month**
- 4) Project Engineer - \$10,000/month**
- 5) Office Engineer - \$9,275/month**
- 6) Project Coordinator - \$6,750/month**

Exhibit J – Alternates

The following are project alternates that are not included in the GMP, unless otherwise noted.

Alternate #1 – Pedestrian Canopy (**ACCEPTED – Cost included in GMP**)

\$116,264

Alternate #2 - Provide flame retardant acoustical rubber tiles in lieu of PEPP wall panels in the
gun range

\$8,049 – Pricing will be held until 7/14/24.

Alternate #3

Provide Courtroom seating per sheet A4.0

\$53,769 – Pricing will be held until 3/14/24

Exhibit K – Unit Costs

This GMP includes the following Unit Pricing:

- a. 18" Piers – Greater Depth at \$50.00/LF
- b. 18" Piers – Lesser Depth at -\$10.41/LF
- c. 18" Piers – Casings at \$57.00/LF
- d. 24" Piers – Greater Depth at \$73.00/LF
- e. 24" Piers – Lesser Depth at -\$18.50/LF
- f. 24" Piers – Casings at \$76.00/LF
- g. 36" Piers – Greater Depth at \$139.00/LF
- h. 36" Piers – Lesser Depth at -\$41.00/LF
- i. 36" Piers – Casings at \$108.00/LF
- j. 48" Piers – Greater Depth at \$255.00/LF
- k. 48" Piers – Lesser Depth at -\$74.00/LF
- l. 48" Piers – Casings at \$169.00/LF
- m. Additional Flexible Base as Required to Redress & Level the Subgrade at Paving at \$1,000 per Truck Load. Includes all material, equipment and labor to place.

Exhibit L – Allowances

The following Allowances & Contingency items have been included in the project:

- a. Owner Contingency at 2% for a total of \$842,479 (BP #2 - \$206,543 BP #3 - \$635,936)
- b. Contractor Contingency at 2% for a total of \$842,479 (BP #2 - \$206,543 BP #3 - \$635,936)
- c. CMAR Buyout Allowance of \$250,000. (BP #2 - \$50,000 BP #3 - \$200,000)
- d. Pier Overages Allowance of \$150,000 (included in BP #2).
- e. Pier Casings Allowance of \$512,500. This is based on the Unit Pricing and would equate to roughly 50% of the pier drilling requirements. (Included in BP #2)
- f. Flexible Base Redress Allowance of \$50,000 (included in BP #2)
- g. Motorola Steel Support Allowance of \$30,000 (included in BP #3)
- h. Door Hardware Allowance of \$448,000 (included in BP #3)
- i. Signage & Lettering Package Allowance of \$250,000 (included in BP #3)
- j. Contractor Supplied and Installed Equipment Allowance of \$115,000 (included in BP #3)
- k. Integrated Audio Systems Allowance of \$100,000 (Included in BP #3)
- l. Hillwood/DBR Permit Comments Allowance of \$200,000 (included in BP #3)
- m. Distributed Antenna Radio Allowance of \$60,000 (included in BP #3)
- n. Gun Range Equipment Coordination Allowance of \$50,000 (included in BP #3)



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2024 Denton County Elections Contract

MEETING DATE: February 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of a joint election agreement and contract for election services with Denton County for the May 4, 2024 General Election.

INFORMATION:

Denton County Elections will be conducting the election as it has in the past, for Roanoke's Denton County voters located in Wards 1, 2, and 3.

STAFF RECOMMENDATION:

Recommended approval

SPECIAL CONSIDERATION:

A final contract will not be available until all contracting entities have been confirmed, per Denton County Elections Administrator.

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. DRAFT Contract for Election Services

THE STATE OF TEXAS COUNTY OF DENTON

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

This CONTRACT for election services is made by and between the Denton County Elections Administrator and the following political subdivisions, herein referred to as “participating authority or participating authorities” located entirely or partially inside the boundaries of Denton County:

Participating Authorities:

[entities]

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint May 4, 2024 election to be administered by Frank Phillips, Denton County Elections Administrator, hereinafter referred to as “Elections Administrator.”

RECITALS

Each participating authority listed above plans to hold a General or Special Election on May 4, 2024. Denton County plans to hold county-wide voting for this General Election.

The County owns the Hart InterCivic Verity Voting System, which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions (participating authorities) desire to use the County’s voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to all parties, IT IS AGREED as follows:

I. ADMINISTRATION

The participating authorities agree to hold a “Joint Election” with Denton County and each other in accordance with Chapter 271 of the Texas Election Code and this agreement. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Each participating authority agrees to pay the Elections Administrator for equipment, supplies, services, and administrative costs as provided in this agreement. The Elections Administrator shall serve as the administrator for the Joint Election; however, each participating authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each participating authority as necessary.

It is understood that other political subdivisions may wish to participate in the use of the County's Verity voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this contract.

II. LEGAL DOCUMENTS

Each participating authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the participating authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Early Voting and Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating authority and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Exhibit A of this agreement. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the participating authorities of any changes from the locations listed in Exhibit A.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Denton County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each participating authority agrees to assist in recruiting bilingual polling place officials (fluent in both English and Spanish). In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic population as determined by the 2020 Census shall have one or more election officials who are fluent in both the English and Spanish languages. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the participating authority or authorities served by that polling

place shall be responsible for recruiting a bilingual worker for translation services at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Election judges and clerks who attend in-person voting equipment training and/or procedures training, shall be compensated at a flat rate of \$78. Election judges and clerks that elect to complete online training shall be compensated at a rate of a flat \$50. In the event that an Election judge or clerk completes both in-person and online training, they shall be compensated for the training resulting in the highest pay and will not be compensated for both trainings.

The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying them of their appointment, the dates/times and locations of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Denton County pursuant to Texas Election Code Section 32.091 and overtime after 40 hours worked per week, if applicable. The election judge, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies and equipment prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close. Likewise, the Presiding Judge in Early Voting, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies prior to the first day of Early Voting and for returning the supplies and equipment to the Elections Department after Early Voting has ended.

The compensation rates established by Denton County are:

Early Voting – Presiding Judge (\$15/hour), Alternate Judge (\$14/ hour), Clerk (\$13/ hour)

Election Day – Presiding Judge (\$15/hour), Alternate Judge (\$14/ hour), Clerk (\$13/ hour)

The Elections Administrator may employ other personnel necessary for the proper administration of the election, as well as, pre and post-election administration. In such cases, costs shall be pro-rated among participants of this contract. Personnel working in support of full-time staff will be expensed on a pro-rated basis and include a time period of one week prior to the election, during the election, and one week post-election. Personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Denton County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

If elections staff is required outside of the hours of the office's normal scope of business, the entity(ies) responsible for the hours will be billed for those hours. The Elections Administrator will determine when those hours are necessary, the number of staff and whom are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff's hourly rate (See Sections XV #9). The Election Administrator has the right to waive these costs as they see fit.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for delivery of all election supplies and voting equipment including, but not limited to, the County's Verity voting system and equipment, official ballot paper, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs. Any additional required materials (required by the Texas Election Code) must be provided by the participating authority, and delivered to the Elections Office thirty-three (33) calendar days (April 1, 2024) prior to Election Day. If this deadline is not met, the material must be delivered by the participating authority, to all Early Voting and Election Day locations affected, prior to voting commencing. The Elections Administrator shall be responsible for conducting all required testing of the voting equipment, as required by Chapters 127 and 129 of the Texas Election Code.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating authorities shall share a mutual ballot in those precincts where jurisdictions overlap. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). **Said list must be provided to the Elections Office within three (3) business days following the last day to file for a place on the ballot** or after the election is ordered, whichever is later. The list of candidates and/or propositions must be completed on the ballot language form provided by the Elections Administrator, the information will preferably be in sentence case format, and must contain candidate contact information for the purposes of verifying the pronunciation of each candidate's name. Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. Each participating authority shall be responsible for proofing and approving the audio recording of the ballot insofar as it pertains to that authority's candidates and/or propositions. **The approval must be finalized with the Elections Office within five (5) calendar days of the receipt of the proofs, or the provided proofs shall be considered approved.**

The joint election ballots shall list the County's election first. The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged with the Central Appraisal District, then the appropriate school district ballot content appearing on the ballot, followed by the appropriate city ballot content, and followed by the appropriate water district or special district ballot content.

Early Voting by personal appearance and on Election Day shall be conducted exclusively on Denton County's Verity voting system including provisional ballots.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on the relevant employees upon hiring as required by Election Code 129.051(g).

VI. EARLY VOTING

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each participating authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Denton County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Denton County Elections Administrator or any participating authorities shall serve in that capacity without additional compensation.

Exhibit A of this document includes locations, dates, and times that voting will be held for Early Voting by personal appearance. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations. All requests for temporary branch polling places will be considered and determined based on the availability of facility and if it is within the Election Code parameters. All costs for temporary locations including coverage by Election Administration staff will be borne by the requesting authority. The Elections Administrator will determine when those hours are necessary, the number of staff and who are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff's hourly rate (See Sections XV #10). The Election Administrator has the right to waive these costs as they see fit.

The standard dates and hours for the May 4, 2024 election will be as follows:

Monday, April 22, 2024 through Saturday, April 27, 2024; 8am – 5pm
Sunday, April 28, 2024; 11am-5pm
Monday, April 29, 2024 through Tuesday, April 30, 2024; 7am-7pm

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address of the Early Voting Clerk is as follows:

Frank Phillips, Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Email: elections@dentoncounty.gov

Any requests for early voting ballots to be voted by mail, and the subsequent actual voted ballots that are sent by a contract carrier (ie. UPS, FedEx, etc.) shall be delivered to the Early Voting Clerk at the Denton County Elections Department physical address as follows:

Frank Phillips, Early Voting Clerk
Denton County Elections
701 Kimberly Drive, Suite A100
Denton, TX 76208
Email: elections@dentoncounty.gov

The Elections Administrator shall post on the county website, the participating authority's Early Voting Roster on a daily basis. In accordance with Section 87.121 of the Election Code, the daily roster showing the previous day's early voting activity will be posted no later than 11:00 am each business day.

VII. EARLY VOTING BALLOT BOARD

Denton County shall appoint the Presiding Judge of an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint an Alternate Judge and one or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager: Brandy Grimes, Deputy Elections Administrator
Tabulation Supervisor: Jason Slonaker, Technology Resources Coordinator

Presiding Judge: Early Voting Ballot Board Judge
Alternate Judge: Early Voting Ballot Board Alternate Judge

The counting station manager or their representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated by posting on the Election Administrator's Election Night Results website. The manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station (if requested) and by posting to the Election Administrator's Election Night Results website. To ensure the accuracy of reported election returns, results printed on the reports produced by Denton County's voting equipment will not be released to the participating authorities at the remote collection locations or from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted and will deliver a copy of the unofficial canvass to each participating authority as soon as possible after all returns have been tabulated. The Elections Administrator will include the tabulation and precinct-by-precinct results that are required by Texas Election Code Section 67.004 for the participating authorities to conduct their respective canvasses. Each participating authority shall be responsible for the official canvass of its respective election(s), and shall notify the Elections Administrator, or their designee, of the date of the canvass, no later than three days after Election Day.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE DENTON COUNTY

Each participating authority with territory containing population outside of Denton County agrees that they Elections Administrator shall administer only the Denton County portion of those elections. On a case-by-case basis, the Elections Administrator may consider administering an entities election for portions outside of Denton County.

X. RUNOFF ELECTIONS

Each participating authority shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the participating authority notifies the Elections Administrator in writing within three (3) business days of the original election.

Each participating authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each participating authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be determined by the Secretary of State, with early voting being held in accordance with the Election Code.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The participating authorities agree to share the costs of administering the Joint Election.

Allocation of general expenses, which are not directly attributable to an individual polling location, will be expensed by each participating authority's percentage of registered voters of the total registered voters of all participating authorities.

Expenses for Early Voting by personal appearance shall be allocated based upon the actual costs associated with each early voting location. Each participating authority shall be responsible for an equal portion of the actual costs associated with the early voting locations within their jurisdiction. Participating authorities that do not have a polling location within their jurisdiction shall pay an equal portion of the nearest polling location. If an entity requests an Early Voting location outside of their jurisdiction and the request is granted, the participating authority shall be responsible for an equal portion of the actual cost associated with the early voting location requested.

Election Day location expenses will be allocated based on each participating authority's percentage of registered voters assigned to each polling place.

In the event that participating authorities with overlapping boundaries cannot make an agreement on Early Voting and/or Election Day locations, the requesting participating authority agrees to bear the entire expense of the location.

Each participating authority requesting additional hours, outside of the standard hours, for a location or locations, agree to split the cost of the additional open hours equally amongst the requesting participating authorities.

Costs for Early Voting by mail, in-person ballots, provisional ballots, and Poll Pad paper shall be allocated according to the actual number of ballots issued to each participating authority's voters and the cost shared equally amongst participating authorities of each ballot style.

Each participating authority agrees to pay the Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

The Denton County Elections Administrator shall deposit all funds payable under this contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

The Denton County Elections Administrator reserves the right to adjust the above formulas in agreement with an individual jurisdiction if the above formula results in a cost allocation that is inequitable.

If any participating authority makes a special request for extra Temporary Branch Early Voting by Personal Appearance locations as provided by the Texas Election Code, that entity agrees to pay the entire cost for that request.

Participating authorities having the majority of their voters in another county, and fewer than 500 registered voters in Denton County, and that do not have an Election Day polling place or early voting location within their Denton County territory shall pay a flat fee of \$750 for election expenses.

Election expenses, including but not limited to, overtime charges for Election Office staff, and any unforeseen expenses needed to conduct the election, will be borne by the participating authority or authorities, affected.

The fee for programming each participating authority's election will be based on the number of races within their election. The fee schedule is as follows:

Programming Fees	
# of Races	DCEA fee
1-5	\$750.00
6-10	\$1,265.00
11-20	\$1,650.00
21-40	\$2,090.00
41-75	\$2,640.00
76-100	\$3,135.00

XII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any participating authority may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Denton County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fees, if applicable.

It is agreed that any of the joint election early voting locations that are not within the boundaries of one or more of the remaining participating authorities, with the exception of the early voting location at the Denton County Elections Building, may be dropped from the joint election unless one or more of the remaining participating authorities agreed to fully fund such location(s). In the event that any early voting location is eliminated under this section, as addendum to the contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the appropriate participating authority.

XIV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting participating authorities agree that any recount shall take place at the office of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor, and the participating authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each participating authority as necessary to conduct a proper recount.

XV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Denton County Treasurer and the Denton County Auditor in accordance with Section 31.099 of the Texas Election Code.

3. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.
4. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas.
5. In the event that one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.
9. Failure for a participating authority to meet the deadlines as outline in this contract may result in additional charges, including but not limited to, overtime charges, etc.

Elections Staffing Hourly Rate (includes all benefit pay):

Absentee Voting Coordinator	\$46.798
Voter Registration Clerk	\$34.157 - \$37.309
Technology Resources Coordinator	\$48.225
Elections Technician	\$31.655 - \$38.186
Voter Registration Coordinator	\$41.415
Training Coordinator	\$47.168
Election Coordinator	\$38.718

XVI. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each participating authority under the terms of this agreement is listed below. The exact amount of each participating authority's obligation under the terms of this agreement shall be calculated after the May 4, 2024 election (or runoff election, if applicable). The participating authority's obligation shall be paid to Denton County within 30 days after the receipt of the final invoice from the Denton County Elections Administrator.

The total estimated obligation for each participating authority under the terms of this agreement shall be provided within 45 days after the last deadline for ordering an election:

[costs]

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XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the 25th day of January, 2024 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
- (2) It has on the 13th day of February, 2024 been executed on behalf of the City of Roanoke, Texas pursuant to an action of the Mayor and City Council so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:



Frank Phillips, CERA

ACCEPTED AND AGREED TO BY THE CITY OF ROANOKE, TEXAS:

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTESTED:

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2024 Tarrant County Elections Contract

MEETING DATE: February 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of a joint election agreement and contract for election services with Tarrant County for the May 4, 2024 General Election.

INFORMATION:

Tarrant County Elections will be conducting the election as it has in the past, for Roanoke's Tarrant County voters located in Ward 1.

STAFF RECOMMENDATION:

Recommend approval

SPECIAL CONSIDERATION:

A final contract will not be available until all contracting entities have been confirmed, per Tarrant County Elections Administrator.

FINANCIAL CONSIDERATION:

Participating authorities having the majority of their voters in another county, and fewer than 500 registered voters in Tarrant County, and that do not have an Election Day polling place or early voting site within their jurisdiction shall pay a flat fee for election expenses.

ATTACHMENTS:

1. Tarrant Co - Joint_contract_entities Template

THE STATE OF TEXAS

COUNTY OF TARRANT

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT for election services is made by and between the Tarrant County Elections Administrator and the following political subdivisions located entirely or partially inside the boundaries of Tarrant County:

ENTITY 1	ENTITY 2
ENTITY 3	ENTITY 4
ENTITY 5	ENTITY 6
ENTITY 7	ENTITY 8
ENTITY 9	ENTITY 10
ENTITY 11	ENTITY 12
ENTITY 13	ENTITY 14
ENTITY 15	ENTITY 16
ENTITY 17	ENTITY 18
ENTITY 19	ENTITY 20
ENTITY 21	ENTITY 22
ENTITY 23	ENTITY 24
ENTITY 25	ENTITY 26
ENTITY 27	ENTITY 28
ENTITY 29	ENTITY 30

The Tarrant County Elections Administrator and the political subdivisions mentioned above may be collectively referred to as "Parties" or individually as a "Party".

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 – 271.004, if applicable, and Texas Education Code Section 11.0581 for a joint May 1, 2021 election to be administered by the undersigned Tarrant County Elections Administrator, hereinafter referred to as "Elections Administrator." This term includes the Assistant Elections Administrator in the Elections Administrator's absence or disability.

RECITALS

Each Participating Authority listed above plans to hold a general and/or special election on May 1, 2021. If a run-off election or a repeat election is necessary because of legal action, the date of that election will be June 5, 2021.

The County owns an electronic voting system, the Hart InterCivic Verity Voting System (Version 2.4), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions, also known interchangeably as "Entities" or "Participating Authority(ies)", desire to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended. The entity desires to contract for the voting system as described, in tandem with the County's elections services through the Elections Administrator's office, and to compensate the County for such use and to share in other expenses connected with joint elections in accordance with the applicable provisions of law and of this contract.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the Parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a joint election with each other ("Joint Election") in accordance with Chapter 271 of the Texas Election Code and this Agreement. The Tarrant County Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Agreement. Each Participating Authority agrees to pay the Tarrant County Elections Administrator for equipment, supplies, services, and administrative costs as provided in this Agreement. The Tarrant County Elections Administrator shall serve as the administrator for the Joint Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary. Legal advice to or legal representation of the Entities/political subdivisions/Participating Authorities by the Election Administrator's office or lawyers who advise or represent the Election Administrator is not included herewith; each Entity should consult with its own counsel for any legal issues that arise, or with the Texas Secretary of State, as appropriate.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes on terms and conditions generally similar to those set forth in this Contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this Contract.

Each Participating Authority agrees to adopt the Verity Voting System v. 2.5, from HART InterCivic, as the Voting System for this election, so that it may be used, in accordance with the terms and conditions specified in the certification order issued by the Texas Secretary of State, for all forms of voting, including election day voting at polling locations, early voting in person, early voting by mail, and provisional voting.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The Participating Authorities shall share a mutual ballot in those polling places where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting system testing notices that are required by the Texas Election Code.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each Participating Authority, including translation to languages other than English, including (but not necessarily limited to), as required by law, Spanish and Vietnamese. Each Participating Authority shall provide a copy of their respective election orders and notices to the Tarrant County Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating city, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Attachment A of this Agreement. In the event that a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location with the approval of the affected Participating Authorities. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in Attachment A.

If polling places for the May 1, 2021 joint election are different from the polling place(s) used by a Participating Authority in its most recent election, the authority agrees to post a notice no later than May 1, 2021 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the May 1, 2021 election. This notice shall be written in both the English, Spanish, and Vietnamese languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Tarrant County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each Participating Authority agrees to assist in recruiting polling place officials who are bilingual [(fluent in both English and Spanish) and (fluent in both English and Vietnamese)]. In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic or Vietnamese population as determined by the most recent Census used for such determinations shall have one or more election officials who are fluent in both English and Spanish, or both English and Vietnamese, as applicable. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the Participating Authority or authorities served by that polling place shall be responsible for recruiting a bilingual worker for interpretation and translation services as needed at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code and will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying the judge of the appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Tarrant County pursuant to Texas Election Code Section 32.091 or other law applicable to compensation for the election-related work. The election judge will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

Election judges and clerks who attend voting equipment training and/or procedures training shall be compensated at the same hourly rate that they are to be paid on Election Day.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working as members of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Tarrant County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs.

The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Each Participating Authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged in the following order: Independent School District, City, Water District(s), College District, and other political subdivisions.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election, as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on relevant employees upon hiring as required by Election Code Section 129.051(g).

VI. EARLY VOTING

The Participating Authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each Participating Authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The Participating Authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Tarrant County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Tarrant County Elections Administrator or any Participating Authority shall serve in that capacity without additional compensation.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Participating Authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The Elections Administrator will be responsible for managing the Annual Ballot by Mail voters for whom the Elections Administrator has received an Application for Ballot by Mail.

In addition to making the information on the roster for a person who votes an early voting ballot by personal appearance available for public inspection not later than the beginning of the regular business hours on the day after the date the information is entered on the roster, the Elections Administrator shall post on the county website each Participating Authority's early voting report on a daily basis and a cumulative final early voting report following the close of early voting. In accordance with Section 87.121(g) of the Election Code, the daily reports showing the previous day's early voting activity will be posted to the county website no later than 10:00 AM each business day.

VII. EARLY VOTING BALLOT BOARD AND SIGNATURE VERIFICATION COMMITTEE

Tarrant County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

The Elections Administrator shall determine whether a Signature Verification Committee is necessary, and if so, shall appoint the members.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central and remote counting stations to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Agreement.

The Participating Authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Heider Garcia, Elections Administrator
Tabulation Supervisor:	Troy Havard, Assistant Elections Administrator
Presiding Judge:	David Lambertsen

The Counting Station Manager or his/her representative shall deliver timely cumulative reports of the election results as precinct report to the central and remote counting stations and are tabulated. The Counting Station Manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station or by electronic distribution and by posting to the Tarrant County web site. To ensure the accuracy of reported election returns, results printed on the tapes produced by Tarrant County's voting equipment will not be released to the Participating Authorities at the remote collection sites or by phone from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004 after all precincts have been counted and will deliver a copy of these unofficial canvass reports to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s).

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Election Code. The Elections Administrator agrees to upload these reports for each Participating Authority unless requested otherwise.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE TARRANT COUNTY

Each Participating Authority with territory containing population outside Tarrant County agrees that the Elections Administrator shall administer only the Tarrant County portion of those elections.

X. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this Agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this Agreement shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within three (3) business days after the original election, not counting election day.

Each Participating Authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 1, 2021 election.

Each Participating Authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be June 5, 2021.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Participating Authorities agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared according to a formula which is based on the average cost per Election Day polling place (unit cost) as determined by adding together the overall expenses and dividing the expenses equally among the total number of polling places. Costs for polling places shared by more than one Participating Authority shall be pro-rated equally among the participants utilizing that polling place.

It is agreed that charges for Election Day judges and clerks and Election Day polling place rental fees shall be directly charged to the appropriate Participating Authority rather than averaging those costs among all participants.

Costs for Voting by Personal Appearance shall be allocated based upon the actual costs associated with each voting site. Each Participating Authority shall be responsible for a pro-rata portion of the actual costs associated with the voting sites located within their jurisdiction. Participating authorities that do not have a voting site within their jurisdiction shall pay a pro-rata portion of the nearest regular early voting site.

Costs for Early Voting by Mail shall be allocated according to the actual number of ballots mailed to each Participating Authority's voters.

Participating Authorities having the majority of their voters in another county, and fewer than 500 registered voters in Tarrant County, and that do not have an Election Day polling place or early voting site within their jurisdiction shall pay a flat fee of \$400 for election expenses.

Each Participating Authority agrees to pay the Tarrant County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs (but not less than \$ 75.00) in accordance with Section 31.100(d) of the Texas Election Code.

The Tarrant County Elections Administrator shall deposit all funds payable under this Contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

Cost schedule and invoicing.

A cost estimate for the services, equipment, and supplies provided by the Elections Administrator for the election and the runoff election is shown below and in section XII of this Agreement. This cost estimate shall serve as the cost schedule agreed upon by the contracting Parties, as referenced in Section 31.093(a), Texas Election Code.

As soon as reasonably possible after the election or the runoff election, the Elections Administrator will submit an itemized invoice to each Party: (i) for the actual expenses he/she incurred as described above and (ii) for the Elections Administrator's fee as described above. The invoice shall reflect any advance monies paid and any direct payments made. The Elections Administrator will use his/her best efforts to submit the invoice within thirty (30) days after the election or within ten (10) days after the runoff election.

The Elections Administrator's invoice shall be due and payable by each Party to the address set forth in the invoice within thirty (30) days after its receipt by the Party. If the Party disputes any portion of the invoice, the Party shall notify the Elections Administrator in writing within such thirty-day period, or the invoice will be presumed to be a true and accurate rendering of the amount that is due.

XII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each Participating Authority under the terms of this Agreement is listed below. Each Participating Authority agrees to pay the Tarrant County Elections Administrator a deposit of approximately 75% of this estimated obligation within fifteen (15) days after execution of this Agreement. The exact amount of each Participating Authority's obligation under the terms of this Agreement shall be calculated after the May 1, 2021 election (or runoff election, if applicable), and if the amount of an authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within thirty (30) days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within thirty (30) days after the final costs are calculated.

The total estimated obligation and required deposit for each Participating Authority under the terms of this Agreement shall be as follows:

Political Subdivision	Actual # Polls	Billed # Polls	Estimated Cost	Deposit Due
ENTITY 1	31	8.04	\$ 45,337.16	\$ 34,010.00
ENTITY 2	4	1.00	\$ 5,746.24	\$ 4,310.00
ENTITY 3	6	2.00	\$ 18,080.67	\$ 13,570.00
ENTITY 4	3	0.75	\$ 5,066.97	\$ 3,810.00
ENTITY 5	3	0.65	\$ 3,700.44	\$ 2,780.00
ENTITY 6	31	7.65	\$ 42,926.33	\$ 32,200.00
ENTITY 7	2	0.58	\$ 4,377.48	\$ 3,290.00
ENTITY 8	1	0.33	\$ 4,811.37	\$ 3,610.00
ENTITY 9	1	0.50	\$ 7,288.56	\$ 5,470.00
ENTITY 10	1	0.20	\$ 3,328.67	\$ 2,500.00
ENTITY 11	1	0.33	\$ 4,881.04	\$ 3,670.00
ENTITY 12	3	0.75	\$ 6,089.38	\$ 4,570.00
ENTITY 13	1	0.25	\$ 3,403.65	\$ 2,560.00
ENTITY 14	114	31.47	\$ 149,938.54	\$ 112,460.00
ENTITY 15	4	1.08	\$ 7,181.45	\$ 5,390.00
ENTITY 16	1	0.33	\$ 4,881.04	\$ 3,670.00
ENTITY 17	1	0.33	\$ 4,881.04	\$ 3,670.00
ENTITY 18	1	0.25	\$ 6,326.50	\$ 4,750.00
ENTITY 19	1	0.33	\$ 4,881.04	\$ 3,670.00
ENTITY 20	3	1.00	\$ 7,098.18	\$ 5,330.00
ENTITY 21	2	0.27	\$ 4,473.56	\$ 3,360.00
ENTITY 22	2	0.37	\$ 6,593.04	\$ 4,950.00
ENTITY 23	6	1.35	\$ 9,926.49	\$ 7,450.00
ENTITY 24	3	1.08	\$ 11,195.00	\$ 8,400.00
ENTITY 25	1	0.25	\$ 3,389.90	\$ 2,550.00
ENTITY 26	1	0.33	\$ 4,811.37	\$ 3,610.00
ENTITY 27	2	0.45	\$ 3,107.90	\$ 2,340.00
ENTITY 28	0	0.00	\$ 400.00	\$ 300.00
ENTITY 29	4	0.90	\$ 5,773.27	\$ 4,330.00
ENTITY 30	1	0.20	\$ 2,320.19	\$ 1,750.00
TOTALS	235	63.02	\$392,216.47	\$294,330.00

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Tarrant County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses (but not less than \$ 75.00). Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

It is agreed that any of the joint election early voting sites that are not within the boundaries of one or more of the remaining Participating Authorities, with the exception of the early voting site located at the Tarrant County Elections Center, may be dropped from the joint election unless one or more of the remaining Participating Authorities agree to fully fund such site(s). In the event that any early voting site is eliminated under this section, an addendum to the Contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIV. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or public information request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or public information request which may be filed with the Participating Authority.

XV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authority agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and the Participating Authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XVI. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the Participating Authorities.

2. The Elections Administrator shall file copies of this document with the Tarrant County Judge and the Tarrant County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this Contract prevents any Party from taking appropriate legal action against any other Party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.
4. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Tarrant County, Texas.
5. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All Parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any Amendments of this Agreement shall be of no effect unless in writing and signed by all Parties hereto.
9. In the event of an emergency or unforeseen event on Election Day that requires adjustment to these procedures to keep the election operating in a timely, fair, and accessible manner, Elections Administrator may make such adjustments to the procedures herein as the circumstances require.

[Signature Pages Follow]

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

By the signatures on the attached pages, the Elections Administrator and the representative of each entity warrant and represent that they are authorized to enter into this Contract.

WITNESS THE FOLLOWING SIGNATURES AND SEAL ON THE DATE SHOWN BELOW:

The Elections Administrator:

Heider Garcia
Elections Administrator

Date _____

The State of Texas §
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Heider Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office on this the _____ day of _____, 20__.

(Seal)

Signature of Notary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Water & Wastewater Rate Study

MEETING DATE: February 13, 2024

DEPARTMENT: Finance

ITEM SUMMARY:

Overview and discussion of the water and wastewater fund and rates.

INFORMATION:

STAFF RECOMMENDATION:

This item is a presentation only. Staff's recommendation to adopt the rates discussed in this item will follow.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Roanoke Presentation



February 13, 2024

ROANOKE, TEXAS WATER & WASTEWATER RATE STUDY



BUSINESS FUNDAMENTALS



Revenue Sufficiency

Revenues must match
or exceed expenses



Reserves

Must plan for a rainy
day

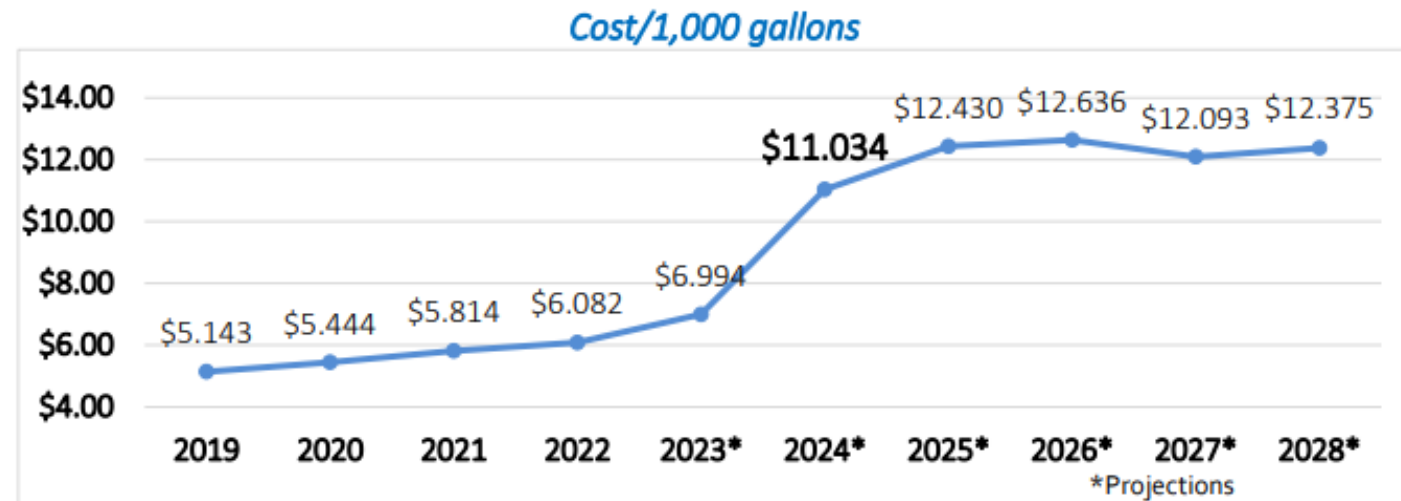


Reinvestment

We must repair,
replace, and reinvest in
infrastructure

KEY ISSUES

- Due to substantial increases in wholesale costs, the City must immediately adjust its rates to maintain the financial integrity and stability of the utility enterprise.
- Specific to sewer, TRA represents 64% of the City's wastewater budget. This cost increased 72% year over year, calling for a 46% increase in wastewater user rates just to pass-through this 3rd party cost.
- While reserves can be used to mitigate increases, aggressive action is needed.



WHOLESALE EXPENSES

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Water – Fort Worth							
Projected Charges	\$ 1,803,296	\$ 1,655,923	\$ 1,707,730	\$ 1,761,157	\$ 1,816,256	\$ 1,873,079	\$ 1,931,679
% Increase		-8%	3%	3%	3%	3%	3%
% of Water Expenses	38%	32%	35%	32%	33%	32%	32%
Wastewater – TRA							
Projected Charges	\$ 2,132,785	\$ 3,666,952	\$ 5,552,368	\$ 7,295,767	\$ 8,662,355	\$ 8,790,937	\$ 9,809,484
% Increase		72%	51%	31%	19%	1%	12%
% of Wastewater Expenses	64%	71%	80%	83%	85%	86%	87%

Note: Total W/WW FY 2024 Budgeted Wholesale Costs were ~\$3.9 million, which is ~\$1.368 million Less than Current Projections.

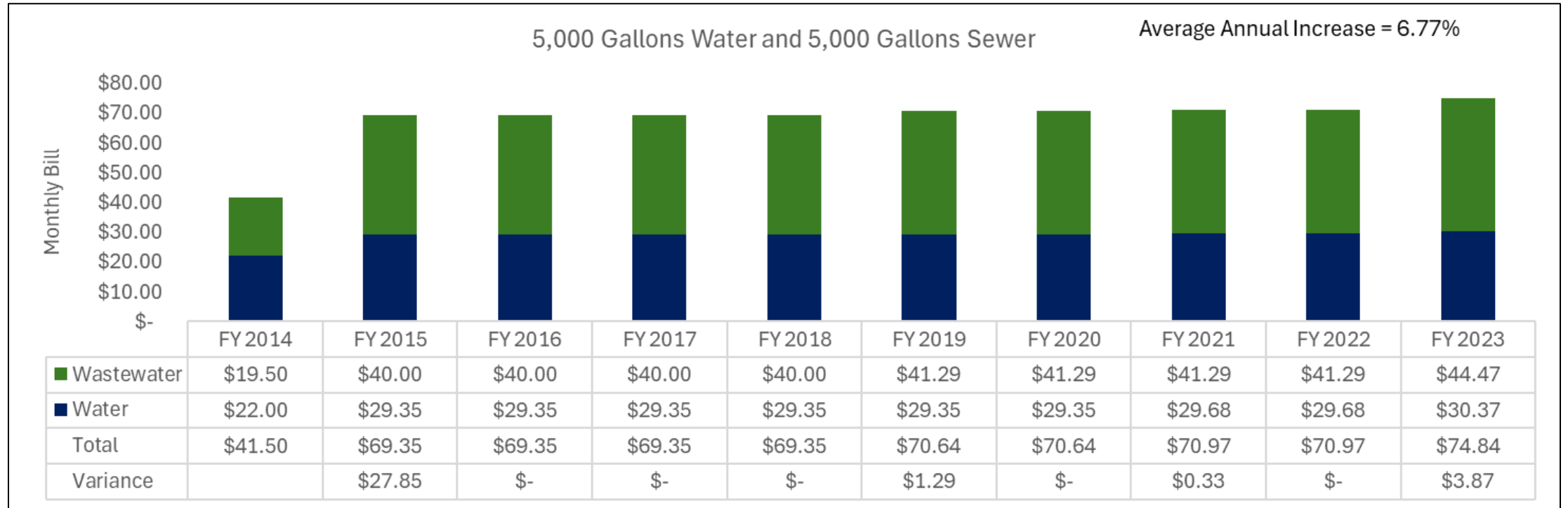
TRA – DENTON CREEK PROJECTIONS

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Debt Service							
Projected Rate (per kGal)	\$ 5.268	\$ 9.133	\$ 10.752	\$ 11.027	\$ 10.481	\$ 10.763	\$ 11.214
Roanoke Portion	\$ 1,615,086	\$ 3,035,233	\$ 4,994,753	\$ 6,761,082	\$ 8,126,673	\$ 8,255,255	\$ 9,295,437
O&M Requirement							
Projected Rate (per kGal)	\$ 1.726	\$ 1.901	\$ 1.678	\$ 1.609	\$ 1.612	\$ 1.612	\$ 1.547
Roanoke Portion	\$ 517,699	\$ 631,719	\$ 557,614	\$ 534,685	\$ 535,682	\$ 535,682	\$ 514,047
Total Projected Charges	\$ 2,132,785	\$ 3,666,952	\$ 5,552,368	\$ 7,295,767	\$ 8,662,355	\$ 8,790,937	\$ 9,809,484
<i>Yr Over Yr Increase</i>		72%	51%	31%	19%	1%	12%

CAPITAL INVESTMENT

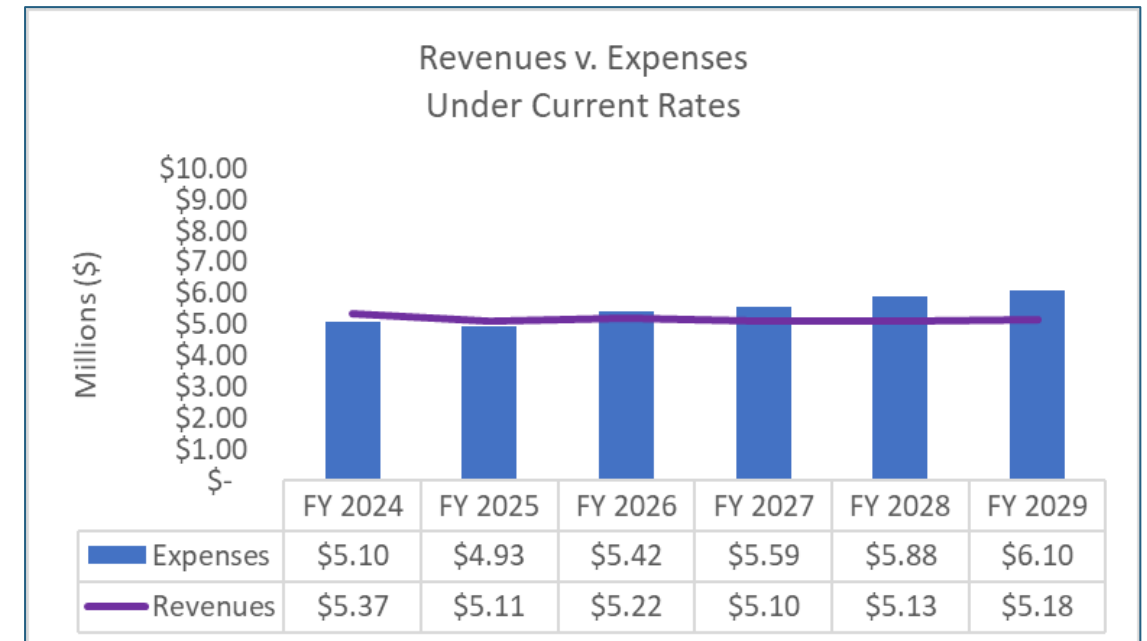
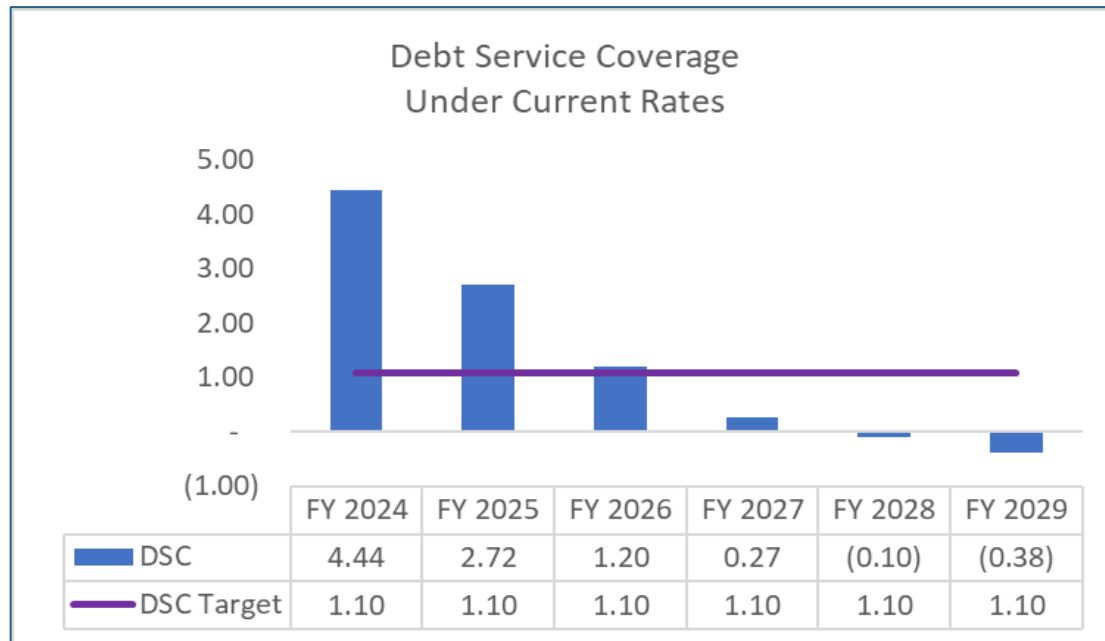
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Water Meter Replacement Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Waterline Improvement Program	50,000	50,000	50,000	50,000	50,000	50,000
2 MG Ground Storage Tank	0	3,654,950	0	0	0	0
Pressure Reducing Valves PRV #6	0	0	0	350,000	0	0
Pressure Reducing Valves PRV #7	0	0	0	350,000	0	0
8-Inch Water Line (1,000 LF)	0	0	0	190,000	0	0
12-Inch Water Line (2,875 LF)	0	0	0	718,750	0	0
12-Inch Water Line (1,880 LF)	0	0	0	470,000	0	0
8-Inch Water Line (590 LF)	0	0	0	112,100	0	0
12-Inch Water Line (375 LF)	0	0	0	93,750	0	0
Total	\$ 150,000	\$ 3,804,950	\$ 150,000	\$ 2,434,600	\$ 150,000	\$ 150,000

HISTORICAL BILLS



FINANCIAL PERFORMANCE

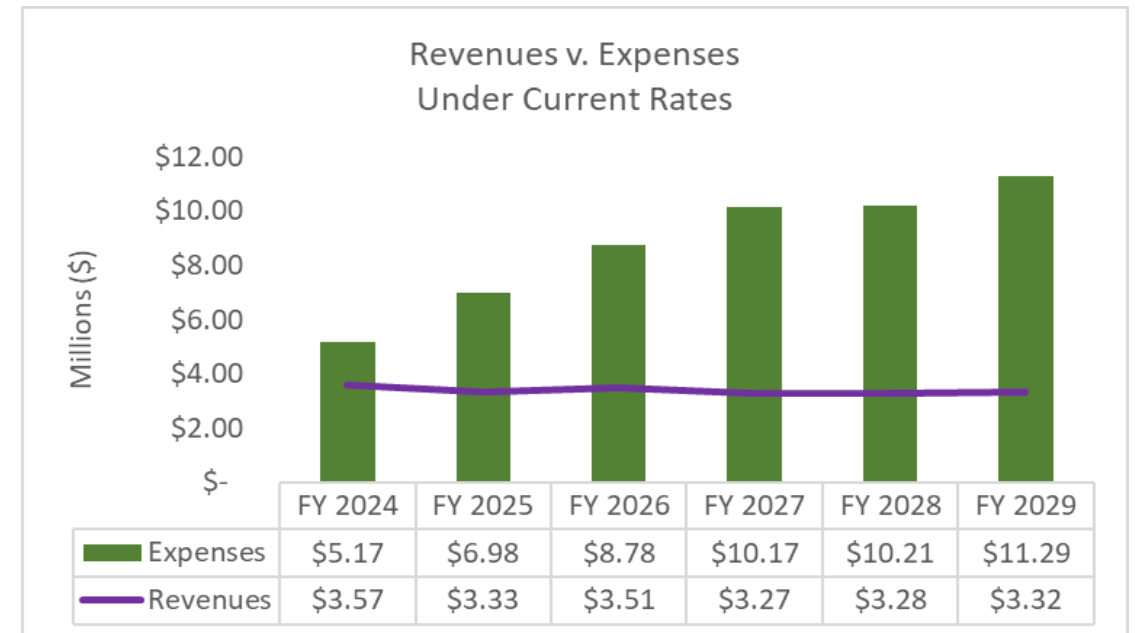
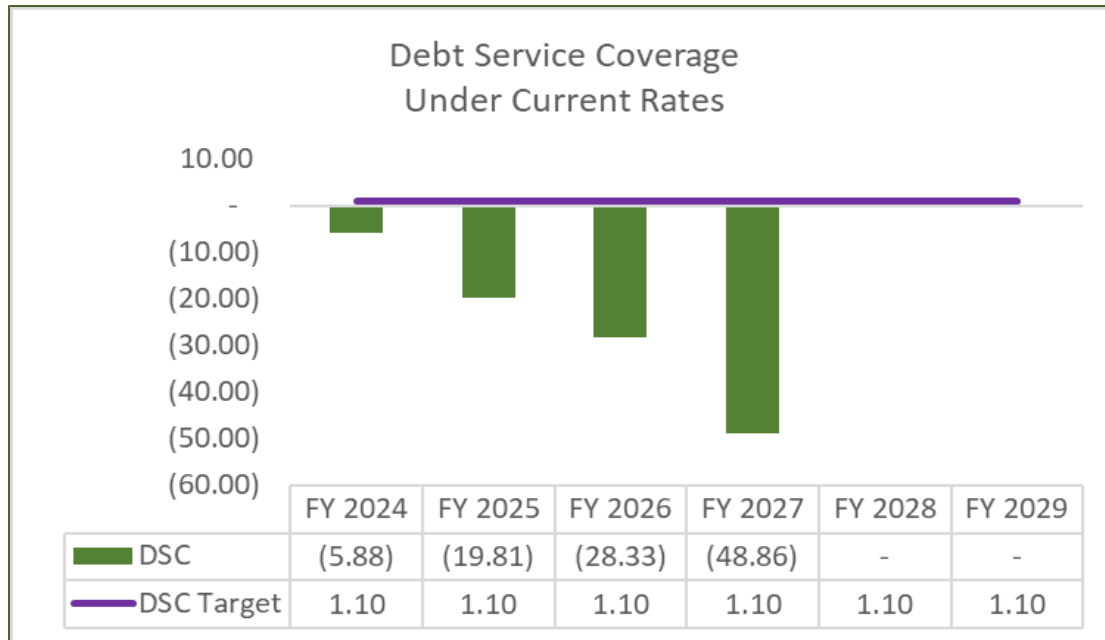
WATER – CURRENT RATES



Revenues vary due to changes in use of reserves each year.

FINANCIAL PERFORMANCE

WASTEWATER – CURRENT RATES

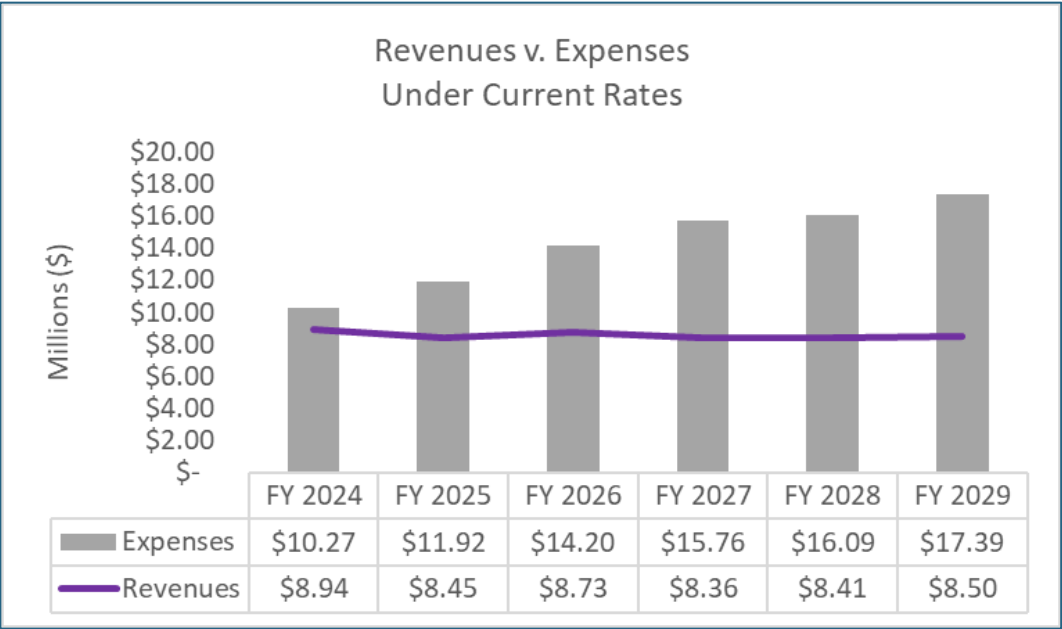
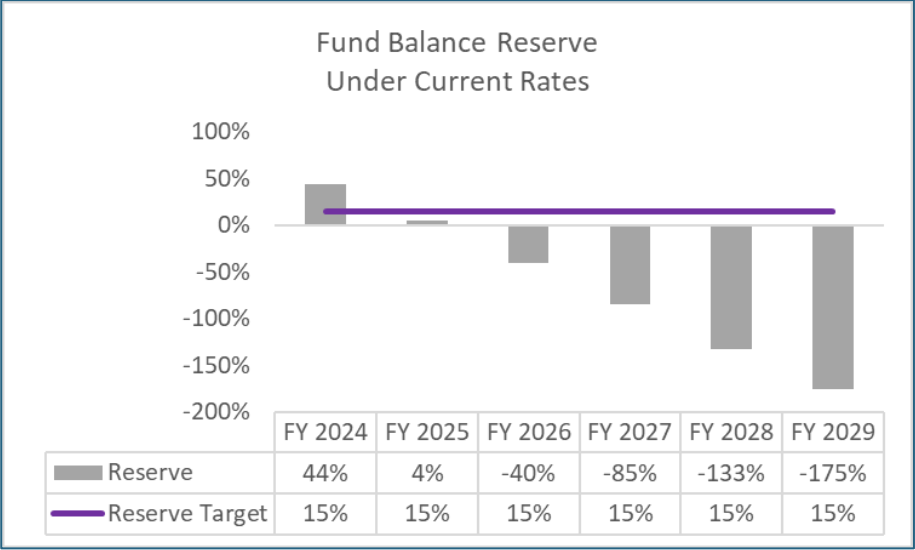
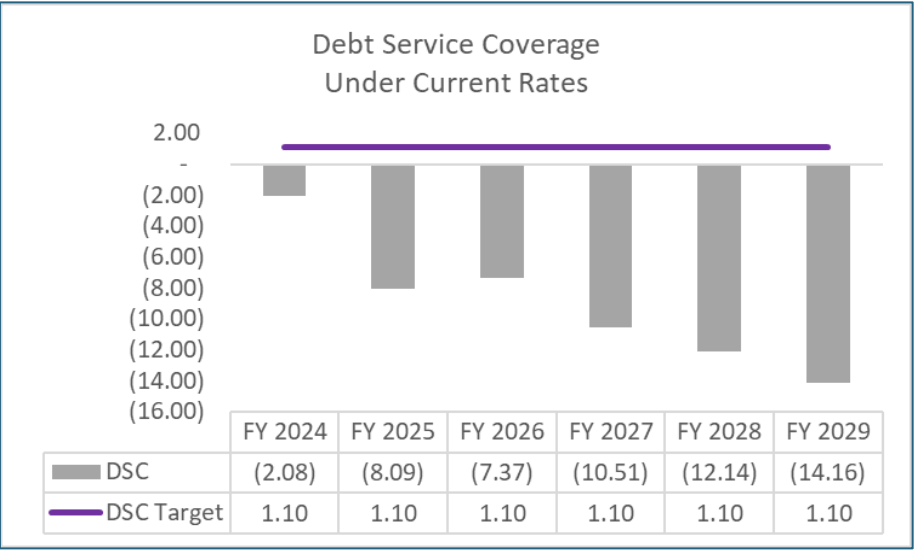


Revenues vary due to changes in use of reserves each year.

FINANCIAL PERFORMANCE

Combined

Under Current Rates



Revenues vary due to changes in use of reserves each year.

CURRENT RATES

Residential &
Commercial

Volumetric Charge is
per 1,000 gallons

Water	# of Connections	Current
Minimum Charge		
3/4"	4,043	\$ 22.00
1" (Res.)	137	31.43
1" (Comm.)	143	55.00
1 1/2"	41	110.00
2"	120	176.00
3"	8	330.00
4"	7	550.00
6"	0	1,100.00
8"	0	1,760.00
10"	0	2,530.00
Volumetric Charge		
0-2,000		\$ 0.00
2,001-5,000		2.79
5,001-10,000		4.69
10,001-15,000		5.98
15,001-25,000		7.18
25,001+		8.37

Wastewater	# of Connections	Current
Minimum Charge		
3/4"	4,017	\$ 20.50
1" (Res.)	139	31.00
1" (Comm.)	58	51.00
1 1/2"	28	102.50
2"	62	164.00
3"	6	307.25
4"	6	512.00
6"	0	1,023.75
8"	0	1,638.00
10"	0	2,357.50
Volumetric Charge		
0-2,000		\$ 0.00
2,001-10,000		7.99
10,001+ (Res.)		0.00
10,001+ (Comm.)		7.99

RATE PLAN

- Utilize Fund Balance to Allow for Rate Phase-In
- Target Similar Dollar Impact to 5,000 Gallon Customer Bill each Year from FY 2024 through FY 2026
- Adjust Unit Price Differential for Tiered Water Rates to be the Same (35%)
- Remove 2,000 Gallons Currently Included in Wastewater Bill
 - Impact is \$15.98 to the Monthly Sewer Bill for flow over 2,000 gallons with change in design, but no increase in rate level

	Mar. 2024	Jan. 2025	Jan. 2026	Jan. 2027	Jan. 2028	Jan. 2029
Water						
Minimum Adjustment	21.00%	17.00%	15.00%	10.00%	0.00%	0.00%
Volumetric Adjustment	18.00%	15.30%	13.30%	7.90%	0.00%	0.00%
Wastewater						
Minimum Adjustment	0.00%	26.25%	21.00%	17.50%	6.75%	6.50%
Volumetric Adjustment	0.00%	26.25%	21.80%	17.90%	7.00%	6.50%

USE OF RESERVES

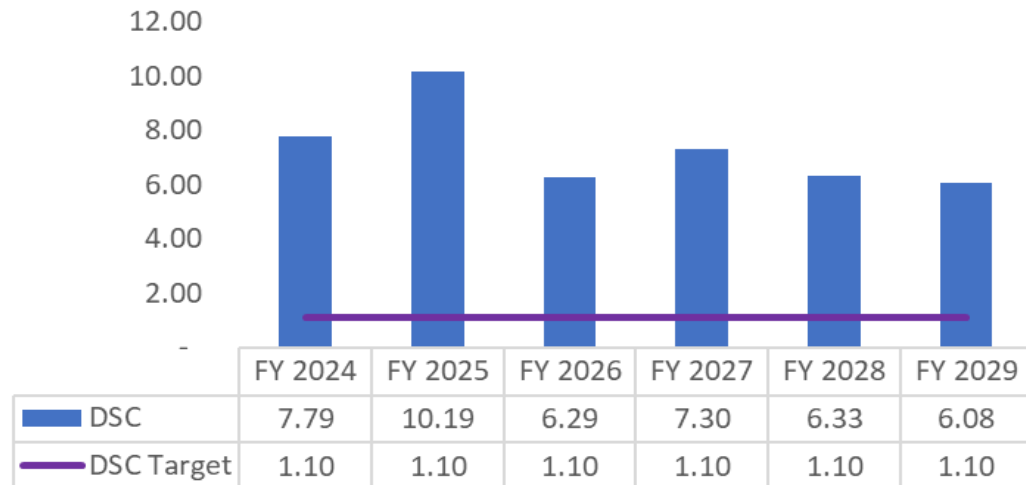
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Fund Balance Draw Down						
Beginning Balance	\$ 6,515,432	\$ 5,562,497	\$ 5,189,389	\$ 4,647,052	\$ 4,551,641	\$ 5,103,113
Change in Position	(952,935)	(373,108)	(542,337)	(95,411)	551,471	(62,668)
Ending Balance	\$ 5,562,497	\$ 5,189,389	\$ 4,647,052	\$ 4,551,641	\$ 5,103,113	\$ 5,040,445
Reserve	56%	45%	34%	30%	33%	30%
Over/(Short Of) Reserve Target	\$ 4,082,096	\$ 3,462,551	\$ 2,662,407	\$ 2,283,843	\$ 2,775,890	\$ 2,518,216

Note: Fund Balance Target is 15% of all Expenses

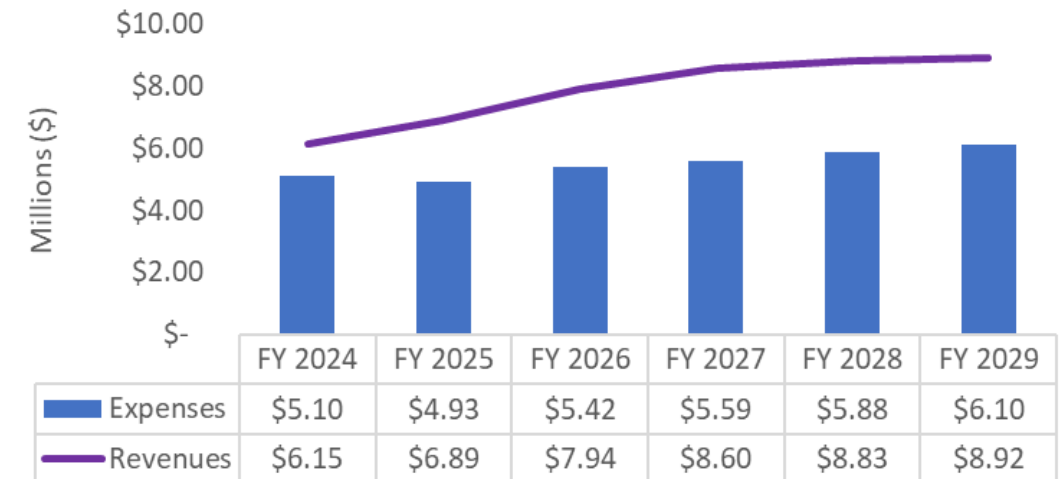
FINANCIAL PERFORMANCE

WATER – PROPOSED RATES

Debt Service Coverage
Under Proposed Rates



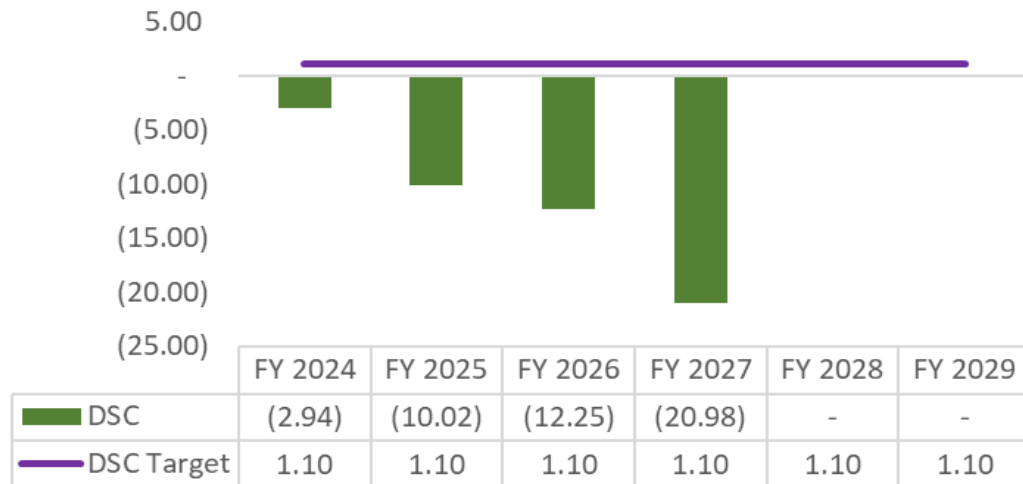
Revenues v. Expenses
Under Proposed Rates



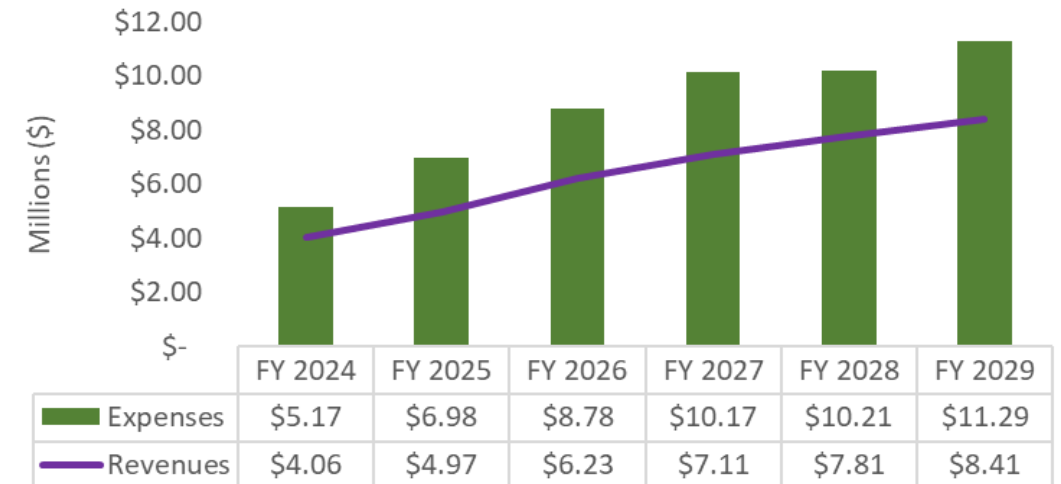
FINANCIAL PERFORMANCE

WASTEWATER – PROPOSED RATES

Debt Service Coverage
Under Proposed Rates



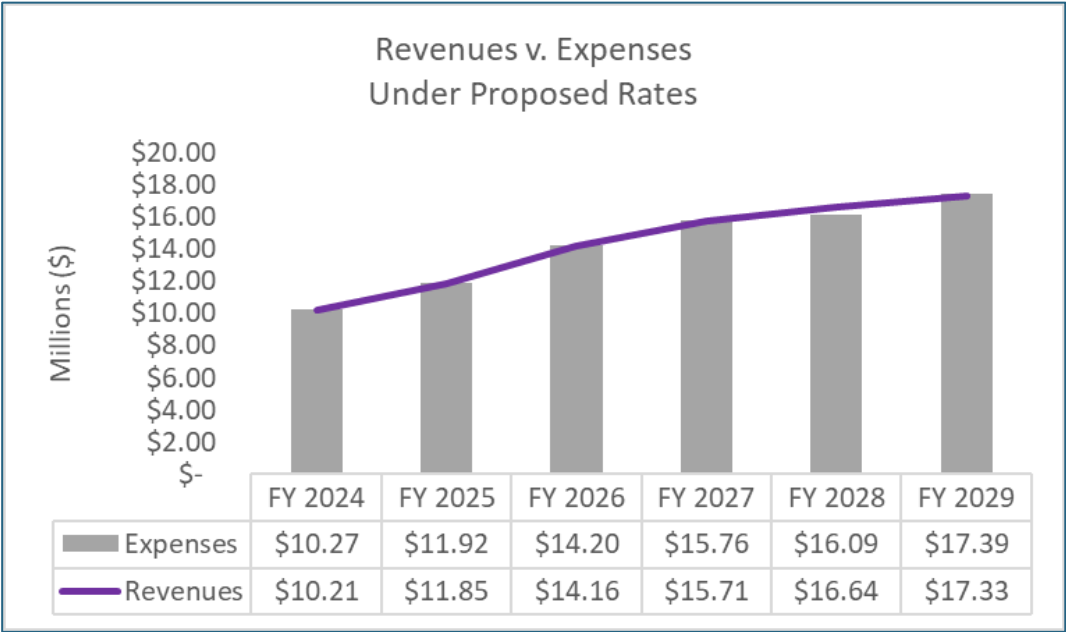
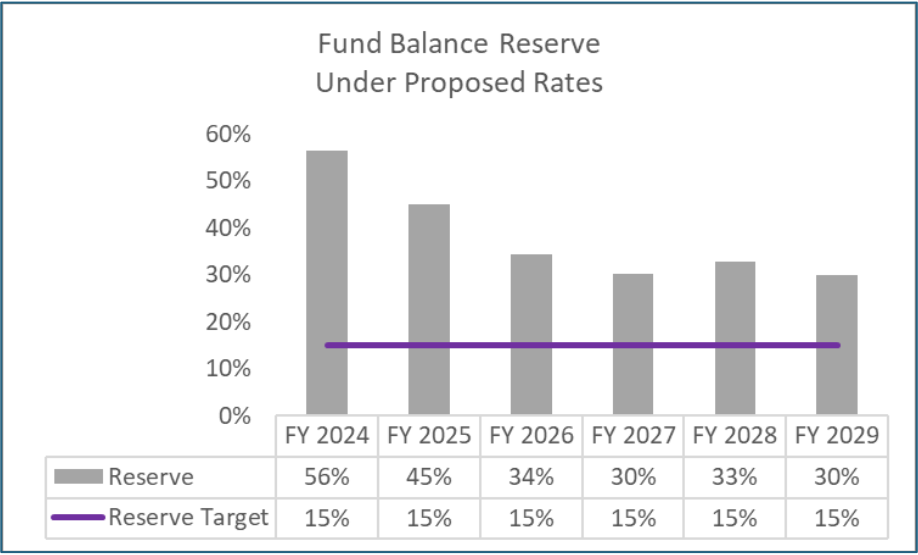
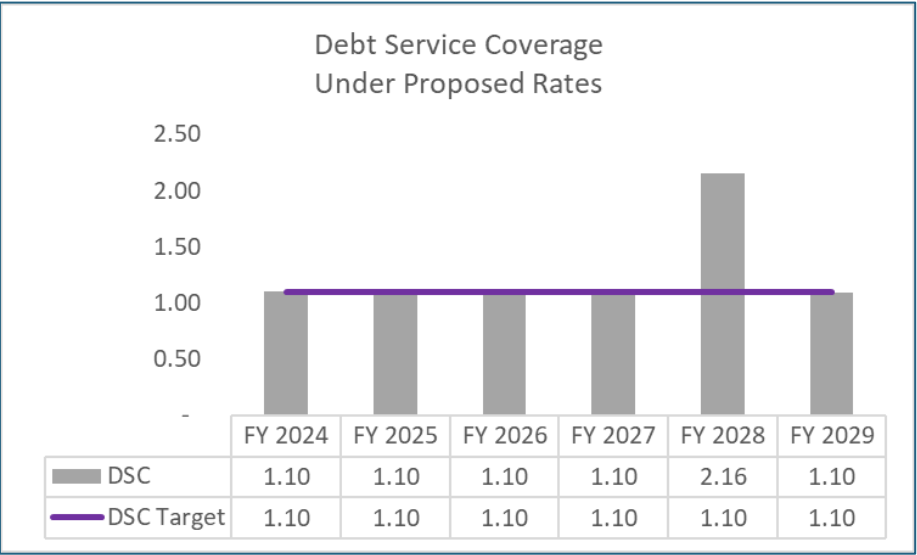
Revenues v. Expenses
Under Proposed Rates



FINANCIAL PERFORMANCE

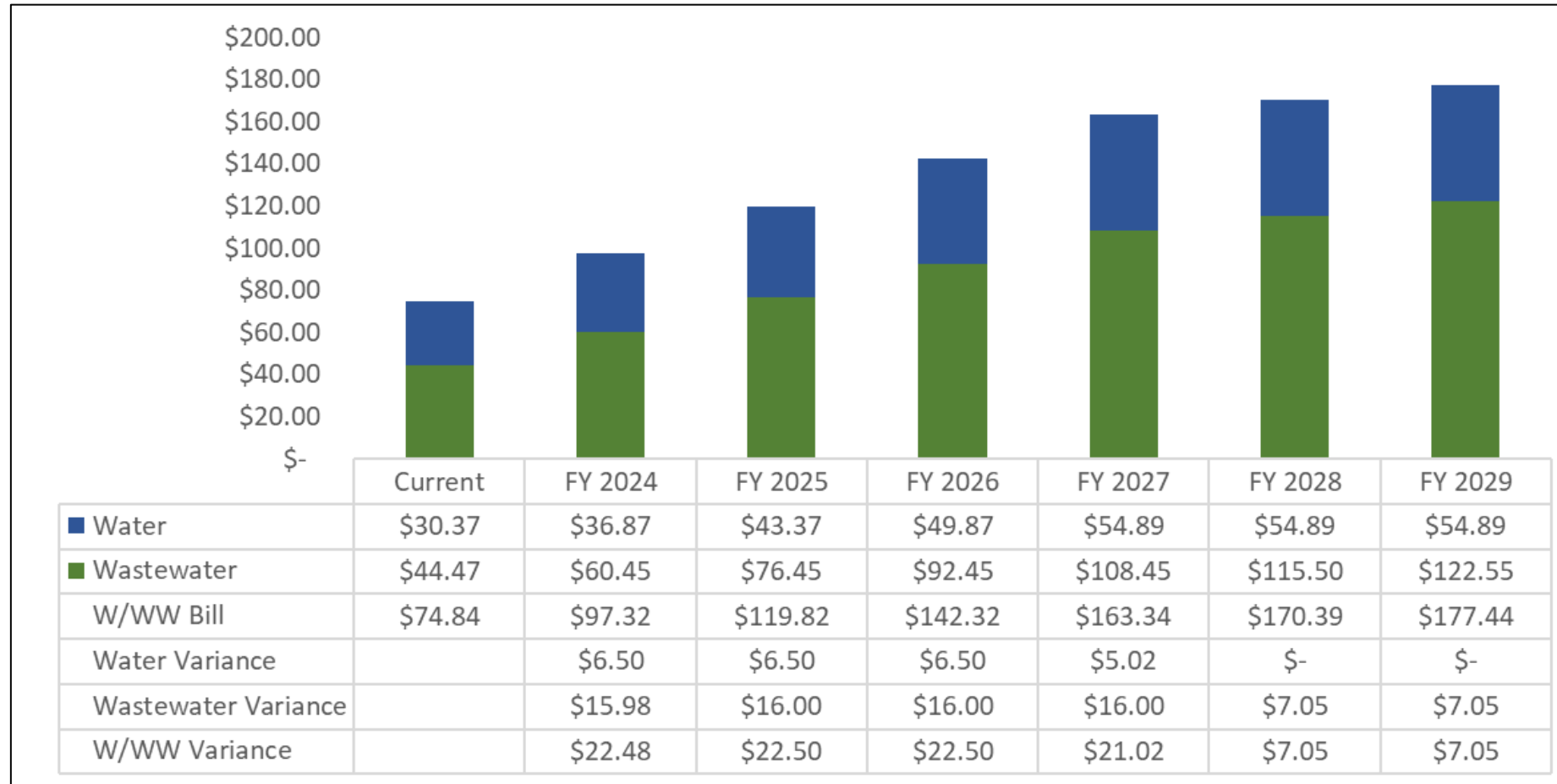
Combined

Under Proposed Rates



MONTHLY BILL IMPACTS

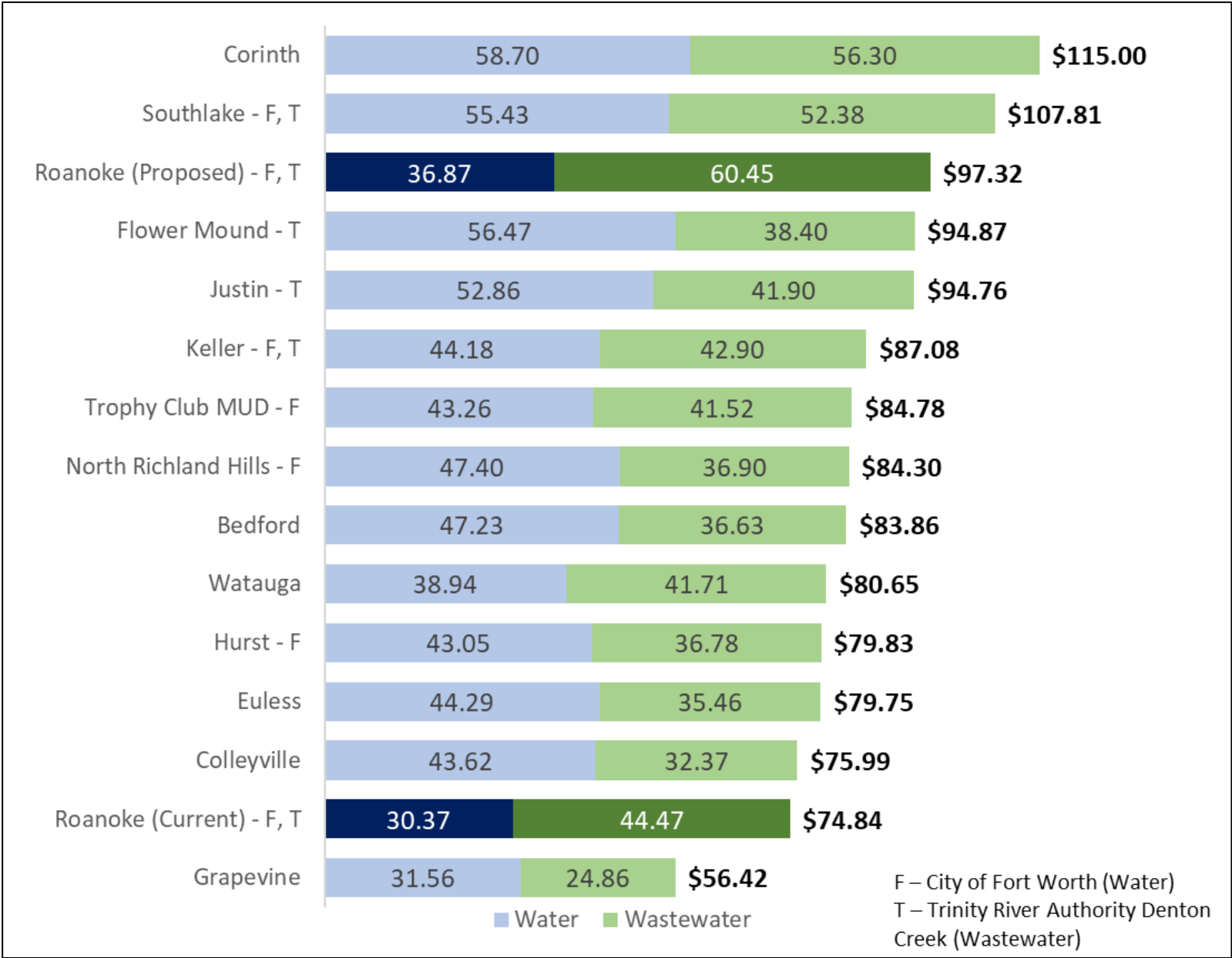
3/4" Residential –
5,000 Gallons &
Winter Average of
5,000 Gallons



AVERAGE WINTER REGIONAL BILL COMPARISON

3/4” Residential –
5,000 Gallons &
Winter Average of
5,000 Gallons

Regional Bill Comparison is based
on publicly available data and
NewGen’s understanding and
interpretation of this data.

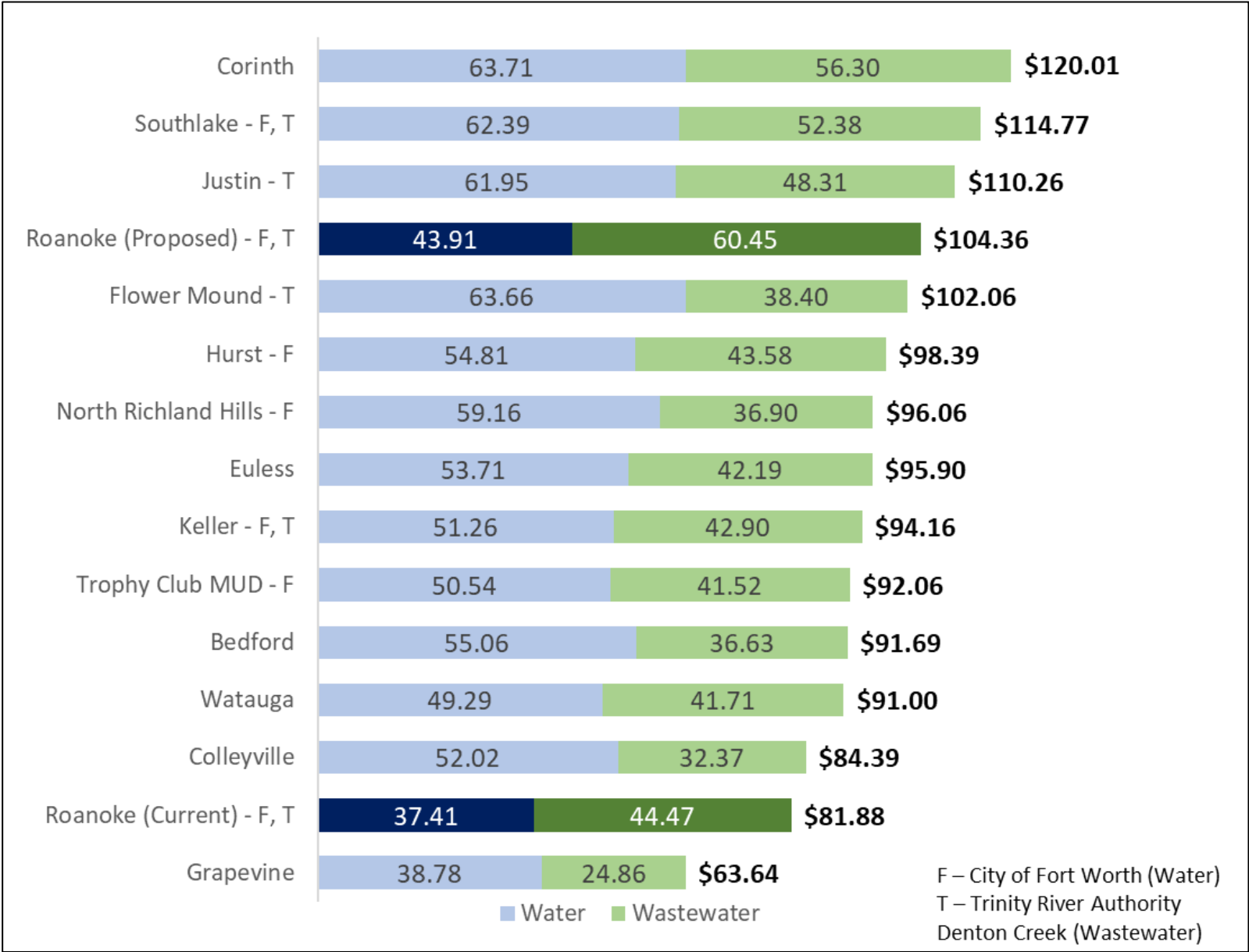


Note: Comparison City rates utilized in the bill calculations were the publicly available rates as of January 2024.

AVERAGE ANNUAL REGIONAL BILL COMPARISON

3/4” Residential –
6,500 Gallons &
Winter Average of
5,000 Gallons

Regional Bill Comparison is based on publicly available data and NewGen’s understanding and interpretation of this data.

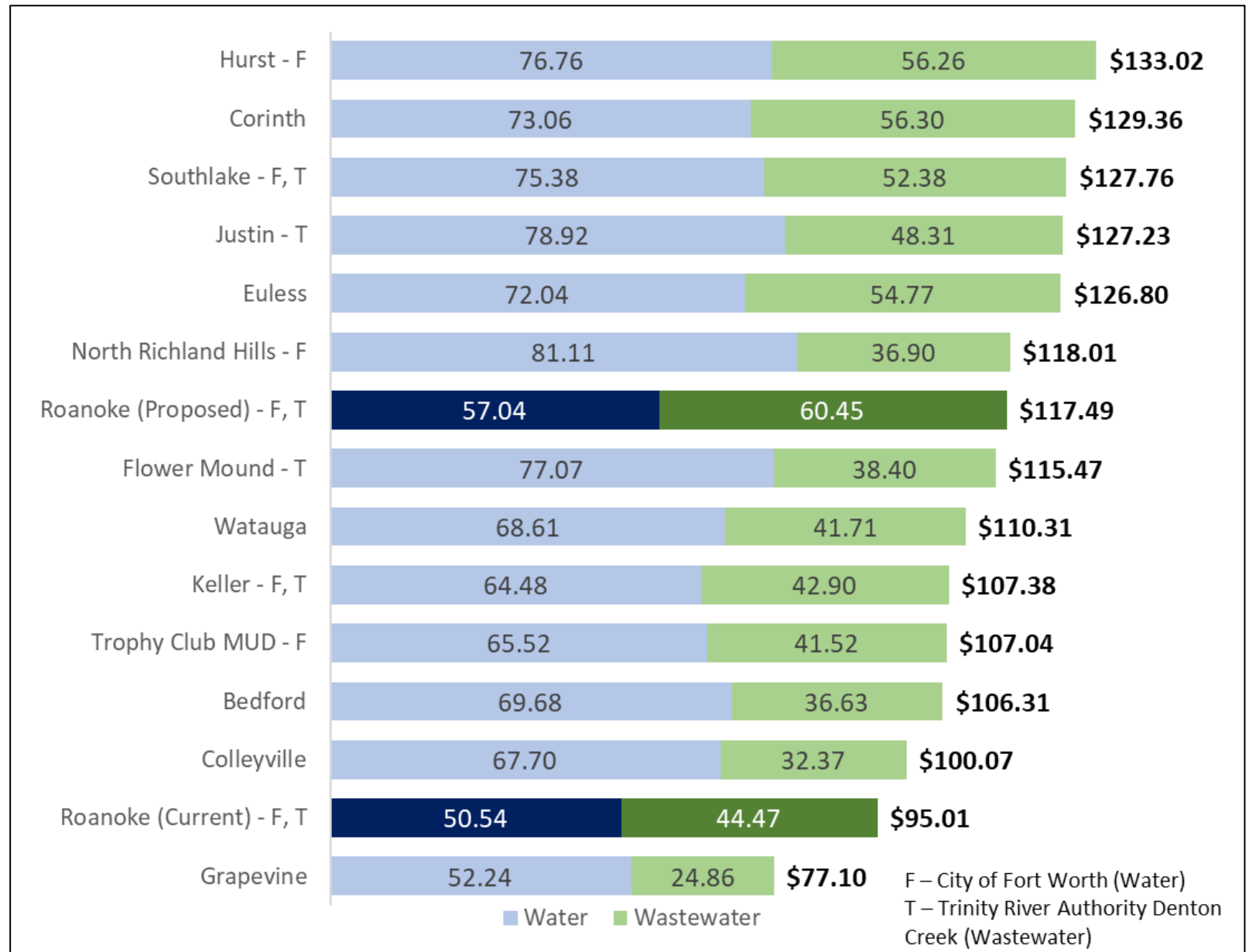


Note: Comparison City rates utilized in the bill calculations were the publicly available rates as of January 2024.

AVERAGE SUMMER REGIONAL BILL COMPARISON

3/4" Residential –
9,300 Gallons &
Winter Average of
5,000 Gallons

*Regional Bill Comparison is based
on publicly available data and
NewGen's understanding and
interpretation of this data.*



Note: Comparison City rates utilized in the bill calculations were the publicly available rates as of January 2024.



QUESTIONS AND DISCUSSION

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

CHRIS EKRUT, CFO AND DIRECTOR
(972) 232-2234
CEKRUT@NEWGENSTRATEGIES.NET

MEGAN KIRKLAND, SENIOR CONSULTANT
(972) 432-6218
MKIRKLAND@NEWGENSTRATEGIES.NET

PROPOSED RATES

Residential &
Commercial - Water

Volumetric Charge is
per 1,000 gallons

Water	# of Connections	Current	Mar. 2024	Jan. 2025	Jan. 2026	Jan. 2027	Jan. 2028	Jan. 2029
Minimum Charge								
3/4"	4,043	\$ 22.00	\$ 27.00	\$ 32.00	\$ 37.00	\$ 41.00	\$ 41.00	\$ 41.00
1" (Res.)	137	31.43	39.00	46.00	53.00	59.00	59.00	59.00
1" (Comm.)	143	55.00	68.00	81.00	94.00	104.00	104.00	104.00
1 1/2"	41	110.00	135.00	160.00	185.00	205.00	205.00	205.00
2"	120	176.00	216.00	256.00	296.00	328.00	328.00	328.00
3"	8	330.00	405.00	480.00	555.00	615.00	615.00	615.00
4"	7	550.00	675.00	800.00	925.00	1,025.00	1,025.00	1,025.00
6"	0	1,100.00	1,350.00	1,600.00	1,850.00	2,050.00	2,050.00	2,050.00
8"	0	1,760.00	2,160.00	2,560.00	2,960.00	3,280.00	3,280.00	3,280.00
10"	0	2,530.00	3,105.00	3,680.00	4,255.00	4,715.00	4,715.00	4,715.00
Volumetric Charge								
0-2,000		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2,001-5,000		2.79	3.29	3.79	4.29	4.63	4.63	4.63
5,001-10,000		4.69	4.69	5.12	5.79	6.25	6.25	6.25
10,001-15,000		5.98	6.33	6.91	7.82	8.44	8.44	8.44
15,001-25,000		7.18	8.55	9.33	10.56	11.39	11.39	11.39
25,001+		8.37	11.54	12.60	14.26	15.38	15.38	15.38

PROPOSED RATES

Residential &
Commercial -
Wastewater

Volumetric Charge is
per 1,000 gallons

Wastewater	# of Connections	Current	Mar. 2024	Jan. 2025	Jan. 2026	Jan. 2027	Jan. 2028	Jan. 2029
Minimum Charge								
3/4"	4,017	\$ 20.50	\$ 20.50	\$ 26.00	\$ 31.00	\$ 36.00	\$ 38.00	\$ 40.00
1" (Res.)	139	31.00	31.00	39.00	47.00	55.00	58.00	61.00
1" (Comm.)	58	51.00	51.00	65.00	78.00	91.00	96.00	101.00
1 1/2"	28	102.50	102.50	130.00	155.00	180.00	190.00	200.00
2"	62	164.00	164.00	208.00	248.00	288.00	304.00	320.00
3"	6	307.25	307.25	390.00	465.00	540.00	570.00	600.00
4"	6	512.00	512.00	649.00	774.00	899.00	949.00	999.00
6"	0	1,023.75	1,023.75	1,298.00	1,548.00	1,798.00	1,898.00	1,998.00
8"	0	1,638.00	1,638.00	2,077.00	2,476.00	2,875.00	3,035.00	3,195.00
10"	0	2,357.50	2,357.50	2,990.00	3,565.00	4,140.00	4,370.00	4,600.00
Volumetric Charge								
0-2,000		\$ 0.00	\$ 7.99	\$ 10.09	\$ 12.29	\$ 14.49	\$ 15.50	\$16.51
2,001-10,000		7.99	7.99	10.09	12.29	14.49	15.50	16.51
10,001+ (Res.)		0.00	0.00	0.00	0.00	0.00	0.00	0.00
10,001+ (Comm.)		7.99	7.99	10.09	12.29	14.49	15.50	16.51



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ORD NO 2024-102 - Amending Appendix A-Fee Schedule, Article 7.000 - Utilities related fees

MEETING DATE: February 13, 2024

DEPARTMENT: Finance

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2024-102 amending Appendix A-Fee Schedule, Article 7.000 - Utilities related fees.

INFORMATION:

In conjunction with the recommendation of NewGen Strategies & Solutions, it has been proposed that the City's water and sewer rate structure be modified as follows:

Charges are all per 1,000 Gallons							
Minimum Charge Based on Meter Size	# of Water Connections	Current Water	Proposed Water	Increase	# of Wastewater Connections	Current WW	Prop W
3/4"	4,043	\$22.00	\$27.00	\$5.00	4,017	\$20.50	\$20.50
1" — Residential	137	\$31.43	\$39.00	\$7.57	139	\$31.00	\$31.00
1" — Commercial	143	\$55.00	\$68.00	\$13.00	58	\$51.00	\$51.00
1.5"	41	\$110.00	\$135.00	\$25.00	28	\$102.50	\$102.50
2"	120	\$176.00	\$216.00	\$40.00	62	\$164.00	\$164.00
3"	8	\$330.00	\$405.00	\$75.00	6	\$307.25	\$307.25
4"	7	\$550.00	\$675.00	\$125.00	6	\$512.00	\$512.00
6"	-	\$1,100.00	\$1,350.00	\$250.00	-	\$1,023.75	\$1,023.75
8"	-	\$1,760.00	\$2,160.00	\$400.00	-	\$1,638.00	\$1,638.00
10"	-	\$2,530.00	\$3,105.00	\$575.00	-	\$2,357.50	\$2,357.50



AGENDA ITEM

Volumetric Charges, per 1,000 Gallons			
All Customer Classes	Current Water	Proposed Water	Increase
2,001—5,000	\$2.79	\$3.29	\$0.50
5,001—10,000	\$4.69	\$4.69	\$0.00
10,001—15,000	\$5.98	\$6.33	\$0.35
15,001—25,000	\$7.18	\$8.55	\$1.37
Over 25,000 gallons	\$8.37	\$11.54	\$3.17
Residential and Multi-family	Current WW	Proposed WW	Increase
0-2,000	\$0.00	\$7.99	\$7.99
2,000-10,000	\$7.99	\$7.99	\$0.00
(Residential wastewater capped at 10,000 gallons)			
Commercial and Industrial			
0-2,000	\$0.00	\$7.99	\$7.99
2,000-10,000	\$7.99	\$7.99	\$0.00

As presented by the staff of NewGen Strategies & Solutions earlier this evening, these rate adjustments are necessary for the City of Roanoke to ensure long-term financial stability for its water and wastewater operations, with particular consideration given to projected rate increases from the Trinity River Authority.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

These adjustments represent the first year in a multi-year effort to make the City's water and sewer operations financially sustainable over the long-term.



AGENDA ITEM

ATTACHMENTS:

1. ORD NO 2024-102 - Updated Fee Schedule - Final 2024

ORDINANCE No. 2024-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING APPENDIX A – FEE SCHEDULE, OF THE CODE OF ORDINANCES, PROVIDING A SAVINGS CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, it is the intent of the City Council to set fees for services provided by the various city departments; and

WHEREAS, the City Council of the City of Roanoke, Texas adopted a Fee Schedule, Appendix A of the Code of Ordinances on June 10, 2003, with the approval of Ordinance No. 2003-108; and

WHEREAS, the City Council has adopted multiple amendments to specific sections of the fee ordinance over the years with the approval of various Ordinances; and

WHEREAS, the City Council desires to repeal Appendix A, Fee Schedule, in its entirety and replace it with the Fee Schedule attached hereto as Exhibit A.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That Appendix A – Fee Schedule of the Code of Ordinances, City of Roanoke, Texas, is hereby repealed in its entirety, and is replaced with a new Appendix A – Fee Schedule of the Code of Ordinances of the City of Roanoke, Texas, which is attached hereto as ***Exhibit A***, and incorporated herein for all purposes.

Section 3. SAVINGS CLAUSE

All rights and remedies of the City of Roanoke, Texas are expressly saved as to any and all violations of the provisions of the Ordinance or any other ordinance which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 4. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Roanoke, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5. SEVERABILITY CLAUSE

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

Section 6. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 13th day of February, 2024.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

EXHIBIT A
APPENDIX A - FEE SCHEDULE

ARTICLE 1.000. - ADMINISTRATIVE FEES

Copies	Personal documents	\$0.25
Copies	Public information request	State Fee Schedule
Fax Charge	to Send	\$1.00
Fax Charge	Per each page Sent or Received	\$0.10
Return Check Fee (NSF)		\$30.00
Credit Card Processing Fee		5% of total payment
Utility Billing Mailing List		\$30.00
Labels for Mailing		\$40.00
Maps		Cost
Library Non-resident Fee	Per person	\$25.00
Family Non-Resident maximum fee	Per Household	\$50.00
3D Printing Fees	Per Gram	\$0.10
Lost Library Card	\$1.00	
Lost Item Fee	Replacement Cost + \$5.00 reprocessing fee	
Library Non-resident Exam Fee	Per Exam	\$25.00

Printed Ordinances	
Sewer Use Ordinance	\$7.00
Standard Construction Specifications	\$27.50
Subdivision Ordinance	\$27.50
Zoning Ordinance	\$30.00
Subdivision & Zoning	\$55.00
Combined Book (Zoning, Subdivision, Const. Specs)	\$85.00

ARTICLE 2.000. - RECREATION MEMBERSHIPS AND RELATED FEES

Community Swimming Pool Fees		
Resident	42" and under	Free
Resident	Over 42"	\$2.00
Non-Resident	42" and under	Free
Non-Resident	Over 42"	\$6.00
Daycare (all people)		\$3.00
Guest of Resident (resident must be present)		\$3.00
Resident Individual Season		\$30.00
Resident Family Season		\$100.00
Non-Resident Individual Season		\$60.00
Non-Resident Family Season		\$200.00
Pool Entrance Fees with annual Recreation Center membership:		
Resident Individual Season		\$25.00
Resident Family Season		\$75.00
Non-Resident Individual Season		\$50.00
Non-Resident Family Season		\$150.00
Swim Lessons:		
Resident		\$55.00
Non-Resident		\$70.00
Discount for each additional child		\$5.00
Baseball and Softball Fields		
Field	Per hour	\$15.00
Field and Lights	Per hour	\$25.00
Recreation Center		
*Monthly payment option is payable by bank draft only.		
Resident		
Single	Annually	\$324.00
Single	Monthly	\$30.00
Household	Annually	\$378.00
Household	Monthly	\$35.00
Senior—65 or older		Free
Active Military/Veteran	Annually	\$216.00
Active Military/Veteran	Monthly	\$20.00
Active Military/Veteran Family	Annually	\$270.00
Active Military/Veteran Family	Monthly	\$25.00

City Employee			Free
City Employee—Family		Annually	\$216.00
City Board Members and Family			Free
Business			
Single		Annually	\$432.00
Single		Monthly	\$40.00
Household		Annually	\$507.00
Household		Monthly	\$47.00
Senior—65 or older/Active Military/Veteran		Annually	\$324.00
Senior—65 or older/Active Military/Veteran		Monthly	\$30.00
Senior/Active Military/Veteran Family		Annually	\$378.00
Senior/Active Military/Veteran Family		Monthly	\$35.00
Non-Resident			
Single		Annually	\$540.00
Single		Monthly	\$50.00
Household		Annually	\$648.00
Household		Monthly	\$60.00
Senior—65 or older/Active Military/Veteran		Annually	\$432.00
Senior—65 or older/Active Military/Veteran		Monthly	\$40.00
Senior/Active Military/Veteran Family		Annually	\$486.00
Senior/Active Military/Veteran Family		Monthly	\$45.00
Aerobic Classes	Free with Paid Membership		Free
Childcare	Maximum 2 hours	Hourly	\$1.00
Court Rental Fee	(One court only)	Hourly	\$40.00
Classroom Rental Fee	One room	Hourly	\$30.00
Classroom Rental Fee	Two rooms	Hourly	\$50.00
Daily Admission Fee for Building		Daily	\$10.00
Class Fees			
\$2.00 discount per class for residents			
League Fees			
Resident			\$90.00
Non-resident			\$105.00
\$5.00 discount for additional family member living in same household			

ARTICLE 3.000. - BUSINESS RELATED FEES

Initial and Annual Business Registration Fee			\$25.00
Commercial Certificate of Occupancy Application			\$100.00
Alcohol Permit Fees	Permit fees shall be ½ of the state permit fee		Annually
Sexually Oriented Business		Annual	\$500.00
Agent (each)			\$50.00
Carnival Buildings			\$200.00
Food and Health Service Permits and Fees:			
Permanent Food Establishment Permit		Annual	\$400.00
Mobile Food Vendor	Hot and Cold truck	Annual	\$200.00
Seasonal Vendor	Farmers Market	Annual	\$200.00
Temporary Event	Hot and Cold	Per Event	\$100.00
Complaint Investigation			No fee
Health Plan Review		New Business	\$150.00
Health Final and CO Inspection		New Business	\$150.00
Public Swimming Pool		Per Body of Water	Annual \$200.00
Re-inspections	For follow up inspections, failing scores or non-compliance, no fee for first re-inspection	Per re-inspection	\$150.00
Vendor Temporary Permit:			\$100.00
Land Owner	If on land owner property need plot plan		\$25.00
Portable Sign Permit	New business/owner	30 days	\$25.00
Banner Sign Permit	New business/owner	30 days	\$25.00
Tent Permit		30 days	\$30.00
Solicitors Permit fee for firm, corporation or organization (Single person)		Annual	\$35.00
Solicitors Permit for each additional employee or volunteer		Annual	\$15.00

ARTICLE 4.000. - BUILDING AND CONSTRUCTION FEES

Commercial Building Permit Fees	Valuation
\$50.00 minimum fee	\$1.00 to \$500.00
\$50.00 for the first \$500 plus \$6.60 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	\$501.00 to \$2,000.00
\$150.00 for the first \$2,000 plus \$30.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$2,001.00 to \$25,000.00
\$840.00 for the first \$25,000 plus \$21.60 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$25,001.00 to \$50,000.00
\$1,380.00 for the first \$50,000 plus \$15.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$50,001.00 to \$100,000.00

\$2,130.00 for the first \$100,000 plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00		\$100,001.00 to \$500,000.00
\$6,930.00 for the first \$500,000 plus \$10.20 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00		\$500,001.00 to \$1,000,000.00
\$12,030.00 for the first \$1,000,000 plus \$6.60 for each additional \$1,000.00, or fraction thereof		\$1,000,001.00 and up
Permit Re-Inspection Fee	Per instance	\$100.00
Special Use Permits	Per application	\$200.00
Certificate of Occupancy		\$100.00
Change in Occupancy		\$100.00
Temporary Certificate of Occupancy	Per 30 Days	\$250.00
Electrical, Plumbing, or Mechanical Permit		\$75.00

Building Permit Fees for Residential Dwellings

Combination permit fees (building, electrical, plumbing, and mechanical). The general contractor shall obtain a combination permit for all construction requiring inspection by more than one trade inspector. Subcontractors are not required to obtain separate permits when serving as the registered subcontractor for a combination permit. Each subcontractor working under a general contractor's combination permit shall notify the inspections department and submit all required information prior to any inspection.

	New Construction	Additions	Alterations
<u>R3 Residential Dwellings</u> (Detached one and two family dwellings, townhomes not more than 3-stories in height with a separate means of egress)	\$.80 / Square Foot Total Area Under Roof	\$ 1.10 / Square Foot Total Area of Addition	\$ 1.10 / Square Foot of Alteration Area
<u>R2 Residential Dwellings</u> (Apartments, condominiums, three and four family dwellings, etc.)	\$.60 / Square Foot Total Area Under Roof	\$ 1.10 / Square Foot Total Area of Addition	\$ 1.10 / Square Foot of Alteration Area
<u>Simple Alteration Permits</u> Projects in which square footage does not apply as determined by the Building Official. (Window replacement, foundation repair)	Flat fee \$150.00		

Residential Plan Review 45% of residential building fee in addition to building permit fee

Accessory Buildings		
Residential—Temporary	Less than 120 sq. ft.	\$15.00
Residential—Permanent	Greater than 120 sq. ft.	\$100.00
Fence Permits		
Wood, chain link, metal vinyl	Per lot or tract	\$15.00
Over 6'	Per lot or tract	\$50.00

Masonry, Wrought Iron	Per lot or tract	\$50.00
Masonry screening wall-Commercial		Valuation
Retaining walls - Commercial		Valuation
Fence repair/replacement—Natural disaster or fire		No fee
Other Permits		
Residential Swimming Pool Permit		\$300.00
Residential Hot Tubs, or Fountains		\$200.00
Residential Solar Panels		\$50.00
Patio Cover, Arbor, Pergola		\$50.00
Residential Reroofing		\$50.00
Driveway/Flatwork	Residential/private property	\$15.00
Mobile Home Permit	Per Lot	\$200.00
Demolition Permit		\$100.00
Commercial Signs		Valuation
Residential Irrigation Permit		\$50.00
Commercial Irrigation Fees	Underground vault	\$75.00
Commercial Irrigation Fees	1—250 sprinkler heads	\$30.00
Commercial Irrigation Fees	251—1,000 sprinkler heads	\$65.00
Trench Excavation Permit Fees	250 Linear feet or less	\$50.00 + .05 per line
Trench Excavation Permit Fees	215 to 1,000 Linear feet	\$100.00 + .05 per line
Trench Excavation Permit Fees	1,001 Linear feet or longer	\$250.00 + .05 per line
Plan Review Fee	2% of Public Improvement Value	
Design Review and Inspection Fee	6% of Public Improvement Value plus \$250.00 re-review fee (after the first two submittals)	
Rental Property Registration Fee	One-Family and Two-Family –Annual Application	\$50.00

ARTICLE 5.000. - DEVELOPMENT & ZONING RELATED FEES

Variance Request	Per request	\$200.00
Special Exception Application	Per request	\$200.00
Site Plan Application Fee		\$400.00
Grading Excavation and Fill Permit		\$75.00
Revised Grading Plan	Per platted development	\$100.00
Change to approved plans	Min. 1 hr.	\$100.00
Preliminary Plat		\$300.00 + \$10.00 per acre
Final Plat		\$300.00 + \$10.00 per acre
Re-platting		\$250.00

Amending/Minor Plat		\$250.00
Planned Development Zoning		\$300.00
Zoning Change		\$250.00 + \$10.00 per acre
Zoning Board Appeal		\$100.00
Parkland Dedication Requirements		Ch. 9, Sec. 9.201(d)(1)
Tree Removal Permit	Per protected tree – Not to exceed \$2,000.00 per application	\$100.00

ARTICLE 6.000. – SPECIAL EVENT AND FACILITY RENTAL FEES

Special Events - Event Permit Fees and Deposit Fees (Applicable to private, commercial, educational and non-profit entities)				
<i>Event Size</i>	<i>Event Organizer Permit Fee</i>	<i>Permit Deposit</i>	<i>Minimum Notification & Request Days Prior to Event</i>	<i>Due Date for Permits, Insurance & Indemnification (working days before event)</i>
Under 100 persons	\$30.00	\$250.00	90 days	30 days
100-499 persons	\$60.00	\$500.00	120 days	30 days
500-999 persons	\$120.00	\$1,000.00	180 days	60 days
1,000-2999 persons	\$180.00	\$1,500.00	270 days	60 days
3000-4999 persons	\$250.00	\$2000.00	360 days	90 days
5000 + persons	\$500.00	\$2500.00	360 days	90 days
Special Events – Individual Permits (if applicable)				
Landowners Permit	\$25.00		If event takes place on private property not belonging to event organizer or the City of Roanoke.	
Vendor Fee – Private Event	\$0.00		Required that Event Organizer submit a Special Event Permit. Vendor fees non-applicable.	
Vendor Fee – Commercial Event	\$0.00		Required that Event Organizer submit a Special Event Permit. Vendor fees non-applicable.	

Vendor Fee – City Event Non-Food Vendor	\$200.00	Tent, table, chairs included
Vendor Fee – City Event Food / Beverage Vendor	\$300.00	Tent, table, chairs included Includes Health Inspection
Food Vendor – Health Inspection	\$100.00	See Article 3.000 Business Related Fees
Street Closing Fee— (City delivers and retrieves barricades)	\$100.00 for first block, \$50.00 per block thereafter	Required if event will hinder, block or obstruct traffic flow, sidewalks, intersections or alleys.
Police Traffic Detail & Escort	\$50.00 hr. per officer w/ 3 hour minimum	Required if event needs police to direct traffic, lead/escort attendees.
Emergency Medical Personnel (EMS)	\$50.00 hr. per EMS w/ 3 hour minimum	100 – 3000 ppl = 3 EMS, 1 cart 3000+ ppl = 7 EMS, 1 cart
Tent, Canopy or Membrane	\$30.00	Required if tents, canopies or membranes exceed 200 square feet
Application for Filming within City	\$25.00	

Special Events – Facility Rental Fees

Facility	Max Attendance	Hourly Residents Rate	Special permit fee	Deposit	Minimum Resident Fees	Minimum Non- Resident Fees
Austin Street Plaza	250	\$50 hr. w/ 3 hr. min (\$150)	\$60	\$500	\$210	\$252
Cannon Park Pavilion	50	\$20 hr. w/ 3 hr. min (\$60)	\$30	\$250	\$90	\$108
Cannon Park -Full Park	500+	\$100 hr. w/ 3 hr. min (\$300)	\$120	\$1000	\$420	\$504
City Hall Community Room	25	\$25 ½ day (4 hours or less) \$50 Full day (7 hours or less)	\$0	\$50	\$25	\$30
City Hall Plaza	250	\$50 hr. w/ 3 hr. min (\$150)	\$60	\$500	\$210	\$252
Fairplay Park	50	\$20 hr.	\$30	\$250	\$90	\$108

Pavilion		w/ 3 hr. min (\$60)				
Fairplay Park – Full Park	500+	\$100 hr. w/ 3 hr. min (\$300)	\$120	\$1000	\$420	\$504
Fairplay Park - Pool	150	\$100 hr. w/ 2 hr. min (\$200)	\$50	\$500	\$250	\$450
Library Conference - Small	10+	\$10 hr. w/ no min	\$0	\$250	\$10	\$12
Library Conference - Large	100	\$75 hr. w/ 3 hr. min (\$225)	\$30	\$500	\$255	\$305
Roanoke Community Center	150	\$150.00 ½ day rental (AM or PM) \$300.00 full day rental	\$0	\$500	\$150	\$250.00
Recreation Center - Small	25	\$30 hr. w/ no min	\$0	\$250	\$30	\$36
Recreation Center - Large	50	\$50 hr. w/ no min	\$0	\$500	\$50	\$60
Recreation Center - Full	200	\$250 w/ 3 hr. min (\$750)	\$60	\$1000	\$810	\$912
Community Park - Pavilion	50	\$20 hr. w/ 3 hr. min (\$60)	\$30	\$250	\$90	\$108
Community Park/Pond	500+	\$200 hr. w/ 3 hr. min (\$600)	\$120	\$1000	\$720	\$864

- 1) Additional rental hours over minimum to be charged at 50% of base rate.
- 2) Non-profits may be offered a discounted resident rate with proof of 501c3 status.
- 3) Non-residents will be charged additional fees of at least 20% over the resident rate.
- 4) City of Roanoke Employee rental rate to be charged at 25% of base rate with permit fee waived. Employee extended family rentals aligns to same as City Bereavement extended family policy.

ARTICLE 7.000. - UTILITIES RELATED FEES

	Water and Wastewater Rates		
Minimum Charge Based on Meter Size	Water		WasteWater
3/4"	\$27.00		\$20.50
1" — Residential	\$39.00		\$31.00
1" — Commercial	\$68.00		\$51.00
1.5"	\$135.00		\$102.50
2"	\$216.00		\$164.00
3"	\$405.00		\$307.25
4"	\$675.00		\$512.00

6"		\$1,350.00		\$1,023.75
8"		\$2,160.00		\$1,638.00
10"		\$3,105.00		\$2,357.50
	Roanoke residents age 65 or older will receive a \$2.00 discount on both water and wastewater minimum charges for all meter sizes listed above.			
	Volume Rate per 1,000 gallons			
All Customer Classes			Water	
2,001—5,000			\$3.29	
5,001—10,000			\$4.69	
10,001—15,000			\$6.33	
15,001—25,000			\$8.55	
Over 25,000 gallons			\$11.54	
Residential and Multi-family			Wastewater	
0—10,000			\$7.99	
	(Residential wastewater capped at 10,000 gallons)			
Commercial and Industrial			Wastewater	
No minimum			\$7.99	
	Meter Deposits (Additional Deposits may be added to accounts cut-off for non-payment)			
All Residential Meters			\$90.00	
Commercial 3/4"			\$150.00	
1"			\$225.00	
1.5"			\$500.00	
2"			\$800.00	
3"			\$1,700.00	
4"			\$2,500.00	
6"			\$5,000.00	
8"			\$8,000.00	
10"			\$11,500.00	
12"			\$16,000.00	
Fire Hydrant Meter			\$4,500.00	
	Meter Fees			
3/4"			\$350.00	
1"			\$480.00	

1.5"			\$1,315.00
2"			\$2,985.00
3"			\$3,455.00
4"			\$5,060.00
6"			\$6,588.00
8"			\$8,912.00
10"			Market Price
12"			Market Price
	Cross Connection Fees		
3/4"			\$50.00
1"			\$75.00
1.5"			\$150.00
2"			\$275.00
3"			\$575.00
4"			\$850.00
6"			\$1,500.00
8"			\$2,500.00
10"			\$3,750.00
12"			\$5,250.00
Impact Fees		Roanoke Water	Fort Worth Water * Roanoke Wastewater
3/4" Single Family Residential - Simple		\$1,982.00	\$1,981.00 \$347.00
1" Single Family Residential - Simple		\$3,370.00	\$4,953.00 \$589.00
1.5" Single Family Residential - Simple		\$6,542.00	\$9,905.00 \$1,144.00
2" Single Family Residential - Simple		\$10,507.00	\$15,848.00 \$1,838.00
2" Commercial/Retail - Compound		\$10,507.00	\$15,848.00 \$1,838.00
2" Commercial/Retail - Turbine		\$13,282.00	\$15,848.00 \$2,323.00
3" Commercial/Retail/Multi Family -Compound		\$21,212.00	\$43,087.00 \$3,710.00
3" Commercial/Retail/Multi Family - Turbine		\$31,719.00	\$43,087.00 \$5,548.00
4" Commercial/Retail/Multi Family -Compound		\$33,107.00	\$74,288.00 \$5,790.00
4" Commercial/Retail/Multi-Family - Turbine		\$55,509.00	\$74,288.00 \$9,708.00
6" Industrial - Compound		\$66,016.00	\$158,480.00 \$11,546.00
6" Industrial - Turbine		\$121,525.00	\$158,480.00 \$21,254.00
8" Industrial - Compound		\$105,665.00	\$277,340.00 \$18,481.00
8" Industrial - Turbine		\$211,528.00	\$277,340.00 \$36,996.00
10" Industrial - Compound		\$303,911.00	\$416,010.00 \$53,153.00
10" Industrial - Turbine		\$330,476.00	\$416,010.00 \$57,779.00

12" Industrial - Turbine	\$436,141.00	Price Not Provided	\$76,280.00
	PRO-RATA Water Line Charges		
Walnut Street			\$12.95
Parrish Lane			\$12.95
Benson Lane			\$9.00
Henrietta Creek Road			\$9.00
	Other Utility Related Fees		
Late Utility Payment Fee		10% of outstanding balance (\$2.50 minimum)	
Reconnect Fee for non-payment			\$25.00
Transfer Fee			\$25.00
Failure to return fire hydrant for reading monthly			\$550.00
Water Meter Re-read Charge (All Customers are allowed one re-read annually at no charge; a charge will be assessed for all others unless the meter has been misread.)			\$10.00
After Hours Service Fee (per trip)			\$25.00
Tampering Fee — Locked or Plugged meters (Plus Misdemeanor Charges will be filed for theft of service)			\$75.00
Curb Stop Repair			\$50.00
Negligent Damage to equipment (includes locks, meters and associated electronic equipment)			Replacement Cost
Excess bulk trash drop-off fee per vehicle			\$25.00
Excess bulk trash drop-off fee per trailer (one free per household per year)			\$50.00

ARTICLE 8.000. - PUBLIC WORKS RELATED FEES

Maintenance Worker	Hourly	\$40.00
Equipment Operator	Hourly	\$60.00
Supervisory Staff	Hourly	\$80.00
Small Lawn Equipment		\$30.00
36" Mower		\$40.00
48" Mower		\$50.00
60" Mower		\$75.00
144" Mower		\$150.00

Small Construction Equipment		\$50.00
Service Vehicle		\$100.00
1½ and 2 Ton Vehicles		\$150.00
Backhoe		\$200.00
Project Related Rentals		Actual Cost

ARTICLE 9.000. - FIRE AND PUBLIC SAFETY RELATED FEES

EMS Service Fees—Ambulance		
Resident	Basic Life Support	\$1000.00
Non-resident	Basic Life Support	\$1350.00
Resident	Advanced Life Support	\$1200.00
Non-resident	Advanced Life Support	\$1350.00
Specialty Care Transport		\$1350.00
Mileage	Per mile	\$20.00
Oxygen	When Administered	\$125.00
Disposables	Basic Life Support	\$200.00
Disposables	Advanced Life Support	\$350.00
New Sprinkler Installation Permit Fees		
New Fire Sprinkler Plans Review Fee		\$100.00
Installation	1 to 10 sprinklers	\$100.00
Installation	11 to 20 sprinklers	\$175.00
Installation	21 to 100 sprinklers	\$250.00
Installation	More than 100	\$250.00
Installation	Plus \$50.00 for each 100 or fraction thereof in excess of 100	
If System includes Fire Pump		\$200.00
If System includes Foam		\$50.00
Each additional Floor		\$40.00
New Fire Alarm Installation Permit Fees		
New Fire Alarm Plans Review Fee		\$100.00
Installation	1 to 4 initiation devices	\$100.00
Installation	5 to 25 devices	\$175.00
Installation	More than 25 devices	\$250.00
Installation	Plus \$50.00 for each 100 or fraction thereof in excess of 25	
New Suppression Systems		
(CO ₂ , Dry Chemical, FM 200, Intergen, Water Mist, etc.)		
Installation	1 to 5 nozzles	\$100.00

Installation	More than 5	\$175.00
Installation	Plus \$20.00 per nozzle in excess of 5	
Pre-fabricated hood/duct systems	Each hood	\$50.00
Permits		
*A one-time permit shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions		
Aerosol Products		\$50.00
Automobile Wrecking Yard		\$250.00
Battery Systems (liquid)		\$50.00
Blasting Agents		\$200.00
Compressed gases		\$50.00
Dry Cleaning Plant		\$50.00
Dust-producing Operations		\$50.00
Flammable or combustible liquids		\$100.00
Fumigation or Thermal Insect Fogging		\$100.00
Hazardous Material Storage – Table UFC 105	Per unit	\$25.00
High Piled Combustible Storage		\$100.00
Liquefied Petroleum Gas Distribution		\$100.00
Motor Vehicle Fuel Station		\$50.00
Open Burning	Non-resident	\$100.00
Pyrotechnic Displays		\$100.00
Radioactive Materials		\$100.00
Spraying or Dipping Process		\$100.00
Temporary Structures, Tents and Canopies	Each	\$25.00
Tire Storage – Used Tires		\$25.00
Underground Storage Tank Removal	Per tank	\$25.00
All Inspections	Greater than 2	\$50.00
Accident Reports	Each	\$5.00
Accident Reports -Certified	Each	\$5.00
Golf Cart Registration Permit	Each	\$25.00

ARTICLE 10.000. - ANIMAL CONTROL RELATED FEES

Impoundment of Neutered Animals	
Impoundment (Daily fee plus additional per Offense as listed below)	\$10.00
1st Impoundment	\$30.00
2nd Impoundment	\$50.00

3rd Impoundment			\$75.00
4th Impoundment			\$150.00
5th Impoundment			\$150.00
Animal Removal from privately owned traps			\$30.00
Replacement Tag Fee	Per Animal		\$5.00
Microchip Implanting	Per Animal		\$25.00
Surrender Fee	Per Animal/Residents Only		\$30.00
Euthanization of Animal	Per Animal/Residents Only		\$30.00
Dead Animal Removal	Per Animal		\$30.00
Quarantine Fee	Per Animal	Per Day	\$25.00
Dangerous Dog Permit	Per Animal	Annually	\$50.00
Exotic Pet Fee, Non-Hazardous	Per Animal	Annually	\$20.00
Kennel Fee	Per Animal		\$50.00

ARTICLE 11.000. - MUNICIPAL COURT FEES

The Municipal Court Judge for the City of Roanoke has the authority to set, increase, decrease, or waive Court Fees at his/her discretion and in accordance with the Laws of the State of Texas. The Municipal Court Clerk and/or his/her designated representative shall collect these specified fees at appropriate times and under the directions of the Municipal Court Judge. All applicable States Fees and/or Court Costs shall be added as set forth by the Laws of the State of Texas.

FRANCHISES

The City of Roanoke has granted franchises to the below listed corporations. Copies of the franchises granted are on file in the City Secretary's office and may be inspected during normal business hours. The franchises are adopted herein by reference as if fully set out herein.

Franchise	Ord. No.	Date
Planned Cable System Corporation	82-105	—
Southwestern Bell Telephone Company	92-101	1/7/91
Texas Utilities Electric Company	93-105	7/6/93
Southwestern Bell Telephone Company	97-101	4/4/97
Denton County Electric Cooperative, Inc.	97-125	—
Cable Television	98-151	8/25/98
Millennium Telecom L.L.C. (Telephone)	98-156	11/10/98
Tri-County Electric Cooperative, Inc.	98-158	12/8/98
Charter Communications (Cable)	99-117	—
Tri-County Electric Cooperative, Inc.	2000-100	1/11/00
TXU Gas Distribution (TXU Gas Company)	2000-109	6/13/00

Oncor Electric Company	2002-122	11/12/02
TXU Gas Company	2002-123	11/12/02
Oncor Electric Delivery Company LLC	2013-113	8/27/13