

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
MUNICIPAL BALLROOM
405 N. RUSK ST
SHERMAN, TEXAS
MONDAY, AUGUST 19, 2024
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER PAMELA L. HOWETH.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 5, 2024.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Public Hearing

D.1. PUBLIC HEARING

Capital Improvement Program 2024-2029

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6759

Adopting a Budget and Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Declaring that this Budget Will Raise More Total Property Taxes than Last Year's Budget by \$13,381,000 and 48%, and of that Amount \$11,389,000 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and Effective Date; Providing for the Publication of the Caption Hereof

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6760

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2024; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law; Providing for a Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon; Providing a Penalty Clause, Savings/Repealing Clause, Severability Clause and An Effective Date.

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6761

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.632 Acres Being Lot 1 And A Part Of Lot 2, Block 31, Hilltop Estates, City Of Sherman, Grayson County, Texas, Located In The 4300 Block Cox Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-5 (Single Family Residential) District Zoning Classification, Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6762

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas, Located in the 4200 Block North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6763

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/75 & 82 Overlay District, Located in the 4200 Block North Loy Lake Road, Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6764

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat, Or Trailer Sales, New Or Used, Automobile Repair, Body Work, Or Painting And Automobile Laundry, Carwash In A C-2 (General Commercial) District/75 & 82 Overlay District, Located At 2525 Texoma Parkway, Consisting Of 9.995 Acres Being Lot 1 In Block 1 Of Bob Utter Addition, City Of Sherman, Grayson County, Texas Bob Utter (Owner), David Pryor (Representative) And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6765

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Electric Power Substation or Generating including Ground-Mounted Solar and Wind in an R-6 (Single Family Residential) District, Located At 1512 Interurban Parkway, Consisting Of 45.107 acres being a part of the Elizabeth Jones Survey, Abstract 628, City Of Sherman, Grayson County, Texas Cedar Ridge Development (Owner), Holley Energy Solutions, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6759, 6760, 6761, 6762, 6763, 6764 & 6765

Resolutions

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

F.1. RESOLUTION NO. 7346

Approving and Adopting a Five-Year Capital Improvement Program for the City of Sherman, Texas

F.2. RESOLUTION NO. 7347

Awarding a Bid to and Authorizing Execution of a Contract with Tegrity Contractors, Inc. for the Sherman City Hall Remodel Project

F.3. * RESOLUTION NO. 7348

Authorizing Execution of a Professional Services Agreement with Westwood Professional Services, Inc. for the McGee Street Bridge Rehabilitation Project

F.4. * RESOLUTION NO. 7349

Approving the Greater Texoma Utility Authority's Intention to Award the Lake Texoma Pump Station Expansion Project to Archer Western Construction, LLC

Other Business

G.1. OTHER BUSINESS

Providing for the Ratification of the Property Tax Increase

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

I.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

I.2. TEX. GOV'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

I.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

I.6. TEX. GOV'T CODE § 551.087

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

Hospital Project

I.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

COUNCIL CALENDAR

K.1. COUNCIL CALENDAR

2024 Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall, 317 S. Travis St., of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Friday, August 16, 2024 at 4:49 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of August 2024. City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

David Plyler

Deputy Mayor

Shawn C. Teamann

Council Members

Henry Marroquin, Council-At-Large, PL #1

Josh Stevenson, Council – District #2

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Juston Dobbs, Council-At-Large, PL #2
Shawn C. Teamann, Council – District #1

Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4

STATE OF TEXAS §
 August 5, 2024
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on August 5, 2024.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR SHAWN TEAMANN.
 COUNCIL MEMBERS DOBBS, HOLLAND, HOWETH, MARROQUIN,
 STEVENSON.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Daron Holland.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of July 15, 2024. Deputy Mayor Teamann moved to approve the Minutes, as presented; Second by Council Member Dobbs; All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

HOMELESSNESS AND TRANSITIONAL HOUSING

Clayton Tucker, 1809 Brockett Street, said he is working toward his Master's Degree in Social Work, at Texas A&M Commerce. He presented a report on homelessness and the need for transitional housing in Sherman.

**HOMELESSNESS &
TRANSITIONAL
HOUSING**

CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Stevenson moved to approve the Consent Agenda, as presented. Second by Council Member Howeth. All present voted AYE.

Mayor Plyler called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A BUDGET AND PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; DECLARING THAT THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$13,381,000 AND 48%, AND OF THAT AMOUNT \$11,389,000 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN

ANNUAL BUDGET

EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Mary Lawrence, Chief Financial Officer, said this is the first of two required public hearings on the FY 2025 Budget. It is mostly the same budget that was previewed at the last Council Meeting.

She said the property tax rate remains the same, however water, sewer, and solid waste rates will be increased, as discussed at the workshop. These ordinances will be brought back to the Council for their approval.

Additional employees are added in the Utility Fund, to staff the expanding operations in that area. Capital spending is largely on streets and new development, and planning for the continued expansion of the utility system. The large funds are balanced.

The next public hearing will be at the August 19, 2024 Council Meeting, and the Council will consider adoption of the budget.

She added that the wording in the caption read, is statutory and required by State law.

No citizens appeared before the City Council to discuss the public hearing.

Mayor Plyler introduced Ordinance No. 6755 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 5th DAY OF NOVEMBER, 2024, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO CITY COUNCIL MEMBERS (AT-LARGE, PLACE 1 AND AT-LARGE, PLACE 2) TO FILL EXPIRING TERMS; PROVIDING THAT THE ELECTION SHALL BE ADMINISTERED BY GRAYSON COUNTY, TEXAS; DESIGNATING EARLY VOTING POLLING PLACES AND HOURS; DESIGNATING ELECTION DAY POLLING PLACES AND HOURS; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; PROVIDING FOR THE APPOINTMENT OF ELECTION JUDGES; AUTHORIZING THE MAYOR AND CITY CLERK TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH APPLICABLE ELECTION LAWS.

ORD 6755
REGULAR MUNICIPAL
ELECTION FOR
NOVEMBER 5, 2024

Linda Ashby, City Clerk, said this ordinance calls the Regular Municipal Election for November 5, 2024, to elect a Mayor and two Council Members At-Large, for Place 1 and Place 2.

No citizens appeared before the City Council to discuss Ordinance No. 6755.

Mayor Plyler introduced Ordinance No. 6756 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING

ORD 6756
ZONE CHANGE
(2211 N. HWY 75)

ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND BEING LOT 2R-1 CONSISTING OF 3.172 ACRES BEING A PART OF J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOT 2R OF OAK VIEW SHERMAN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2211 NORTH HIGHWAY 75, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT ZONING CLASSIFICATION, BRAD TIDWELL, OV SHERMAN, LLC (OWNER), KYLE STEPHENS (REPRESENTATIVE/ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Rob Rae, Director of Development Services, said the applicant would like to rezone to allow for flex office warehouse space that would be allowed in the C-2 District.

The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6756.

Mayor Plyler introduced Ordinance No. 6757 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING ONE (1) PLATTED ALLEY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING ESTABLISHED EXSTEIN'S MAPLE ADDITION, FILED IN VOLUME 138, PAGE 185 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF CLAIMS (RIGHT-OF-WAY ABANDONMENT) TO RUBEN RODRIQUES AND ARACELIA RESENDIZ, THE ADJACENT PROPERTY OWNERS.

ORD 6757
ABANDON ALLEY
(EXSTEIN'S MAPLE
ADDITION)

Wayne Lee, Director of Engineering, said the adjacent property owners have requested abandonment of the unimproved alley. The other adjacent property owners have given written documentation that they have no objection to the abandonment and have no interest in obtaining a portion of the alley.

There are no utilities in the alley, so the City staff has no objection to the abandonment.

No citizens appeared before the City Council to discuss Ordinance No. 6757.

Mayor Plyler introduced Ordinance No. 6758 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "PERSONNEL", ARTICLE 9.05, ENTITLED "CIVIL SERVICE FOR FIREFIGHTERS AND POLICE OFFICERS", AT SECTION 9.05.026, ENTITLED "AUTHORIZED

ORD 6758
REVISE POLICE
POSITIONS

NUMBER OF POSITIONS”, TO REVISE THE NUMBER OF AUTHORIZED POSITIONS IN THE POLICE DEPARTMENT; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Jason Jeffcoat, Police Chief, said this is the conclusion of the process started in the Spring, to increase the number of sergeants and decrease the number of corporals in the Police Department.

No citizens appeared before the City Council to discuss Ordinance No. 6758.

The Public Hearing was closed.

Ordinance 6755

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 5th DAY OF NOVEMBER, 2024, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO CITY COUNCIL MEMBERS (AT-LARGE, PLACE 1 AND AT-LARGE, PLACE 2) TO FILL EXPIRING TERMS; PROVIDING THAT THE ELECTION SHALL BE ADMINISTERED BY GRAYSON COUNTY, TEXAS; DESIGNATING EARLY VOTING POLLING PLACES AND HOURS; DESIGNATING ELECTION DAY POLLING PLACES AND HOURS; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; PROVIDING FOR THE APPOINTMENT OF ELECTION JUDGES; AUTHORIZING THE MAYOR AND CITY CLERK TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH APPLICABLE ELECTION LAWS.

ORD 6755
REGULAR MUNICIPAL
ELECTION FOR
NOVEMBER 5, 2024

Ordinance 6756

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND BEING LOT 2R-1 CONSISTING OF 3.172 ACRES BEING A PART OF J.B. McANAIK SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOT 2R OF OAK VIEW SHERMAN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2211 NORTH HIGHWAY 75, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT ZONING CLASSIFICATION, BRAD TIDWELL, OV SHERMAN, LLC (OWNER), KYLE STEPHENS (REPRESENTATIVE/ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6756
ZONE CHANGE
(2211 N. HWY 75)

Deputy Mayor Teamann asked if this would be actual storage or an office. A representative said it would be warehousing for the businesses.

Ordinance 6757

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING ONE (1) PLATTED ALLEY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING ESTABLISHED EXSTEIN'S MAPLE ADDITION, FILED IN VOLUME 138, PAGE 185 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF CLAIMS (RIGHT-OF-WAY ABANDONMENT) TO RUBEN RODRIQUES AND ARACELIA RESENDIZ, THE ADJACENT PROPERTY OWNERS.

ORD 6757

ABANDON ALLEY
(EXSTEIN'S MAPLE
ADDITION)

Ordinance 6758

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "PERSONNEL", ARTICLE 9.05, ENTITLED "CIVIL SERVICE FOR FIREFIGHTERS AND POLICE OFFICERS", AT SECTION 9.05.026, ENTITLED "AUTHORIZED NUMBER OF POSITIONS", TO REVISE THE NUMBER OF AUTHORIZED POSITIONS IN THE POLICE DEPARTMENT; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6758

REVISE POLICE
POSITIONS

ACTION TAKEN.

Motion by Council Member Howeth to approve Ordinance Nos. 6755, 6756, 6757, and 6758 as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7341 -- APPROVING AND AUTHORIZING PUBLICATION AND POSTING OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

RES 7341

CERTIFICATES OF
OBLIGATION

A RESOLUTION OF THE CITY OF SHERMAN, TEXAS APPROVING AND AUTHORIZING PUBLICATION AND POSTING OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

Ms, Lawrence said this is the first step in the issuance of \$20 million in Certificates of Obligation to fund various capital projects, that were discussed at the Budget Workshop.

The projects include major rebuilds for Cherry Street, Washington Street, and Sunset Avenue; infrastructure at developments such as Three Oaks, Travis Heights, Bel Air; and drainage at West Hill Cemetery and Lamberth Road. There is also funding for planning for City facilities.

Ms. Lawrence said the COs will be sold on October 7, 2024, and the proceeds will be delivered on October 31, 2024.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Resolution No. 7341, as presented. Second by Council Member Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 7342 -- AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY FOR CERTAIN SEWER IMPROVEMENTS WITHIN AN APPROXIMATE 23.920 ACRES GENERALLY LOCATED AT ALLEN DRIVE AND SOUTH EAST STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY FOR CERTAIN SEWER IMPROVEMENTS WITHIN AN APPROXIMATE 23.920 ACRES GENERALLY LOCATED AT ALLEN DRIVE AND SOUTH EAST STREET.

**RES 7342
DEVELOPMENT
AGREEMENT FOR
THREE OAKS
DEVELOPMENT**

Mr. Rae said the Development Agreement is between the City and Three Oaks Development. While constructing Phase 3 of the project, they discovered a 30" clay wastewater line that bisects the development.

In the City's Master Plan, the line is planned to be a 36" line, and is scheduled for improvement in the 10-year CIP. The total cost of the project is \$357,000, with the City's portion recommended to be \$302,000. This will also allow the developer to relocate the line along public streets, instead of diagonally through the development.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 7342, as presented. Second by Council Member Howeth.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 7343 -- AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED CONTRACT FOR WATER SUPPLY AND SEWER SERVICE BETWEEN THE CITY OF SHERMAN AND THE GREATER TEXOMA UTILITY AUTHORITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED CONTRACT FOR WATER SUPPLY AND SEWER SERVICE BETWEEN THE CITY OF SHERMAN AND THE GREATER TEXOMA UTILITY AUTHORITY.

**RES 7343
GTUA WATER &
SEWER SERVICE**

Clint Philpott, Assistant City Manager, said the City's original agreement with the Greater Texoma Utility Authority was approved in 1985, and this update "doesn't change the way the City does business" with GTUA, but it does better define the rolls of both entities.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7343, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7344 -- AUTHORIZING EXECUTION OF A CONTRACT WITH WHIRLIX DESIGN, INC. FOR THE PURCHASE AND INSTALLATION OF A PAVILION AND INCLUSIVE PLAYGROUND AT FAIRVIEW PARK THROUGH THE BUYBOARD PURCHASING COOPERATIVE

**RES 7344
INCLUSIVE
PLAYGROUND
AT FAIRVIEW PARK**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH WHIRLIX DESIGN, INC. FOR THE PURCHASE AND INSTALLATION OF A PAVILION AND INCLUSIVE PLAYGROUND AT FAIRVIEW PARK THROUGH THE BUYBOARD PURCHASING COOPERATIVE.

Justin Eastwood, Director of Parks and Recreation, said the staff is proposing installation of a multi-use footprint for a playground and a large pavilion at Fairview Park. The project matches the Parks and Recreation Master Plan, and \$1.8 million has already been designated for the project in the FY 2023-2024 Capital Improvement Program.

He outlined components of the playground, which include “inclusive” pieces, as well as “adventure” pieces. Timeline on the project is later 2024 or early 2025.

Council Member Howeth suggested putting some of the equipment that was being removed for the project, in the smaller, neighborhood parks that don’t have as much equipment.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7344, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7345 -- APPOINTING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH WEAVER AND TIDWELL, L.L.P. TO PERFORM THE FISCAL YEAR 2024 AUDIT

**RES 7345
ANNUAL AUDIT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPOINTING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH WEAVER AND TIDWELL, L.L.P. TO PERFORM THE FISCAL YEAR 2024 AUDIT.
CONSENT AGENDA.

OTHER BUSINESS

RECORD VOTE ON PROPOSAL TO CONSIDER TAX INCREASE

TAX INCREASE

Ms. Lawrence said State law requires a “record vote” on the proposal to consider a tax increase. This is not a vote on the tax rate or the budget, but a vote to see if you want to consider a tax rate, that raises more revenue than last year, even though the tax rate is the same. Additional revenue will be realized. Council will consider the tax rate at the August 19, 2024 Council Meeting.

PROPOSAL

ACTION TAKEN.

Motion by Council Member Stevenson to have the City Council consider the proposal for the tax increase, as presented.
Second by Council Member Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

REVIEW OF THE DRAFT CAPITAL IMPROVEMENT PROGRAM (CIP) 2024-2029 AND SET A PUBLIC HEARING FOR MONDAY, AUGUST 19, 2024

DRAFT CIP

Ms. Lawrence said the City’s Charter requires a 5-Year Capital Improvement Plan in conjunction with the Final Budget. Only the first year is funded as part of the 2025 Budget, and the remaining four years are for planning purposes.

Adoption of the plan does not obligate the City to do any of the projects, and the approval for the projects is in the 2025 Budget.

ACTION TAKEN.

Motion by Council Member Howeth to set the public hearing on the Draft Capital Improvement Program for Monday, August 19, 2024, as presented. Second by Deputy Mayor Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

APPROVE INVESTMENT REPORT FOR QUARTER ENDED JUNE 30, 2024

INVESTMENT REPORT

The City Council approved the Investment Report for the quarter ended June 30, 2024. The total operating portfolio book value of about \$47.3 million increased by about \$4.7 million from the previous quarter, due to deposits in the Local Government Investment Pools and net purchases of U.S. Agency Securities.

The debt proceeds portfolio balance of \$69.3 million decreased by \$11.6 million due to payments for capital projects.

CONSENT AGENDA.

EMERGENCY REPLACEMENT OF THE 512’ SEWER LINE FROM HOARD TO ROSS FOR THE DISTRIBUTION SERVICES DEPARTMENT FROM HAYES CONSTRUCTION

EMERGENCY
SEWER LINE
REPLACEMENT

The City Council approved the emergency replacement of the 512’ of sewer line from Hoard Street to Ross Avenue. The main is an old clay tile line that has been in service for several years and is now collapsing.

Emergency replacement of the line will cost \$138,889, and will be paid from the Distribution Services budget.
CONSENT AGENDA.

COUNCIL COMMENTS

- Thanked all the City employees that were involved with the final Hot Summer Nights concert, and said the community responded very well with the concert. (Henry Marroquin)
- Said the final Hot Summer Nights concert was a “joy to watch.” (Pam Howeth)
- Thanked the City employees that worked during the last rain event, which caused some flooding. (Pam Howeth)

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Thanked all City staff that worked on Hot Summer Nights, and said it was a great season, and there was record turn-out.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

TEX. GOV'T CODE § 551.071 --

SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

TEX. GOV'T CODE § 551.072 --

DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE

COUNCIL COMMENTS

ANNOUNCEMENTS

EXECUTIVE SESSION

SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A
PUBLIC HEARING

TEX. GOV'T CODE § 551.076 –
DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS
FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES
OR A SECURITY AUDIT

TEX. GOV'T CODE § 551.087 –
DISCUSSING OR DELIBERATING COMMERCIAL OR FINANCIAL
INFORMATION THAT THE CITY HAS RECEIVED FROM A
BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE,
STAY OR EXPAND IN OR NEAR THE CITY AND WITH WHICH THE
CITY IS CONDUCTING ECONOMIC DEVELOPMENT
NEGOTIATIONS; OR DELIBERATING THE OFFER OF A FINANCIAL
OR OTHER INCENTIVE TO A BUSINESS PROSPECT

TEXAS GOV'T CODE § 551.089 --
DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS
RELATING TO INFORMATION RESOURCES TECHNOLOGY,
NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR
SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY
PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY
DEVICES

The Executive Session was not needed.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
5:29 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



Fairview Park

Mixed- Ability Playground & Pavilion Upgrades



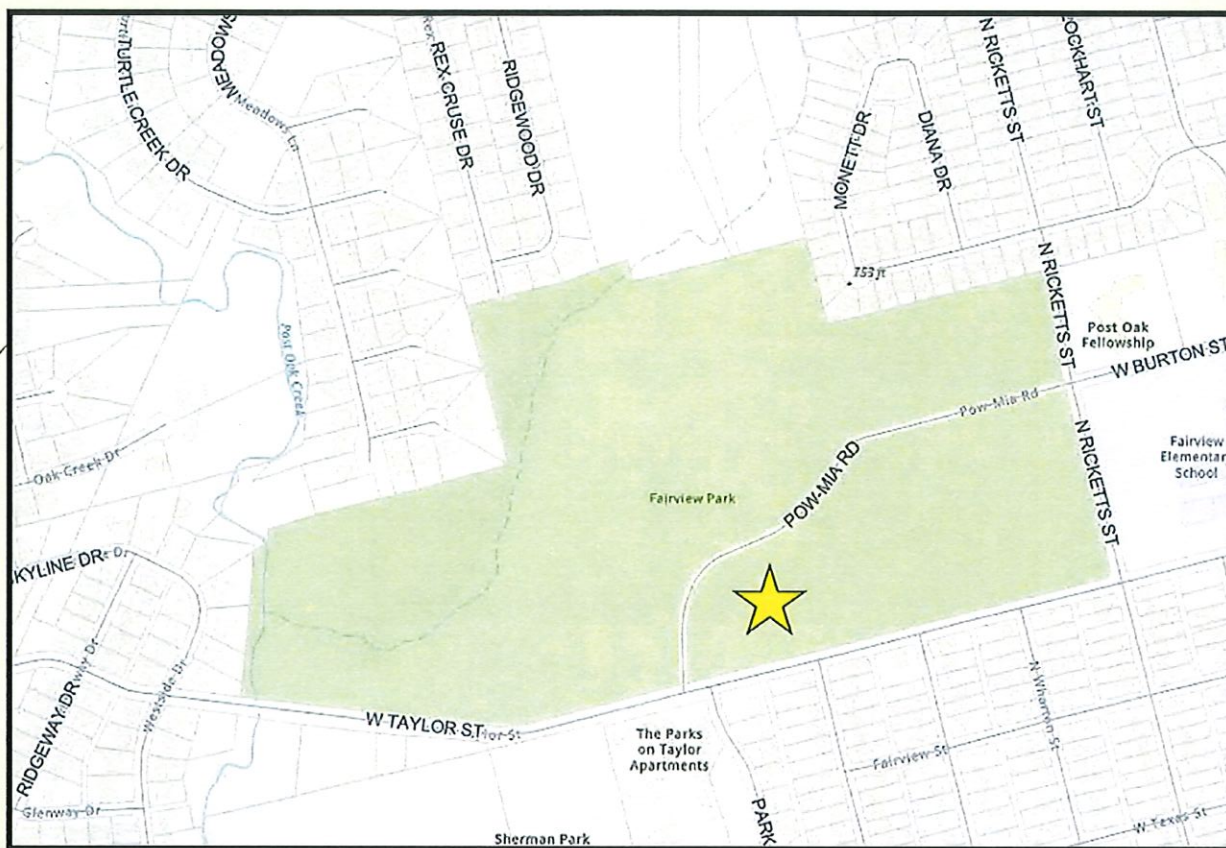
Importance

- Mixed-ability play designed for children aged 2 to 12 years
- Aligns with Parks, Recreation, and Open Space Master Plan goals
- Advances the objective of improving amenities and best usage of Fairview Park
- Strategic location for future trail connectivity and multi-purpose recreational activity
- Expected to attract visitors, becoming a local and regional destination
- Whirlix Playgrounds by Landscape Structures, industry leader
- Procurement through Buy Board ensures transparency and fiscal accountability
- Funding secured: \$1,810,750 from FY 2023-24 Capital Improvement Program

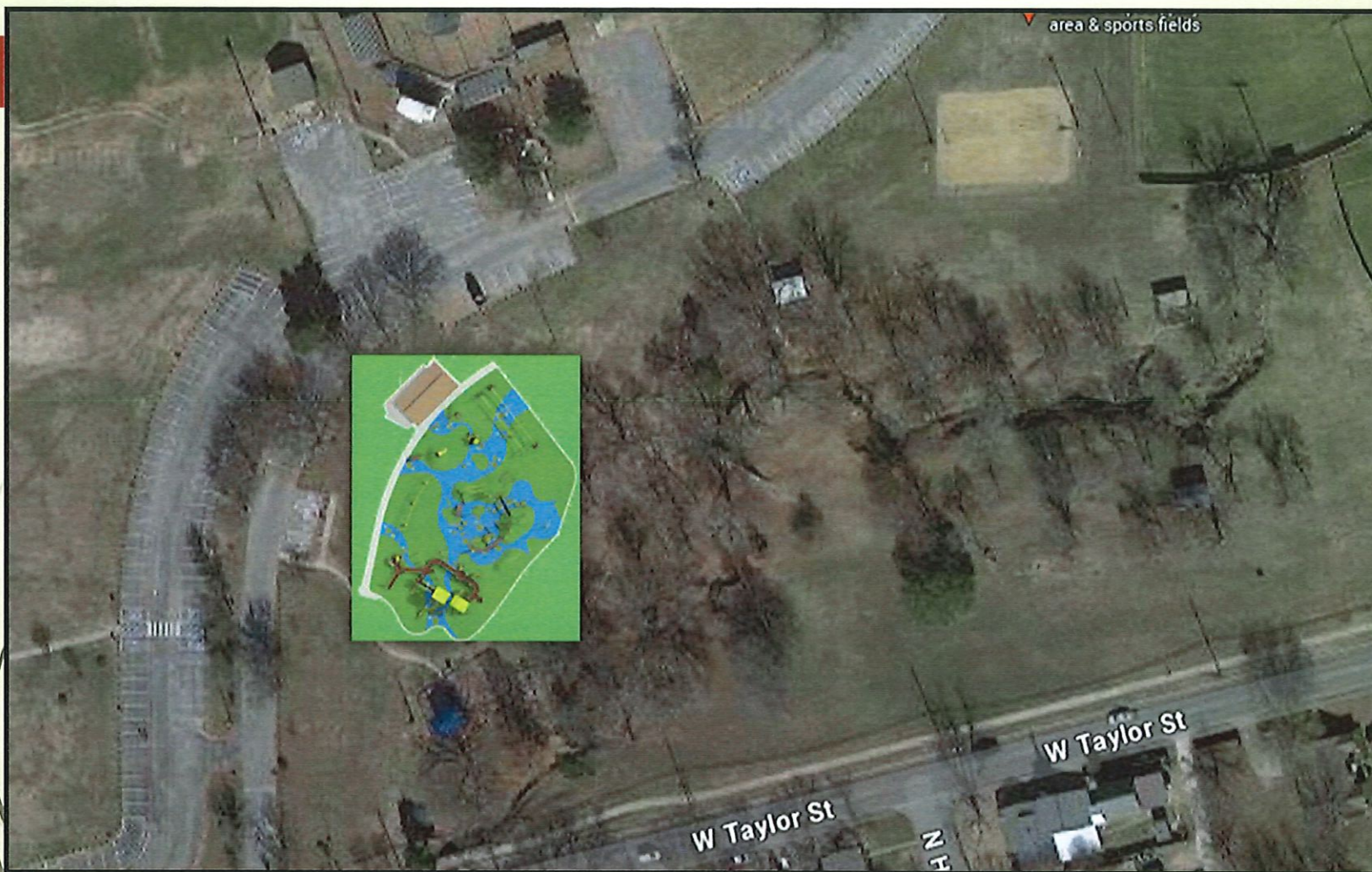
Current Playground Area Fairview Park



Location, Site Plan & Renderings









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structures

Fairview Park

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Whirlix
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Fairview Park

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Fairview Park

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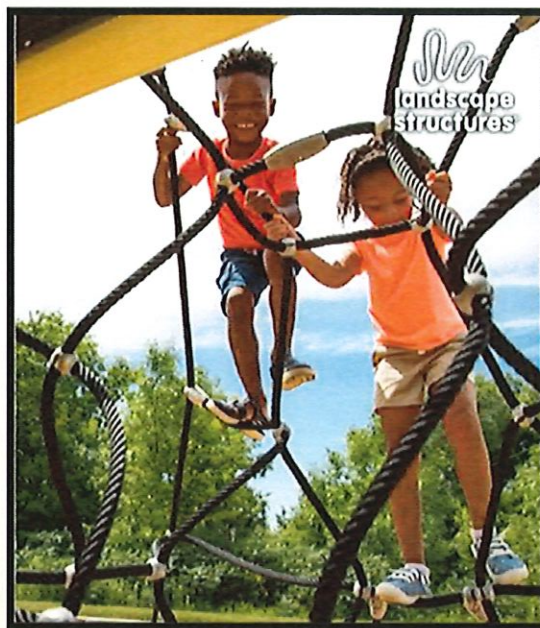
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Future Playground Equipment

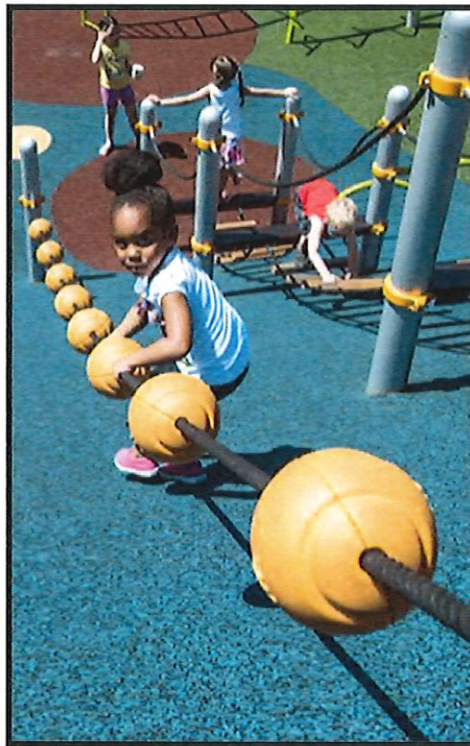




Accessibility & Adventure



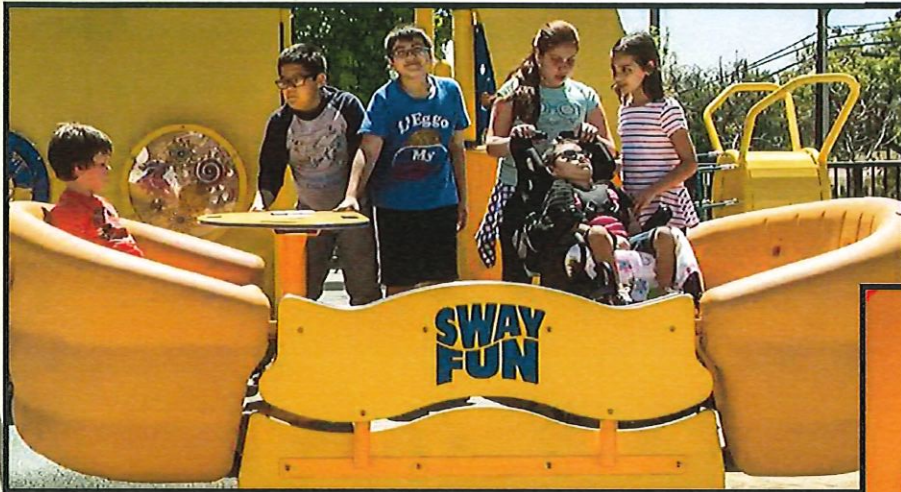
Ramps & Climbing Structures



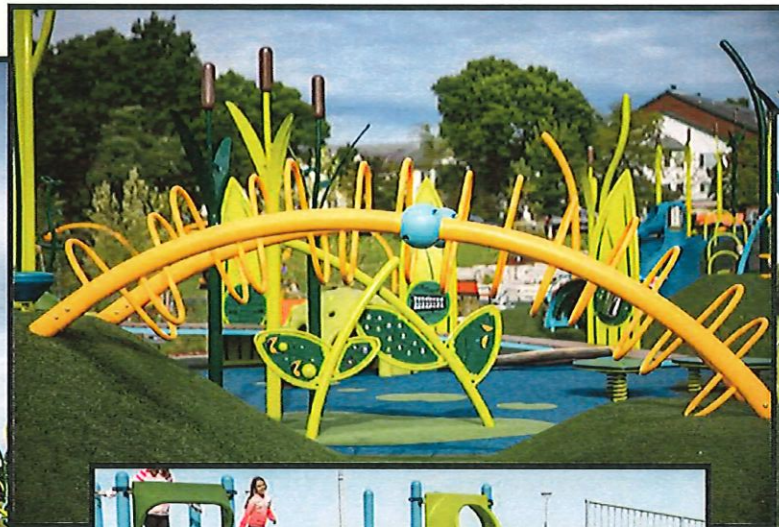
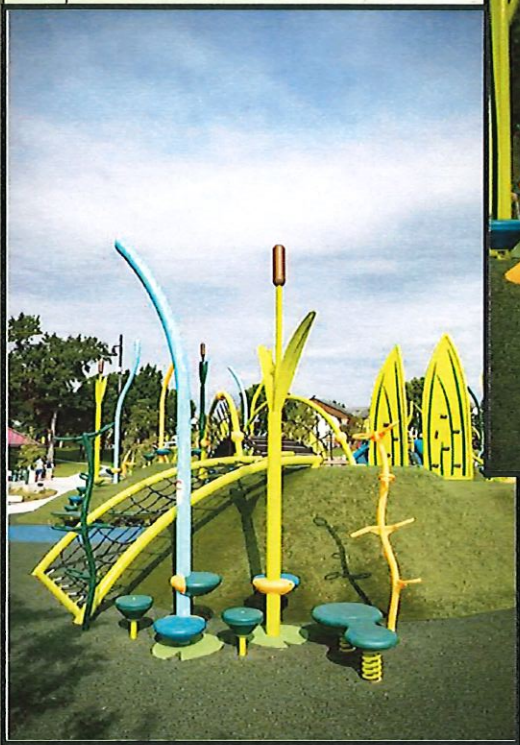
Mixed-Use Swings



Inclusive & Adaptive Features



Creative Design & Attention to Detail





City Council Regular Meeting

Agenda Item No. C.1.

Meeting Date: 8/19/2024

Prepared By:

Approved By:

Caption:

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Issue:

F. 3. * RESOLUTION NO. 7348

Authorizing Execution of a Professional Services Agreement with Westwood Professional Services, Inc. for the McGee Street Bridge Rehabilitation Project

F. 4. * RESOLUTION NO. 7349

Approving the Greater Texoma Utility Authority's Intention to Award the Lake Texoma Pump Station Expansion Project to Archer Western Construction, LLC

Background:

Origination:

Financial Consideration:

Staff Recommendation:

Alternatives:

Attachments:

None



City Council Regular Meeting

Agenda Item No. D.1.

Meeting Date: 8/19/2024

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Capital Improvement Program 2024-2029

Issue:

Holding a public hearing for the City of Sherman's Capital Improvement Program (CIP) covering the period from October 1, 2024 through September 30, 2029

Background:

Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a Capital Improvement Program. As required, before consideration of the resolution, the City published a summary of the program and gave notice of a public hearing on the City of Sherman website. Approval of this CIP is by resolution on this agenda.

Origination:

Finance Department

Financial Consideration:

The first year of projects for the General, Utility and Stormwater Capital Improvement Programs are included in the proposed fiscal year (FY) 2024-2025 budget. There is no financial consideration to holding a public hearing or adopting the Capital Improvement Program.

Staff Recommendation:

It is recommended that the City Council hold a public hearing for the Capital Improvement Program 2024-2029. There is no Council action required on this public hearing.

Alternatives:

Those as may be directed by the City Council

Attachments:

1. FY 2025-2029 CIP--DRAFT

Capital Improvement Plan of the City of Sherman

October 1, 2024 - September 30, 2029



David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Daron Holland
Josh Stevenson
Pamela Howeth
Henry Marroquin
Juston Dobbs

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2024 - SEPTEMBER 30, 2029

CITY COUNCIL

David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Pamela L. Howeth
Daron Holland
Josh Stevenson
Justin Dobbs
Henry Marroquin



Robby Hefton, City Manager

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City of Sherman, Texas

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The Honorable David Plyler, Mayor, and Members of the City Council

Subject: 2024-2025/2028-2029 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period beginning October 1, 2024 through September 30, 2029.

Our community continues to experience growth and potential for growth and, in order to meet the needs of the future, we must plan. The Capital Improvement Program forecasts our major capital improvement needs on a yearly priority basis. The plan requires annual revision in order to ensure that it meets the public safety, health and welfare needs of the citizens of Sherman, as well as our ability to finance those needs.

The Capital Improvement Program provides you with a comprehensive planning forecast of Capital Improvement needs. It outlines the recommended projects by fiscal year and estimates cost and funding sources. Each project is described by a brief narrative. The process of reviewing and approving this document requires that you concentrate on the priorities of the projects, due to funding limitations.

The Capital Improvement Program is separated into two functions, that of governmental and of proprietary. The governmental function is accounted for in the General Fund services; and the Capital Improvement Projects under this section are associated with general government and financed by taxation, grants and other General Fund sources. These projects are in the nature of streets, parks, drainage, flood control, refuse, and public safety improvements. The proprietary function is accounted for in the Utility Services section. Projects under this section are primarily for water and sewer improvements. Stormwater Fund capital improvement projects are supported and serviced by the Stormwater Fee. Summaries by fiscal year for General Services, Utility Services, and Stormwater Services are for years one through five.

This Capital Improvement Program has been reviewed and is hereby respectfully submitted for your consideration.

Very truly yours,

Robby Hefton
City Manager

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
AIRPORT SERVICES					
Airport Pavement Maintenance	\$ 199,500	\$ -	\$ -	\$ -	\$ -
Total Airport Services Department	\$ 199,500	\$ -	\$ -	\$ -	\$ -
ENGINEERING SERVICES					
Design & Construct Lone Star Parkway and Heritage Ranch Trail	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -
Three Oaks Infrastructure	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Pecan Grove Estates Infrastructure	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Travis Heights/Bel Air Boulevard	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Cherry Street Rebuild	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Washington Street Rebuild	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Sunset Street Rebuild	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Engineering - New Streets, Rebuild Existing Streets, & New Development	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Crossroads Infrastructure	\$ 10,500,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Blanton Drive Storm Drainage System - Birge to McGee	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Lamberth Road Channel Erosion Repair - N. Cornerstone Drive to US-75 Frontage	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - Progress Drive to Shepherd	\$ -	\$ 5,000,000	\$ 5,800,000	\$ 23,000,000	\$ 2,500,000
TIF #2 - Downtown General Improvements	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Phased Design & Construction of Friendship Road - SH 56 to Lamberth	\$ -	\$ 2,200,000	\$ 3,000,000	\$ 6,800,000	\$ -
Conduct Traffic Study, Followed by Phased Design & Construction of Friendship Road	\$ -	\$ 25,000	\$ 1,000,000	\$ 13,600,000	\$ -
Design & Construct East Street Extension - Sherman Street to Shark Tooth Park Parking Facility	\$ -	\$ 500,000	\$ 4,500,000	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - Center to Park Street	\$ -	\$ 8,000,000	\$ -	\$ -	\$ -
Wells Street Extension - East of Patricia Drive to Projected Stephens Road Intersection	\$ -	\$ 651,000	\$ -	\$ -	\$ -
FM 1417 Design & ROW Acquisitions - SH 56 to Travis Street	\$ -	\$ 3,300,000	\$ -	\$ -	\$ -
Phased Design & Construction for Lamberth Road & Shady Oaks Improvements	\$ -	\$ 6,700,000	\$ -	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - FM 1417 to Progress	\$ -	\$ 8,700,000	\$ -	\$ -	\$ -
Improve Sherman Street to 31-Foot Road - Montgomery Street to East Street	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -
Engineer & Construct McGee Street Bridge Across Sand Creek	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Engineer & Design McGee/Washington Street - Washington to SH 289	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Develop an Intelligent Traffic System Master Plan	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Design & Construction of Park Street - Lake Street to SH 11	\$ -	\$ -	\$ 360,000	\$ 2,100,000	\$ -
Total Engineering Services	\$ 36,200,000	\$ 38,526,000	\$ 14,710,000	\$ 45,550,000	\$ 2,550,000

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
FACILITY MAINTENANCE					
Creek Erosion Control at West Hill Cemetery	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Design New Public Works Facility	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Municipal Building Improvements	\$ 807,500	\$ -	\$ -	\$ -	\$ -
Mausoleum Repairs at West Hill Cemetery	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Install New Columbarium at West Hill Cemetery	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Remodel Animal Shelter Lobby and Replace HVAC	\$ 120,800	\$ -	\$ -	\$ -	\$ -
Total Facility Maintenance Department	\$ 4,673,300	\$ -	\$ -	\$ -	\$ -
FIRE DEPARTMENT					
Acquire Land for Fire Station No. 5	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Remodel & Expand Fire Station No. 3	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Design & Construct New Fire Station No. 5	\$ -	\$ 700,000	\$ 6,300,000	\$ -	\$ -
Construct Training Tower at Fire Station No. 4	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Acquire Land for Fire Station No. 6	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Total Fire Department	\$ 3,500,000	\$ 2,200,000	\$ 6,300,000	\$ -	\$ -
PARKS AND RECREATION					
Design & Install Branded Park Signage	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Acquire land for Future Park Development	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
Install Accessible Restrooms & Improve Entrance Accessibility at Sherman Senior Center	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Outdoor Aquatics Facility	\$ -	\$ 400,000	\$ 15,000,000	\$ -	\$ -
Expand Existing Skate Park at Hawn Park	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Install Restroom & Expand Parking at Binkley Park	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Design & Construct Southwest Trail	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -
Construct Shark Tooth Park	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -
Install Outdoor Exercise Equipment at Fairview Park	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Design & Install Fishing Pier and Kayak Drop at Pecan Grove East	\$ -	\$ 700,000	\$ -	\$ -	\$ -
Various Upgrades to Rosedale Ballfield - Parking, Lighting, Restroom Facility, Etc.	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -
Install Covering for Outdoor Basketball Courts at Multiple Parks	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Design & Build Food Truck Park	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Install Pavilion at Herman Baker Park	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Expand Parking at Center Street Park	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
Design & Install Additional Dog Park	\$ -	\$ -	\$ 250,000	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Install Pedestrian/Trail Bridge Over Sand Creek	\$ -	\$ -	\$ 700,000	\$ -	\$ -
Replace Restroom Facility at Hawn Park	\$ -	\$ -	\$ 700,000	\$ -	\$ -
Design & Construct Large Athletic Complex	\$ -	\$ -	\$ -	\$ 400,000	\$ 40,000,000
Replace Restroom Facility at Herman Baker Park	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Future Trail Development Project	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Total Parks & Recreation	\$ -	\$ 20,450,000	\$ 16,650,000	\$ 1,150,000	\$ 45,000,000

POLICE DEPARTMENT

Replace Body Camera Equipment & Transfer to Cloud-Based Service	\$ 97,722	\$ 97,722	\$ 97,722	\$ 97,722	\$ 97,722
Design Public Safety Training Facility	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Sherman Police Department Gun Range	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -
Design & Construct New Animal Shelter Facility	\$ -	\$ 6,500,000	\$ -	\$ -	\$ -
Total Police Department	\$ -	\$ 10,500,000	\$ -	\$ -	\$ -

SOLID WASTE DEPARTMENT

Replace Transfer Hill at Solid Waste Facility	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -
Total Solid Waste Department	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -

STREET MAINTENANCE DEPARTMENT

Street Materials	\$ 1,944,000	\$ -	\$ -	\$ -	\$ -
Total Street Maintenance Department	\$ 1,944,000	\$ -	\$ -	\$ -	\$ -

Total General Services	\$48,714,522	\$79,423,722	\$37,907,722	\$48,947,722	\$47,647,722
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UTILITY

SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
CITY FUNDED					
Annual Sewer Line Replacements	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Oversizing Costs for Annual Water & Sewer Projects	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 500,000
Continue High Country Estates Water System Upgrades	\$ 140,000	\$ 70,000	\$ 75,000	\$ -	\$ -
Increase Existing 6-Inch Water Line to 12-Inch Line Across SH 289	\$ 82,700	\$ 1,200,000	\$ -	\$ -	\$ -
Install Temporary WWTP Building & Design-Build Permanent Staff Office Facility	\$ 150,000	\$ -	\$ 325,000	\$ 2,500,000	\$ -
Abandon Preston Club WWTP and Lift Stations	\$ 175,000	\$ -	\$ -	\$ -	\$ -
Groundwater Pump Stations Upgrades	\$ 263,200	\$ -	\$ -	\$ -	\$ -
Replace Base & Apply New Surface Course for WWTP Road	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Total City Funded	\$ 2,155,900	\$ 3,570,000	\$ 2,700,000	\$ 4,800,000	\$ 2,500,000
GTUA FUNDED					
Lead & Copper Rule Revision - Phases III Through VI	\$ 270,000	\$ 219,000	\$ 210,000	\$ 8,000,000	\$ -
Design & Construct New 18-Inch Wastewater Line Along Choctaw Creek	\$ 3,000,000	\$ 20,000,000	\$ -	\$ -	\$ -
Rehabilitate & Replace East Side Lift Station, Pumps, Electrical & Generator	\$ 750,000	\$ 5,000,000	\$ -	\$ -	\$ -
Procure Materials for Lake Texoma Pump Station Upgrades	\$ 400,000	\$ 3,700,000	\$ -	\$ -	\$ -
Engineering - New Utility Lines, Repair Existing Utility Lines, New Development	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -
Post Oak WWTP MBR 1a Industrial Expansion	\$ 57,000,000	\$ -	\$ -	\$ -	\$ -
Post Oak WWTP Expansion 1b - Engineering Phase	\$ 5,600,000	\$ -	\$ -	\$ -	\$ -
Conduct Wastewater Reuse Study	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Groundwater Deep Well Pump/Motor Improvements	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Replace Dripping Springs Road Waterline	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Conduct North WWTP Upgrades Study	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Replace Water & Sewer Utilities - Montgomery Street to East Street	\$ 320,000	\$ -	\$ -	\$ -	\$ -
Install Collection System Sewer Line - Heritage Ranch	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Replace 2-Inch Shepherd Drive Water Line With 6-Inch Line	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Rehab Stephens Pump Station & Ground Storage Tank	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -
WTP Electrical Room Expansion	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Convert Water Well Luella 4T to Submersible Pump & Motor	\$ 400,000	\$ -	\$ -	\$ -	\$ -
WTP Facility Door, Office & Breakroom Improvements	\$ 320,000	\$ -	\$ -	\$ -	\$ -
NFPA Upgrades to Grit Building at WWTP	\$ 330,000	\$ -	\$ -	\$ -	\$ -
Clarifier #3 Rehabilitation at WWTP	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Annual Water Line Replacements	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Replace Various Existing Sanitary Sewer Lines Along Post Oak Creek to WWTP	\$ -	\$ 7,332,000	\$ 9,400,000	\$ 3,800,000	\$ -
Add 8-Inch Water Line Across US 75 for Elevated Tank Level Stabilization	\$ -	\$ 78,200	\$ 521,000	\$ -	\$ -
Upsize 21-Inch Sanitary Sewer Line to 60-Inch Line - Choctaw	\$ -	\$ 1,000,000	\$ 7,000,000	\$ -	\$ -
Upsize 42-Inch Sanitary Sewer Line to 60-Inch Line - Post Oak Road	\$ -	\$ 130,000	\$ 8,700,000	\$ -	\$ -
Design & Replace Downtown Sewer Lines - Phase II	\$ -	\$ 800,000	\$ 4,200,000	\$ -	\$ -
Rehab Backwash Tank at WTP	\$ -	\$ 600,000	\$ 4,000,000	\$ -	\$ -

UTILITY

SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Design & Construct Extension to Demineralization Building at WTP	\$ -	\$ 225,000	\$ 2,000,000	\$ -	\$ -
Rehabilitation & Safety Improvements to Decant Lift Station at WWTP	\$ -	\$ 50,000	\$ 430,000	\$ -	\$ -
Upsize 15-Inch Sanitary Sewer Line to 24-Inch Line - Shepherd Drive	\$ -	\$ 600,000	\$ -	\$ 4,000,000	\$ -
Relocate New Shepherd Elevated Tank & Abandon Old Elevated Tank	\$ -	\$ 16,700,000	\$ -	\$ -	\$ -
Aston Drive Utilities	\$ -	\$ 15,600,000	\$ -	\$ -	\$ -
Crossroads Wastewater Extension	\$ -	\$ 1,550,000	\$ -	\$ -	\$ -
Abandon Old 18-Inch & 24-Inch South Industrial Sewer Line	\$ -	\$ 61,000	\$ -	\$ -	\$ -
Complete Deteriorated Southside Industrial Sewer Replacement	\$ -	\$ 1,850,000	\$ -	\$ -	\$ -
Upgrade 6-Inch Rural Water Line to 12-Inch Line	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Bel Air Construction - Phase II	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -
Bel Air Construction - Phase III	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Construct 84-Inch Water Line From Lake Texoma to WTP	\$ -	\$ 56,600,000	\$ -	\$ -	\$ -
Upgrade Backwash Blower Controls at WTP	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Rehab, Resurface & Replace Components of WTP Filter Basin	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Miscellaneous WWTP Improvements	\$ -	\$ 170,000	\$ -	\$ -	\$ -
Rehab Fairview Ground Water Pump Station & Ground Storage Tank	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -
Demolish Old Sludge Drying Beds	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Improve Safety & Operability of WWTP Electrical System	\$ -	\$ 8,250,000	\$ -	\$ -	\$ -
Construction Phase of Equalization Basin Blower Rehabilitation at WWTP	\$ -	\$ 9,120,000	\$ -	\$ -	\$ -
Increase Raw Water Pump Capacity by 32 MGD at Lake Texoma Pump Station	\$ -	\$ -	\$ 3,000,000	\$ 30,000,000	\$ -
Sample & Investigate WWTP Pond System	\$ -	\$ -	\$ 20,000	\$ 350,000	\$ -
Rehab Two Ground Water Pump Stations & Ground Storage Tanks	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Rehab Existing Underdrainage & Pumps Around WTP Structures & Pump Station	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Rehab Dorchester Ground Water Pump Station & Ground Storage Tank	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
Rehab Concrete Ground Storage Tanks & Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Total GTUA Funded	\$ 82,260,000	\$ 160,566,200	\$ 47,521,000	\$ 40,150,000	\$ 6,500,000
Total Utility Services	\$ 84,415,900	\$ 164,355,200	\$ 50,431,000	\$ 52,950,000	\$ 9,000,000

UTILITY SERVICES

DEMAND-DRIVEN MAJOR UTILITY PROJECTS

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Convert Wastewater to Re-Use & Send to Lake Texoma	\$ -	\$ 10,000,000	\$ 60,000,000	\$ -	\$ -
Design & Construct 4 MGD South WWTP Expansion - Phase 1B	\$ -	\$ 178,000,000	\$ -	\$ -	\$ -
Install 36-Inch Medium Pressure Line to Service Southern Sherman	\$ -	\$ -	\$ 8,000,000	\$ 100,000,000	\$ -
Upgrade North Conventional WWTP from 10 MGD to 14 MGD	\$ -	\$ -	\$ 80,000,000	\$ -	\$ -
Design & Construct WTP Expansion to 30 MGD UF/RO & Install Components for Additional 15 MGD	\$ -	\$ -	\$ 300,000,000	\$ -	\$ -
Additional WTP Expansion Construction to Increase South Plant UF/RO Capacity by Additional 10 MGD	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000
Total Utility Services -- Demand-Driven	\$ -	\$ 188,000,000	\$ 448,000,000	\$ 100,000,000	\$ 30,000,000

STORMWATER SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
McGee Street Bridge - Erosion Repairs & Deck Overlay	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Hillcrest/Woods Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Taylor/Washington Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Increase Culvert Capacity Under Gribble Street	\$ -	\$ -	\$ 385,000	\$ -	\$ -
Pecan/Ricketts/Centennial/Blue Flame Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Total Stormwater Services	\$ -	\$ 2,200,000	\$ 635,000	\$ -	\$ -

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 5th day of August, 2024, at a regular City Council meeting;

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

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit “A” and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 19th day of August, 2024.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the ____ day of _____, 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

CAPITAL BUDGET

2024 - 2029

GENERAL SERVICES

2024 - 2029

GENERAL SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

2024-2025

PROJECT YEAR: 2024 - 2025

RUNWAY RESURFACING AND LIGHTING AT THE SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Runway resurfacing and lighting at the Sherman Municipal Airport.
ESTIMATED COST:	\$199,500
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	These estimated costs are matching City funds (10%) required by the TxDOT Airport Infrastructure Grant.
DEPARTMENT/DIRECTOR:	Public Works Manager, Eric Sandberg

DESIGN & CONSTRUCT LONE STAR PARKWAY AND HERITAGE PARK TRAIL

DESCRIPTION:	Construct Lone Star Parkway, a minor arterial with a round-about at intersection of Heritage Ranch Trail. Additionally, construct Heritage Ranch Trail from the intersection of FM 1417 east approximately 3,500 linear feet.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project required to better address the increased flow of traffic in the area of Heritage Ranch.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

THREE OAKS INFRASTRUCTURE

DESCRIPTION:	Extend a collector street from either Park Street or Travis Street to the Three Oaks development.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	A collector is necessary to address increasing traffic flow to new development and to Shark Tooth Park area.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PECAN GROVE ESTATES INFRASTRUCTURE

DESCRIPTION:	Construction of collector streets through the phased development of Pecan Grove Estates. The City will reimburse the developer upon completion of each phase.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Infrastructure needed as phased development continues for Pecan Grove. Project is included in the Sherman Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

TRAVIS HEIGHTS / BEL AIR BOULEVARD

DESCRIPTION:	Construction of minor arterials through the Bel Air development will include four-lane, median-divided street, with water, sewer, and drainage system. Will include fifty percent reimbursement to the City.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees / Developer Reimbursement
PROJECT NECESSITY:	This project is included in the Sherman Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CHERRY STREET REBUILD

DESCRIPTION:	Remove and replace Cherry Street from Grand Avenue to East Street.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

WASHINGTON STREET REBUILD

DESCRIPTION:	Milling and overlay replacement of Washington Street, with curb and gutter rebuilt as needed.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

SUNSET STREET REBUILD

DESCRIPTION:	Milling and overlay replacement of Sunset Street, with curb and gutter rebuilt as needed.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

ENGINEERING - NEW STREETS, REBUILD EXISTING STREETS & NEW DEVELOPMENT

DESCRIPTION:	Engineering costs associated in the design for new streets, rebuilding existing streets & with new development.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	As development increases, design consultation is necessary for direction.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CROSSROADS INFRASTRUCTURE

DESCRIPTION:	Construction of street, water and sewer, and storm drainage improvements for the Crossroads area.
ESTIMATED COST:	\$10,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Continued growth in near Crossroads requires expansion of City infrastructure.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT BLANTON DRIVE STORM DRAINAGE SYSTEM - BIRGE TO MCGEE

DESCRIPTION:	Design and construct a storm drainage system under Blanton Drive from Birge Street to McGee Street.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Drainage system is necessary to convey large weather event drainage to Post Oak Creek.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD CHANNEL EROSION REPAIR

DESCRIPTION:	Channel erosion repair of Lamberth Road, from N. Cornerstone Drive to US-75 Frontage Road.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Erosion repair required to address existing channel damage and prevent further erosion issues.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

CREEK EROSION CONTROL AT WEST HILL CEMETERY

DESCRIPTION:	Address creek erosion control issues at West Hill Cemetery.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Sand Creek has eroded a portion of the cemetery grounds.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

DESIGN NEW PUBLIC WORKS FACILITY

DESCRIPTION:	Design phase for the construction of a new public works facility.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Existing facilities have reached the end of their useful life and cannot properly house expanding staff.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

PROJECT YEAR: 2024 - 2025

MUNICIPAL BUILDING IMPROVEMENTS

DESCRIPTION:	Various improvements include second-floor restrooms and other areas or general maintenance in the Sherman Municipal Building.
ESTIMATED COST:	\$807,500
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	The project is required to address general maintenance required to extend the useful life of the historical facility.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

MAUSOLEUM REPAIRS AT WEST HILL CEMETERY

DESCRIPTION:	Perform needed repairs to the West Hill Cemetery mausoleum structure.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Repairs and expansion are necessary for upgrading and extending the West Hill Cemetery mausoleum useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

PROJECT YEAR: 2024 - 2025

INSTALL NEW COLUMBARIUM AT WEST HILL CEMETERY

DESCRIPTION:	Install new columbarium at the West Hill Cemetery.
ESTIMATED COST:	\$45,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	Continued improvements to West Hill Cemetery are required to meet the needs of the City of Sherman.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

REMODEL ANIMAL SHELTER LOBBY & REPLACE HVAC

DESCRIPTION:	Upgrades, especially security features, to the animal shelter lobby and replacement of HVAC unit.
ESTIMATED COST:	\$120,800
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	The project is necessary to address security concerns and to replace an HVAC unit at the end of its useful life.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2024 - 2025

ACQUIRE LAND FOR FIRE STATION NO. 5

DESCRIPTION:	Land acquisition for future site of a new Fire Station No. 5 facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Future relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

REMODEL & EXPAND FIRE STATION NO. 3

DESCRIPTION:	Remodel and expand existing facility for Fire Station No. 3.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Fire Station No. 3 was originally constructed in 2001. Remodeling and expansion will address structure wear & tear, as well as growth needed for expanding staff needs.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

PROJECT YEAR: 2024 - 2025

INSTALL ACCESSIBLE RESTROOMS & ENTRANCE TO SENIOR CITIZENS CENTER

DESCRIPTION:	Remodel existing front entrance and restrooms; additionally, add two additional restrooms at Senior Citizens Center.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	The existing restrooms and entrance to the Senior Citizens Facility are not currently ADA compliant. Converting available space to add two additional restrooms will help meet needs of increasing patron demand.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Project to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2024 - 2025

DESIGN PUBLIC SAFETY TRAINING FACILITY

DESCRIPTION:	Design consultation of an onsite public safety training facility at the Sherman Police Department.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Consultation necessary to determine optimal design of an onsite training facility. Currently, staff must utilize offsite vendors for gun range exercises.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

STREET MATERIALS

DESCRIPTION:	Aggregate materials of asphalt and concrete for in-house rebuilding of local streets.
ESTIMATED COST:	\$1,944,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Local street rebuilding with in-house crews will require materials and necessary to address aging City infrastructure.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

2025-2026

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Conduct a traffic study, to be followed by phased design and construction of a four-lane minor arterial.
ESTIMATED COST:	\$25,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT EAST STREET EXTENSION

DESCRIPTION:	Design phase to extend East Street north of the intersection with Sherman Street. Construction consists of 2,500 linear feet to connect with Shark Tooth Park parking facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Collector street is required for Shark Tooth Park and nearby residential expansion.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - CENTER TO PARK

DESCRIPTION:	Project to continue the phased design and construction of the Interurban Parkway, between Center Street and Park Street.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

WELLS STREET EXTENSION

DESCRIPTION:	Extend Wells Street from the intersection of Patricia Drive east approximately 370 linear feet to just east of South Valentine Drive; schematic from S. Valentine Drive east to projected Stephens Road intersection.
ESTIMATED COST:	\$651,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The project for public street expansion is necessary to eliminate long, dead-end roads for more efficient traffic flow.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

FM 1417 DESIGN & ROW ACQUISITIONS - SH 56 TO TRAVIS STREET

DESCRIPTION:	Design and right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$3,300,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF LAMBERTH ROAD TO SHADY OAKS

DESCRIPTION:	Phased design and construction of Lamberth Road from east of Shady Oaks Lane intersection west to proposed 5-lane road. Project also connects Shady Oaks Lane to Shady Oaks Circle intersection.
ESTIMATED COST:	\$6,700,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The minor thoroughfare is necessary to meet current City design standards.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - FM 1417 TO PROGRESS

DESCRIPTION:	Continue phased design and construction of Interurban Parkway. This phase connects FM 1417 to Progress Drive.
ESTIMATED COST:	\$8,700,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommended a minor thoroughfare connecting FM 1417 to Progress Drive.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

IMPROVE SHERMAN STREET TO 31-FT ROAD - MONTGOMERY TO EAST STREET

DESCRIPTION:	Project to improve Sherman Street to a 31-foot back-to-back road, between Montgomery Street and East Street.
ESTIMATED COST:	\$1,400,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	With the development of the Three Oaks subdivision to the south, Sherman Street requires expansion to a standard size City street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEER & CONSTRUCT MCGEE STREET BRIDGE ACROSS SAND CREEK

DESCRIPTION:	Engineer and construct a bridge across Sand Creek on McGee Street.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This design will assist in the areas of development in West Sherman. The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

ENGINEER & DESIGN MCGEE/WASHINGTON STREET - WASHINGTON TO SH 289

DESCRIPTION:	Engineer and design phase for the future construction of McGee/Washington Street, from Washington Street to SH 289.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This design will assist in the areas of development in West Sherman. The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DEVELOP INTELLIGENT TRAFFIC SYSTEM MASTER PLAN

DESCRIPTION:	Develop an Intelligent Traffic System (ITS) Master Plan for the City of Sherman.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	A master plan is necessary for City-wide evaluation and planning of the traffic signal network.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT NEW FIRE STATION NO. 5

DESCRIPTION:	Design phase to construct a new fire station No. 5 at new location.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Future relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

CONSTRUCT TRAINING TOWER AT FIRE STATION NO. 4

DESCRIPTION:	Construct a training facility at Station No. 4, including a tower and burn buildings.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

PROJECT YEAR: 2025 - 2026

ACQUIRE LAND FOR FIRE STATION NO. 6

DESCRIPTION:	Purchase land for future construction of Fire Station No. 6.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

ACQUIRE LAND FOR FUTURE PARK DEVELOPMENT

DESCRIPTION:	Acquire land for the development of a large regional City park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & CONSTRUCT OUTDOOR AQUATICS FACILITY

DESCRIPTION:	Design phase to construct a new outdoor aquatics center.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Splash is over twenty years old. Growing demands will necessitate expansion of aquatic amenities within the City. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

EXPAND EXISTING SKATE PARK AT HAWN PARK

DESCRIPTION:	Continue expansion of the existing skatepark located at Hawn Park.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increasing public activity at the Hawn Park skatepark suggests the need to expand amenity options. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL RESTROOM & EXPAND PARKING AT BINKLEY PARK

DESCRIPTION:	Install a restroom facility and expand existing parking at Binkley Park.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	A restroom facility and additional parking is needed to accommodate increasing usage at the Binkley Park Mountain Bike Trail.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT SOUTHWEST TRAIL

DESCRIPTION:	Design and construct a trail connecting Sherman High School, Herman Baker Park, Sory Elementary, Center Street Park, Binkley Park, and several additional neighborhoods in southwest Sherman.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The 2022 Trails Master Plan identified the Southwest Trail as a desirable alignment for connectivity from schools to the surrounding neighborhoods, creating safe routes to school.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

CONSTRUCT SHARK TOOTH PARK

DESCRIPTION:	Construction phase of a design-build for Shark Tooth Park, to be located on Post Oak Creek east of South Travis Street.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Expansion of current park infrastructure is required to meet increasing growth and demand. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

INSTALL OUTDOOR EXERCISE EQUIPMENT AT FAIRVIEW PARK

DESCRIPTION:	Install outdoor exercise equipment for use at Fairview Park.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Fairview Park suggests the need for additional park amenities. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & INSTALL FISHING PIER & KAYAK DROP AT PECAN GROVE EAST

DESCRIPTION:	Design and installation of a fishing pier, along with a kayak drop, at Pecan Grove East Park.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Pecan Grove East Park suggests the need for more improvements. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

VARIOUS UPGRADES TO ROSEDALE BALLFIELD

DESCRIPTION:	Various upgrades to Rosedale Ballfield include parking, lighting, restroom facility, fencing, sidewalks, irrigation, and ballfield grading.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This project will provide improvements and additional amenities to address increasing park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL COVERING FOR OUTDOOR BASKETBALL COURTS AT MULTIPLE PARKS

DESCRIPTION:	Install shade coverings over basketball courts at Fairview Park, Old Settlers Park, and Pecan Grove West Park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Shade covering installations are necessary to address inclement weather and heat during ballfield usage. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT FOOD TRUCK PARK

DESCRIPTION:	Design and construction of a food truck park, complete with electrical components, picnic table seating and a side stage for musical entertainment.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increasing public activity across the City park system suggests the need to expand amenity options. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL PAVILION AT HERMAN BAKER PARK

DESCRIPTION:	Install a new pavilion for Herman Baker Lake.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Herman Baker Lake suggest the need for more park improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

EXPAND PARKING AT CENTER STREET PARK

DESCRIPTION:	Expand parking area at Center Street Park.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Center Street Park suggest the need for additional parking. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SYSTEM

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT SHERMAN POLICE DEPARTMENT GUN RANGE

DESCRIPTION:	Design and construct a new Sherman Police Department gun range.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The previous gun range facility was at end of its useful life and property was sold. New training facility will allow in-house training for public safety officers.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

DESIGN & CONSTRUCT NEW ANIMAL SHELTER FACILITY

DESCRIPTION:	Design and construct a new animal shelter facility.
ESTIMATED COST:	\$6,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	New facility is necessary to meet increasing demand by increasing capacity, increasing security, and enhance customer satisfaction.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2025 - 2026

REPLACE TRANSFER HILL AT SOLID WASTE FACILITY

DESCRIPTION:	Replace the current transfer hill located at the Sherman Solid Waste department.
ESTIMATED COST:	\$5,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current facility is over forty years old and is nearing the end of its useful life. The new structure will include a modern covered tipping floor.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

2026-2027

PROJECT YEAR: 2026 - 2027

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$5,800,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Design phase, based on completed traffic study, to be followed by construction of a four-lane minor arterial.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT EAST STREET EXTENSION

DESCRIPTION:	Construction phase to extend East Street north of the intersection with Sherman Street. Construction consists of 2,500 linear feet to connect with Shark Tooth Park parking facility.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Collector street is required for Shark Tooth Park and nearby residential expansion.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN & CONSTRUCTION OF PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	Design phase to connect Park Street from Lake Street to SH 11.
ESTIMATED COST:	\$360,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park Street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT NEW FIRE STATION NO. 5

DESCRIPTION:	Construction phase to construct a new fire station No. 5 at new location.
ESTIMATED COST:	\$6,300,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT NEW OUTDOOR AQUATICS CENTER

DESCRIPTION:	Construction phase to construct a new outdoor aquatics center.
ESTIMATED COST:	\$15,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Splash is twenty years old. Growing demands will necessitate expansion of aquatic amenities within the city. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & INSTALL ADDITIONAL DOG PARK

DESCRIPTION:	Design and installation of a second dog park within the City parks system.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project is consistent with the Trails Master Plan and will address increasing park amenities demand.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

INSTALL PEDESTRIAN / TRAIL BRIDGE OVER SAND CREEK

DESCRIPTION:	Installation of a bridge over Sand Creek to accommodate pedestrian and other trail users.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This project would provide connectivity from Binkley Park to the Lamar Greenspace.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE RESTROOM FACILITY AT HAWN PARK

DESCRIPTION:	Replace existing restroom facility at Hawn Park.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Current restroom facility is nearing the end of its useful life and not equipped to accommodate increased park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

2027-2028

PROJECT YEAR: 2027 - 2028

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$23,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2027 - 2028

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Complete phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$6,800,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Construction phase, based on completed traffic study and subsequent design, to construct a four-lane minor arterial.
ESTIMATED COST:	\$13,600,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2027 - 2028

DESIGN & CONSTRUCTION OF PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	Construction phase to connect Park Street from Lake Street to SH 11.
ESTIMATED COST:	\$2,100,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park Street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2027 - 2028

ACQUIRE LAND FOR FUTURE PARK DEVELOPMENT

DESCRIPTION:	Acquire land for the development of a large regional City park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & CONSTRUCT LARGE ATHLETIC COMPLEX

DESCRIPTION:	Design phase for the construction of a large outdoor athletic complex for the City of Sherman.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Additional outdoor athletic complex locations are required to accommodate recent and future City growth. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2027 - 2028

REPLACE RESTROOM FACILITY AT HERMAN BAKER PARK

DESCRIPTION:	Replace existing restroom facility at Herman Baker Park.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Current restroom facility is nearing the end of its useful life and not equipped to accommodate increased park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

2028-2029

PROJECT YEAR: 2028 - 2029

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Complete construction of the Interurban Parkway, between Progress Drive & Shepherd Drive.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2028 - 2029

DESIGN & CONSTRUCT LARGE ATHLETIC COMPLEX

DESCRIPTION:	Construction phase for the construction of a large outdoor athletic complex for the City of Sherman.
ESTIMATED COST:	\$40,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Additional outdoor athletic complex locations are required to accommodate recent and future City growth. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

FUTURE TRAIL DEVELOPMENT PROJECT

DESCRIPTION:	Continue development of projects to connect City amenities, schools, and surrounding neighborhoods in Sherman.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Project will continue alignment for connectivity from schools to surrounding neighborhoods, creating safe routes to school.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2028 - 2029

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

UTILITY SERVICES 2024 - 2029

UTILITY SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System and having certain types of financing requirements different from those typically used for General Services.

2024-2025

PROJECT YEAR: 2024 - 2025

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$140,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE EXISTING 6-INCH WATER LINE TO 12-INCH LINE ACROSS SH 289

DESCRIPTION:	Increase water line across SH 289 from a 6-inch line to a 12-inch line.
ESTIMATED COST:	\$82,700
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Increasing the size of the water line is necessary to address increased growth and usage in surrounding areas.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build a permanent office facility. FY 2025 involves temporary building installation.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON PRESTON CLUB WWTP & LIFT STATIONS

DESCRIPTION:	Abandon Preston Club wastewater treatment plant and old lift stations.
ESTIMATED COST:	\$175,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Preston Club residents have been moved to the City sewer system. TCEQ requires proper abandonment of old lift stations and wastewater treatment plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

GROUNDWATER PUMP STATION UPGRADES

DESCRIPTION:	Upgrades to the groundwater pump stations include remote well security, adding chlorine analyzers, chlorine detectors, and power monitors.
ESTIMATED COST:	\$263,200
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The upgrades to the groundwater system are crucial to meet rapidly increasing demand and address wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE BASE & APPLY SURFACE COURSE FOR WWTP ROAD

DESCRIPTION:	Replace base material and install new surface course on the Wastewater Treatment Plant (WWTP) access road.
ESTIMATED COST:	\$45,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Plant access road has deteriorated due to heavy construction activities and solid waste equipment use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT NEW 18-INCH WASTEWATER LINE ALONG CHOCTAW CREEK

DESCRIPTION:	Design phase to install a new 18-inch wastewater line along Choctaw Creek.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to address increased development demand in southwest Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHABILITATE & REPLACE EAST SIDE LIFE STATION

DESCRIPTION:	Design to rehabilitate and replace the East Side lift station, including pumps, electrical and generator.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to increase sewer system capacity and replace aging infrastructure in northeast Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ENGINEERING - NEW UTILITY LINES, REPAIR EXISTING LINES & NEW DEVELOPMENT

DESCRIPTION:	Engineering costs regarding new utility lines, repairing existing lines and for new development needs.
ESTIMATED COST:	\$7,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	As development increases, the need for design consultation is necessary for City infrastructure direction.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

POST OAK WWTP MBR 1A INDUSTRIAL EXPANSION

DESCRIPTION:	Expand the Membrane BioReactor (MBR) industrial process at the Post Oak Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$57,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing industrial waste flows require expansion to meet demands at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

POST OAK WWTP EXPANSION 1B - ENGINEERING PHASE

DESCRIPTION:	Engineering phase of expansion 1b to the Membrane BioReactor (MBR) industrial process at the Post Oak Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$5,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing industrial waste flows require continued expansion to the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER REUSE STUDY

DESCRIPTION:	Conduct a wastewater reuse study for the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The study will explore the potential for treating wastewater to be reused for beneficial purposes, such as helping to reduce pressure on water-stressed bodies, and manage nutrients and pollutants in effluents.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

GROUNDWATER DEEP WELL PUMP / MOTOR IMPROVEMENTS

DESCRIPTION:	Improvements to the groundwater deep well pump and motor components of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The aging infrastructure of the groundwater system requires improvements to address aging and wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE DRIPPING SPRINGS ROAD WATERLINE

DESCRIPTION:	Replace the existing undersized waterline along Dripping Springs Road.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The current line heading towards Dos Lagos subdivision is undersized with resulting main break issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONDUCT NORTH WWTP UPGRADES STUDY

DESCRIPTION:	Conduct study to address upgrade options to the North Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Study will provide various options for increasing capacity at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE WATER & SEWER UTILITIES - MONTGOMERY TO EAST STREET

DESCRIPTION:	Replace approximately 800 LF of vitrified clay wastewater pipe, services, and manholes along with replacing and upgrading 430 LF of water line between Montgomery Street and East Street.
ESTIMATED COST:	\$320,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Clay wastewater utilities have reached end of useful life and the water line is in need of replacement and upgrades.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

INSTALL COLLECTION SYSTEM SEWER LINE AT HERITAGE RANCH

DESCRIPTION:	Install a collection system sewer line for the Heritage Ranch development.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Sewer line is required to collect Heritage Ranch sewer output into the City sewer system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$270,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

PROCURE MATERIALS FOR LAKE TEXOMA PUMP STATION UPGRADES

DESCRIPTION:	Procure materials for installation of a backup generator and switchgear at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	In an effort to mitigate delays for lead time issues, material procurement is recommended for the generator and switchgear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE 2-INCH SHEPHERD DRIVE WATERLINE WITH 6-INCH LINE

DESCRIPTION:	Replace existing 2-inch line in Shepherd Drive with new 6-inch water main from Interurban Parkway to Farmington Road.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to address undersizing issues with continued growth in Shepherd Drive area.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

REHAB STEPHENS PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitate the Stephens pump station and ground storage tank.
ESTIMATED COST:	\$2,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The station recently experienced a failure inside the tank during an EPA inspection and was noted for need of immediate repair.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

WTP ELECTRICAL ROOM EXPANSION

DESCRIPTION:	Expand the Water Treatment Plant (WTP) electrical room to form additional space for a new panel and new wiring pulled.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The control panel for the chemical pumps located in the original pump room has obsolete parts and experienced deterioration and corrosion due to years of chemical fumes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONVERT WATER WELL LUELLA 4T TO SUBMERSIBLE PUMP & MOTOR

DESCRIPTION:	Convert the Luella 4T water well to a submersible pump and motor.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Conversion will allow well to be used as a primary source and reduce neighborhood noise issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

WTP FACILITY DOOR, OFFICE & BREAKROOM IMPROVEMENTS

DESCRIPTION:	Improvements to facility doors, windows, HVAC, offices and breakroom at the Water Treatment Plant (WTP)
ESTIMATED COST:	\$320,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Improvements will replace and update Water Treatment Plant facility areas for efficiency and optimization.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

NTPA UPGRADES TO GRIT BUILDING AT WWTP

DESCRIPTION:	Perform NFPA upgrades to the grit building at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$330,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	NFPA upgrades are needed to ensure operator safety and continued operation of the grit building at the Wastewater Treatment Plant (WWTP), as recommended by the WWTP Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CLARIFIER #3 REHABILITATION AT WWTP

DESCRIPTION:	Engineering phase for the rehabilitation of the clarifier #3 at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$120,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Clarifier #3 is aging and in need of rehabilitation to remain in service, as recommended by the WWTP Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2025-2026

PROJECT YEAR: 2025 - 2026

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE EXISTING 6-INCH WATER LINE TO 12-INCH LINE ACROSS SH 289

DESCRIPTION:	Increase water line across SH 289 from a 6-inch line to a 12-inch line.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing the size of the water line is necessary to address increased growth and usage in surrounding areas.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$219,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT NEW 18-INCH WASTEWATER LINE ALONG CHOCTAW CREEK

DESCRIPTION:	Construction phase to install a new 18-inch wastewater line along Choctaw Creek.
ESTIMATED COST:	\$20,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to address increased development demand in southwest Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

REHABILITATE & REPLACE EAST SIDE LIFT STATION

DESCRIPTION:	Rehabilitate and replace the East Side lift station, including pumps, electrical and generator.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to increase sewer system capacity and replace aging infrastructure in northeast Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROCURE MATERIALS FOR LAKE TEXOMA PUMP STATION UPGRADES

DESCRIPTION:	Procure materials for installation of a backup generator and switchgear at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$3,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	In an effort to mitigate delays for lead time issues, material procurement is recommended for the generator and switchgear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	This project consists of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$7,332,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ADD 8-INCH WATER LINE ACROSS US 75 FOR ELEVATED TANK LEVEL STABILIZATION

DESCRIPTION:	Design the addition of an 8-inch water line across US 75 for the Fairview and Harrison elevated tanks.
ESTIMATED COST:	\$78,200
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The addition of the water line will help to stabilize these elevated storage tanks and is included in the Water Master Plan.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPSIZE 21-INCH SANITARY SEWER LINE TO 60-INCH LINE - CHOCTAW

DESCRIPTION:	Upsize the Choctaw sanitary sewer line from a 21-inch line to a 60-inch line to address flow from The Village planned development, south of Sherman High School.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPSIZE 42-INCH SANITARY SEWER LINE TO 60-INCH LINE - POST OAK ROAD

DESCRIPTION:	Upsize the Post Oak Road sanitary sewer line from a 42-inch line to a 60-inch line.
ESTIMATED COST:	\$130,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & REPLACE DOWNTOWN SEWER LINES - PHASE II

DESCRIPTION:	Design of phase II for a multi-phase replacement of sewer lines in downtown Sherman.
ESTIMATED COST:	\$800,000
PROPOSED FINANCING:	GTUA - paid by the Downtown Tax Increment Reinvestment Zone
PROJECT NECESSITY:	The downtown sewer line system is deteriorating and reaching the end of its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

REHAB BACKWASH TANK AT WATER TREATMENT PLANT

DESCRIPTION:	Rehabilitate the Water Treatment Plant (WTP) backwash tank, including all hatches and accesses, ladders, lighting, paint/coat tank and associated equipment.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to extend tank life and meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT DEMINERALIZATION BUILDING EXTENSION

DESCRIPTION:	Design phase to build approximately 100 x 30 foot extension to the east side of the Demineralization Building at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$225,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to increase storage space and restrooms to the demineralization building.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPSIZE 15-INCH SANITARY SEWER LINE TO 24-INCH LINE - SHEPHERD

DESCRIPTION:	Engineering phase to upsize the sanitary sewer line along Shepherd Drive from a 15-inch line to a 60-inch line to address flow.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

RELOCATE NEW SHEPHERD ELEVATED TANK & ABANDON OLD ELEVATED TANK

DESCRIPTION:	Abandon old .75-MG elevated tank; Relocate new 2-MG elevated tank on Shepherd Drive to connect to new 36-inch water line.
ESTIMATED COST:	\$16,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to move new elevated tank in order to connect to the new water line on Shepherd Drive.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ASTON DRIVE UTILITIES

DESCRIPTION:	Paving and drainage improvements for new road, Aston Drive, in the Crossroads development.
ESTIMATED COST:	\$15,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is necessary for expanding the infrastructure at Crossroads to meet development demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CROSSROADS WASTEWATER EXTENSION

DESCRIPTION:	Extend the sewer for development in the Crossroads area.
ESTIMATED COST:	\$1,550,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is necessary for expanding the wastewater infrastructure to address continued growth of the Crossroads development.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ABANDON OLD 18-INCH & 24-INCH SOUTH INDUSTRIAL SEWER LINES

DESCRIPTION:	Abandon the old 18-inch and 24-inch South Industrial sewer line, approximately 1,900 linear feet from new line to the Wastewater Treatment (WWTP).
ESTIMATED COST:	\$61,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	With the addition of the new line, the old South Industrial sewer line is obsolete and no longer required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

COMPLETE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER REPLACEMENT

DESCRIPTION:	Complete replacement of the deteriorated Southside Industrial Sewer behind the Wastewater Treatment Plant (WWTP), extending to Bel Air.
ESTIMATED COST:	\$1,850,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Current portion of the industrial sewer has deteriorated and is in need of replacement to maintain pipe integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPGRADE 6-INCH RURAL WATER LINE TO 12-INCH LINE

DESCRIPTION:	Upgrade the old 6-inch rural water line servicing Dos Lagos to 12-inch Sherman Standard PVC pipe.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Old rural line is undersized and requires upgrading to bring to City standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

BEL AIR CONSTRUCTION - PHASE II

DESCRIPTION:	Phase II consists of relocating existing groundwater line to follow the creek, with new pressure vault at FM 1417. Additionally, the phase includes a new 20-inch surface water line. Phase II stops at US 75.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary infrastructure to service Bel Air development and tie into the new Legacy water line.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

BEL AIR CONSTRUCTION - PHASE III

DESCRIPTION:	Construct 20-inch surface water line from creek crossing to end of Phase I line. Includes relocation existing groundwater line to follow creek, as well as constructing a new pressure vault at FM 1417. Phase III extends from Legacy Boulevard to west side of US 75.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary infrastructure to service Bel Air development and tie into the new Legacy water line.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT 84-INCH WATER LINE FROM LAKE TEXOMA TO WTP

DESCRIPTION:	Construction phase for a new 84-inch raw water line, parallel to existing 72-inch line, from Lake Texoma to the Water Treatment Plant (WTP).
ESTIMATED COST:	\$56,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Required City contribution by the North Texas Municipal Water District (NTMWD) for an additional raw water pipeline from the Lake Texoma Pump Station to the Water Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPGRADE BACKWASH BLOWER CONTROLS AT WTP

DESCRIPTION:	Rehabilitation to upgrade the backwash blower controls for the backwash tank at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required because the existing controls are obsolete.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB, RESURFACE & REPLACE COMPONENTS OF FILTER BASIN AT WTP

DESCRIPTION:	Rehabilitate four filter basins, replace filter media, and resurface concrete basin floors and walls at Water Treatment Plant (WTP); Additionally, replace the weir troughs.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to extend filter basin life and address erosion issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

MISCELLANEOUS WWTP IMPROVEMENTS

DESCRIPTION:	Address multiple immediate and near-term improvements, including improving outfall access safety elements, sludge dewatering building improvements for corrosion, replace light fixtures with LEDs, and seal EQ basin seams.
ESTIMATED COST:	\$170,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Improvements to the Wastewater Treatment Plant (WWTP) were recommended in the WWTP Condition Assessment study.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB FAIRVIEW GROUNDWATER PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitation of the Fairview groundwater pump station and groundwater storage tank.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Tank structures replaced and/or modified required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

DEMOLISH OLD SLUDGE DRYING BEDS

DESCRIPTION:	At the Wastewater Treatment Plant, remove sludge drying beds that are no longer involved in the treatment process.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Removal of these drying beds would allow for future expansions of the wastewater treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

IMPROVE SAFETY & OPERABILITY OF WWTP ELECTRICAL SYSTEM

DESCRIPTION:	Install safety and operability improvements to the Wastewater Treatment Plant (WWTP) electrical system.
ESTIMATED COST:	\$8,250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Critical electrical improvements are required to ensure the operability and safety of the WWTP system. The new system upgrades also set the groundwork for the new emergency backup generator.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

CONSTRUCTION PHASE OF EQUALIZATION BASIN BLOWER REHAB AT WWTP

DESCRIPTION:	Construction phase to replace worn electrical systems, switchgear, control systems, piping components and blowers in the equalization basin blower building at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$9,120,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion, it is necessary to replace worn components to prevent equipment failure and safety hazards at the plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB & SAFETY IMPROVEMENTS TO DECANT LIFT STATION AT WWTP

DESCRIPTION:	Rehabilitate and implement safety improvements to the decant lift station at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The decant lift station allows pumping out of the sludge holding ponds. The Condition Assessment determined the station is in need of rehabilitation and missing various safety measures.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2026-2027

PROJECT YEAR: 2026 - 2027

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$75,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build permanent office facility. FY 2026 phase is the design of the permanent facility.
ESTIMATED COST:	\$325,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$210,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	This project consists of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$9,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ADD 8-INCH WATER LINE ACROSS US 75 FOR ELEVATED TANK LEVEL STABILIZATION

DESCRIPTION:	Installation of an 8-inch water line across US 75 for the Fairview and Harrison elevated tanks.
ESTIMATED COST:	\$521,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The addition of the water line will help to stabilize these elevated storage tanks and is included in the Water Master Plan.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

UPSIZE 21-INCH SANITARY SEWER LINE TO 60-INCH LINE - CHOCTAW

DESCRIPTION:	Upsize the Choctaw sanitary sewer line from a 21-inch line to a 60-inch line to address flow from the Village.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPSIZE 42-INCH SANITARY SEWER LINE TO 60-INCH LINE - POST OAK ROAD

DESCRIPTION:	Upsize the Post Oak Road sanitary sewer line from a 42-inch line to a 60-inch line.
ESTIMATED COST:	\$8,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

DESIGN & REPLACE DOWNTOWN SEWER LINES - PHASE II

DESCRIPTION:	Design of phase II for a multi-phase replacement of sewer lines in downtown Sherman.
ESTIMATED COST:	\$4,200,000
PROPOSED FINANCING:	GTUA - paid by the Downtown Tax Increment Reinvestment Zone
PROJECT NECESSITY:	The downtown sewer line system is deteriorating and reaching the end of its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB BACKWASH TANK AT WATER TREATMENT PLANT

DESCRIPTION:	Rehabilitate the Water Treatment Plant (WTP) backwash tank, including all hatches and accesses, ladders, lighting, paint/coat tank and associated equipment.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to extend tank life and meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT DEMINERALIZATION BUILDING EXTENSION

DESCRIPTION:	Construction phase to build approximately 100 x 30 foot extension to the east side of the Demineralization Building at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to increase storage space and restrooms to the demineralization building.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE RAW WATER PUMP CAPACITY BY 32 MGD AT LTPS

DESCRIPTION:	Increase raw water pump No. 1 and No. 4 capacity at the Lake Texoma Pump Station (LTPS) by 32 MGD.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to increase raw water capacity by 32 MGD at the Lake Texoma Pump Station to meet increasing demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

SAMPLE & INVESTIGATE WWTP POND SYSTEM

DESCRIPTION:	Pond sampling to investigate the geotechnical status of the pond liner at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$20,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Prior to major upgrades to the Wastewater Treatment Plant (WWTP) pond system, a thorough investigation of the pond liner is recommended by the Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB TWO GROUNDWATER PUMP STATIONS & GROUND STORAGE TANKS

DESCRIPTION:	Rehabilitation of two TBD groundwater pump stations and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REHAB EXISTING UNDERDRAINAGE & PUMPS AROUND WTP STRUCTURES & PUMP STATION

DESCRIPTION:	Rehabilitate existing underdrainage and pumps around the structures and pump station of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation of these Water Treatment Plant structures and pump station is required due to aging infrastructure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB DORCHESTER GROUNDWATER PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitation of The Dorchester groundwater pump station and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REHAB & SAFETY IMPROVEMENTS TO DECANT LIFT STATION AT WWTP

DESCRIPTION:	Rehabilitate and implement safety improvements to the decant lift station at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$430,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The decant lift station allows pumping out of the sludge holding ponds. The Condition Assessment determined the station is in need of rehabilitation and missing various safety measures.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2027-2028

PROJECT YEAR: 2027 - 2028

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build permanent office facility. FY 2027 phase is the construction of the permanent facility.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	Complete project consisting of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$3,800,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

UPSIZE 15-INCH SANITARY SEWER LINE TO 24-INCH LINE - SHEPHERD

DESCRIPTION:	Installation phase to upsize the sanitary sewer line along Shepherd Drive from a 15-inch line to a 60-inch line to address flow.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE RAW WATER PUMP CAPACITY BY 32 MGD AT LTPS

DESCRIPTION:	Increase raw water pump No. 1 and No. 4 capacity at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$30,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to increase raw water capacity by 32 MGD at the Lake Texoma Pump Station.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

SAMPLE & INVESTIGATE WWTP POND SYSTEM

DESCRIPTION:	Pond sampling to investigate the geotechnical status of the pond liner at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Prior to major upgrades to the Wastewater Treatment Plant (WWTP) pond system, a thorough investigation of the pond liner is recommended by the Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2028-2029

PROJECT YEAR: 2028 - 2029

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2028 - 2029

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB TWO GROUNDWATER PUMP STATIONS & GROUND STORAGE TANKS

DESCRIPTION:	Rehabilitation of two TBD groundwater pump stations and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2028 - 2029

REHAB CONCRETE GROUND STORAGE TANKS & PUMP STATION

DESCRIPTION:	Rehabilitate TBD concrete ground storage tanks and pump station of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet EPA/TCEQ code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UTILITY SERVICES
DEMAND-DRIVEN PROJECTS

CAPITAL BUDGET: 2024-2029

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System. The following project summaries relate to those demand-driven projects that could be considered when development requires additional water and sewer system capacity.

2024-2025

**NO DEMAND-DRIVEN MAJOR UTILITY SERVICES
CIP PROJECTS IN FY 2025**

2025-2026

PROJECT YEAR: 2025 - 2026

CONVERT WASTEWATER TO REUSE & SEND TO LAKE TEXOMA

DESCRIPTION:	Convert wastewater to reuse and send to creek to Lake Texoma.
ESTIMATED COST:	\$10,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Indirect Potable Reuse (IPR) system required to put treated wastewater back into Lake Texoma, resulting in additional water rights use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT 4 MGD SOUTH WWTP EXPANSION - PHASE 1B

DESCRIPTION:	Design and construct 4 MGD expansion to the south Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$178,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The Treatability Study, upon completion, may require further expansion to meet industrial waste treatment needs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2026-2027

PROJECT YEAR: 2026 - 2027

CONVERT WASTEWATER TO REUSE & SEND TO LAKE TEXOMA

DESCRIPTION:	Convert wastewater to reuse and send to creek to Lake Texoma.
ESTIMATED COST:	\$60,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Indirect Potable Reuse (IPR) system required to put treated wastewater back into Lake Texoma, resulting in additional water rights use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INSTALL 36-INCH MEDIUM PRESSURE LINE TO SERVICE SOUTHERN SHERMAN

DESCRIPTION:	Engineering phase to install a 36-inch medium pressure water main from the Water Treatment Plant (WTP) to southern Sherman.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Installation of the line will provide the main transmission line serving the south side of Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

EXPAND WTP TO 30 MGD UF/RO & INSTALL COMPONENTS FOR ADDITIONAL 15 MGD

DESCRIPTION:	Construction phase for the addition of a new building to house up to 30 MGD UF/RO and install 15 MGD additional UF/RO capacity, chemical fee, pumps, etc. at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$300,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	UF/RO expansion is critical to meet rapidly increasing demand at the Water Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPGRADE NORTH CONVENTIONAL WWTP FROM 10 MGD TO 14 MGD CAPACITY

DESCRIPTION:	Upgrade the daily treatment capacity at the Wastewater Treatment Plant (WWTP) from 10 MGD to 14 MGD.
ESTIMATED COST:	\$80,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Critical upgrade required to meet current wastewater treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2027-2028

PROJECT YEAR: 2027 - 2028

INSTALL 36-INCH MEDIUM PRESSURE LINE TO SERVICE SOUTHERN SHERMAN

DESCRIPTION:	Construction phase to install a 36-inch medium pressure water main from the Water Treatment Plant (WTP) to southern Sherman.
ESTIMATED COST:	\$100,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Installation of the line will provide the main transmission line serving the south side of Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2028-2029

PROJECT YEAR: 2028 - 2029

INCREASE SOUTH PLANT UF/RO WATER TREATMENT CAPACITY BY 10 MGD AT WTP

DESCRIPTION:	Construction phase to increase the UF/RO capacity at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$30,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing the capacity of the UF/RO facility will be required to meet expected future industrial growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

STORMWATER SERVICES

2024 - 2029

STORMWATER SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Stormwater Services Projects, being specifically related to the operation of the Municipal Drainage Utility System and having certain types of financing requirements different from those typically used for General Services.

2024-2025

**NO STORMWATER CIP PROJECTS
IN FY 2025 BUDGET**

2025-2026

PROJECT YEAR: 2025 - 2026

MCGEE STREET BRIDGE - EROSION REPAIRS & OVERLAY REPAIRS

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Hillcrest Street bridge and North Woods bridge at Post Oak Creek.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

HILLCREST/WOODS BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Hillcrest Street bridge and North Woods bridge at Post Oak Creek.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

TAYLOR/WASHINGTON BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Taylor Street bridge and Washington bridge at Post Oak Creek Bridge.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2026-2027

PROJECT YEAR: 2026 - 2027

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET

DESCRIPTION:	Increase the capacity of the Stream G box culvert under Gribble Street.
ESTIMATED COST:	\$385,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PECAN/RICKETTS/CENTENNIAL/ETC BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the North Ricketts Street, Centennial Street, West Pecan Street, and Blue Flame Road bridges.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2027-2028

**NO STORMWATER CIP PROJECTS
IN FY 2028 BUDGET**

2028-2029

**NO STORMWATER CIP PROJECTS
IN FY 2029 BUDGET**

CAPITAL FINANCING

CAPITAL FINANCING

In preparing a capital improvement program, care must be exercised to keep the proposed program within the financial capabilities of the City. To do this requires that consideration be given to existing revenue funds, as well as existing and proposed debt requirement. The main sources of revenue available to the City of Sherman for Capital Improvements at present are: Ad Valorem Taxes, General Fund Revenues, segregated capital funds, Texas Department of Transportation funds, other governmental grants, private funds, the Stormwater Utility Fee, and Impact Fees.

Ad Valorem Taxes: The form of revenue typically used for General Services Capital Financing is the Ad Valorem Tax. Most often this is used as a covenant of Debt Financing, and the tax is used to pay Debt Service requirements. Other uses of Ad Valorem Tax include the setting aside of a certain percent or amount of tax for "pay-as-you-go" capital financing. The City of Sherman does not currently do this. A history of property taxes for the City of Sherman is noted in Table I.

Debt Service: The City issues General Debt for General Services and Stormwater Services projects and issues debt through the Greater Texoma Utility Authority for Utility Services projects. General Debt is supported by Property Taxes and/or Sales Taxes. Table II shows the General Debt Service Requirements and the bonded debt for Lake Texoma Water Rights, which is attributable to Utility Services. Utility revenues support the contractual debt issued through the Greater Texoma Utility Authority. Table II shows the Debt Service Requirements for this obligation. Possible future debt issues must be considered in light of existing obligations in order to minimize potential tax or utility rate increases.

Private Funds: Funding from developers.

Stormwater Utility Fee: The stormwater utility fee funds drainage-related projects such as flood plain planning, property acquisition, and construction projects.

Impact Fees: - Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Impact Fees are meant to recover the incremental cost of the impact of each new unit of development towards new infrastructure needs. Impact Fees are a mathematical calculation that determines a maximum fee that would be equivalent to growth paying for growth.

TABLE I

**ANALYSIS OF ASSESSED VALUATION
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	REAL PROPERTY ASSESSED VALUE	PERSONAL PROPERTY ASSESSED VALUE	TOTAL
2020	\$2,641,162,657	\$839,573,445	\$3,480,736,102
2021	\$2,878,715,276	\$941,125,157	\$3,819,840,433
2022	\$3,247,497,789	\$876,451,153	\$4,123,948,942
2023	\$3,907,168,033	\$930,694,928	\$4,837,862,961
2024	\$4,738,450,482	\$1,051,373,887	\$5,789,824,369

**ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2020	\$17,020,800	\$15,882,649	93.31%	\$104,715	\$15,987,364
2021	\$18,679,020	\$17,505,842	93.72%	\$121,278	\$17,627,119
2022	\$20,166,110	\$18,879,386	93.62%	\$115,451	\$18,994,837
2023	\$22,734,666	\$21,561,191	94.84%	\$72,253	\$21,633,444
2024	\$29,412,308	\$26,911,560	91.50%	\$0	\$26,911,560

NOTE: 2024 COLLECTIONS ARE ESTIMATES AT 6-30-2024

TABLE II

**BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2023-2024**

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2023
2006	LAKE TEXOMA WATER RIGHTS	40	\$3,727,060	\$1,791,359	\$1,935,701
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	\$6,970,000	\$1,845,000	\$5,125,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	\$9,360,000	\$4,155,000	\$5,205,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	\$18,110,000	\$3,460,000	\$14,650,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	\$3,900,000	\$890,000	\$3,010,000
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	\$18,980,000	\$2,030,000	\$16,950,000
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	\$19,130,000	\$1,875,000	\$17,255,000
2021	LIMITED TAX NOTES SERIES 2021	5	\$1,980,000	\$965,000	\$1,015,000
2021	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC FACILITY AND STREET IMPROVEMENTS	30	\$29,025,000	\$990,000	\$28,035,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2023
2022	LIMITED TAX NOTES SERIES 2022	5	\$2,100,000	\$695,000	\$1,405,000
2023	LIMITED TAX NOTES SERIES 2023	5	\$3,095,000	\$505,000	\$2,590,000
2023	GENERAL IMPROVEMENTS CERTIFICATES OF OBLIGATION SERIES 2023	30	\$73,640,000	\$0	\$73,640,000

**BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2024 - 2054**

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2024	\$6,631,428	\$6,570,690	\$13,202,119
2025	\$6,555,515	\$6,639,404	\$13,194,919
2026	\$6,866,428	\$6,335,645	\$13,202,073
2027	\$6,724,059	\$6,020,509	\$12,744,569
2028	\$6,633,525	\$5,718,444	\$12,351,969
2029	\$5,906,748	\$5,421,058	\$11,327,806
2030-2034	\$30,125,943	\$23,771,551	\$53,897,495
2035-2039	\$30,248,758	\$18,153,580	\$48,402,338
2040-2044	\$28,485,000	\$12,754,800	\$41,239,800
2045-2049	\$23,090,000	\$7,562,100	\$30,652,100
2050-2054	\$19,540,000	\$2,253,963	\$21,793,963
TOTAL	\$170,807,405	\$101,201,744	\$272,009,149

TABLE III**CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2024 - 2054**

YEAR	PRINCIPAL	INTEREST	TOTAL
2024	\$5,444,480	\$1,671,993	\$7,116,473
2025	\$5,575,960	\$4,381,986	\$9,957,946
2026	\$5,707,440	\$19,994,303	\$25,701,743
2027	\$10,008,920	\$29,271,633	\$39,280,553
2028	\$14,525,400	\$28,907,606	\$43,433,006
2029	\$15,141,880	\$28,318,530	\$43,460,410
2030-2034	\$84,710,960	\$131,581,090	\$216,292,050
2035-2039	\$103,660,000	\$111,487,925	\$215,147,925
2040-2044	\$121,360,000	\$86,312,934	\$207,672,934
2045-2049	\$150,910,000	\$55,481,719	\$206,391,719
2050-2054	\$154,040,000	\$17,952,650	\$171,992,650
TOTAL	\$671,085,040	\$515,362,369	\$1,186,447,409



City Council Regular Meeting

Agenda Item No. D.2.

Meeting Date: 8/19/2024

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6759

Adopting a Budget and Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Declaring that this Budget Will Raise More Total Property Taxes than Last Year's Budget by \$13,381,000 and 48%, and of that Amount \$11,389,000 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and Effective Date; Providing for the Publication of the Caption Hereof

Issue:

To hold the public hearing on the proposed budget for the 2024-2025 fiscal year as required by Local Government Code Chapter 102

Background:

The draft budget contains about \$189.6 million in appropriations, which is about \$16.3 million more than the prior year's original budget of \$173.3 million, due to an increase in capital expenses, debt service personnel and services and charges. The draft budget contains a 7% for police and a 6% fire market increase in salary for police and fire, respectively, a 4% across-the-board for other personnel, and an increase in full-time positions from 550 to 569, consisting of five in the General Fund, one in the Information Technology Fund, twelve in the Utility Fund, and one in the Solid Waste Fund. Fund balances for the General and Solid Waste Funds are above or within the targeted range of 60 to 90 days. The Utility Fund's balance is above the target as part of the plan to accumulate reserves ahead of debt service coming on the books before revenue is realized from customers.

The capital program is funded by Certificates of Obligation issued in 2024, and an expected issue of about \$26 million is expected in the summer of 2025. Projects include additional roads and infrastructure in the Crossroads, Bel Air Village, Pecan Grove Estates, Three Oaks, Travis Heights and Heritage Ranch developments, Fire Station #3 remodel, rebuilding of selected thoroughfares, the second phase of the Lamberth Road drainage project, and planning for a Public Works Facility. The property tax rate remains unchanged at \$.508/\$100 of valuation. The utility rate plan has been implemented, resulting in an increase in rates based on consumption. Tax Notes will be used to finance about \$7 million in fleet, equipment, and street improvements with repayment made from property tax revenues. More detailed information is available in the attachments.

Origination:

Mary Lawrence, CFO

Financial Consideration:

The proposed budget includes appropriations of \$189.6 million for the 2024-2025 fiscal year.

Staff Recommendation:

Staff recommends the Council hold the required public hearing then vote to approve the budget ordinance. The vote must be a record vote.

Alternatives:

Any changes to the proposed budget would have to come through a budget amendment after final adoption of the budget and related tax rate.

Attachments:

1. Ordinance No. 6759
2. DRAFT Narrative BUDGET FOR THE CITY OF SHERMAN 2025

ORDINANCE NO. 6759

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A BUDGET AND PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; DECLARING THAT THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$13,381,000 AND 48%, AND OF THAT AMOUNT \$11,389,000 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the laws of the State of Texas and Sherman's Home Rule Charter, the City Manager has submitted to the City Council the proposed budget of the revenues and expenditures for conducting the affairs of Sherman and providing a complete financial plan for the fiscal year beginning October 1, 2024, and ending September 30, 2025, and has filed the same with the municipal clerk (the "budget"). A copy of the budget is attached hereto as Exhibit A and incorporated herein for all purposes; and

WHEREAS, public hearings were held by the City Council on said budget on August 5, 2024, and August 19, 2024, at which time said budget was fully considered, and interested taxpayers were given the opportunity to be heard by the City Council; and

WHEREAS, the City Council has studied the budget and listened to the comments of the taxpayers at the public hearings and has investigated and determined that adoption of the budget is in the best interest of the City; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

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

SECTION 1. That, pursuant to Article V of the City Charter, there is hereby appropriated for Operating Expenditures the sums of money as established in the approved Operating Budget Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2024, and ending September 30, 2025.

SECTION 2. That, pursuant to Article V of the City Charter, there is hereby appropriated for Capital Expenditures the sums of money as established in the approved Capital Budget

Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2024, and ending September 30, 2025.

SECTION 3. That specific authority is hereby given to the City Manager to transfer appropriations budgeted from one account classification or activity to another within any individual department or activity, and to transfer appropriations from designated appropriations to any individual department or activity.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 5. That should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 7. That this Ordinance shall become effective from and after its adoption and publication as required by the City Charter and by law.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
ABERNATHY, ROEDER, BOYD & HULLETT, P.C.**

**BY: _____
RYAN D. PITTMAN, CITY ATTORNEY**

Date of Publication: August 4, 2024, *Sherman Herald Democrat*

Exhibit A

[73 pages attached hereto]

This budget will raise more total property taxes than last year's budget by \$13,381,000 and 48%, and of that amount \$11,389,000 is tax revenue to be raised from new property added to the tax roll this year.

**PROPOSED BUDGET FOR THE CITY OF SHERMAN
FOR FISCAL YEAR 2025**

August 19, 2024

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2025 is based on the direction provided by the City Council at the June 26th, 2024, budget workshop.

The draft budget contains about \$189.6 million in appropriations, which is about \$16.3 million more than the prior year's original budget of \$173.3 million, due to an increase in capital expenses, debt service personnel and services and charges. The draft budget contains a 7% for police and a 6% fire market increase in salary for police and fire, respectively, a 4% across-the-board for other personnel, and an increase in full-time positions from 550 to 569, consisting of five in the General Fund, one in the Information Technology Fund, twelve in the Utility Fund, and one in the Solid Waste Fund. Fund balances for the General and Solid Waste Funds are above or within the targeted range of 60 to 90 days. The Utility Fund's balance is above the target as part of the plan to accumulate reserves ahead of debt service coming on the books before revenue is realized from customers.

The capital program is funded by Certificates of Obligation issued in 2024, and an expected issue of about \$26 million expected in the Summer 2025. Projects include additional roads and infrastructure in the Crossroads, Bel Air Village, Pecan Grove Estates, Three Oaks, Travis Heights and Heritage Ranch developments, Fire Station #3 remodel, rebuild of selected thoroughfares, the second phase of the Lamberth Road drainage project, and planning for a Public Works Facility. The property tax rate remains unchanged at \$.508/\$100 of valuation. The utility rate plan has been implemented resulting in an increase in rates based on consumption. Tax Notes will be used to finance about \$7 million in fleet, equipment, and street improvements with repayment made from property tax revenues. More detailed information is available in the attachments.

GENERAL FUND

The **General Fund** is balanced ongoing. Property values increased about 46% due to two large taxpayers. Both of these properties will be almost totally abated next year. The property tax rate is unchanged at \$.508/\$100 with no increase for the additional debt issued in 2024 or 2025. Sales tax revenue is budgeted to decrease about 5% due to effects of one-time revenues in prior years. Fleet purchases include an ambulance, pothole

repair truck, three police Tahoes, skid steer, water truck, woodchipper truck, an off-road medical response unit, and various other trucks and equipment. Fund balance is projected to be \$14.9 million or 80 days of operating expenses at the end of FY2025. New positions consist of two patrol officers, a civil engineer, an engineering inspector and a planning technician.

UTILITY FUND

The **Utility Fund** is balanced ongoing. Utility rates are budgeted to increase by various percentages, based on the usage tier. Twelve new positions are planned to include two at the water treatment plant, six at the wastewater plant, one in water quality, two in distribution/collection and one at the laboratory. Various trucks and trailers totaling about \$860,000 are included in the budget. Fund balance at the end of FY2025 is projected to be about \$13.5 million, or about 121 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis due to a 5% increase in commercial rates and an increase in residential rates from \$12.75 to \$15.30 for two carts. About \$1.5 million in trucks and equipment, funded by Tax Notes, is planned. A new commercial driver is also planned. Fund balance is projected to be \$2.0 million, or 68 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of \$45 million in the **General Improvement Fund – Bond Funds** primarily consists of funding for Crossroads, Three Oaks, and Travis Heights development infrastructure, Beach Club Blvd, London Lane, Lone Star Parkway in Heritage Ranch, and major rebuilds of existing streets including Well Cherry, Washington and Sunset. Drainage and erosion improvements are planned at West Hill cemetery, Lamberth Road, and Blanton/McGee. Facility improvements include a remodel at Fire Station #3, and planning for facilities for Public Works and Public Safety Training.

The proposed budget of about \$3.7 million in the **General Improvement Fund – City Fund** is funded by a transfer from the General Fund and Tax Notes. About \$2.0 million is dedicated to purchasing street materials to maintain existing streets by our in-house crews.

The **Utility Improvement Fund – GTUA Funds** proposed budget includes projects that will be funded by debt issued by the Greater Texoma Utility Authority (GTUA) on behalf of the City. Projects totaling \$82.3 million include funds to complete the first phase of the Wastewater Treatment Plant expansion and engineering for the second phase, rehabilitation of the Stephens ground storage tank, a wastewater reuse study that will

determine how the discharge from the wastewater treatment plant can be reused, and various new lines, upgrades, replacements, and rehabilitations.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about \$13.4 million over last year due to the unabated value of two major industrial plants coming onto the tax roll temporarily. Next year, both plants will be abated, thereby dramatically decreasing their taxable value. Sales tax is expected to be about 5% below what is projected in FY2024 due to the completion of the two major industrial plants resulting in a decrease in construction-related sales tax.

Wage Increase

The proposed budget contains a 6% - 7% % increase for fire and police personnel and a 4% across-the-board increase for other employees. The cost is projected to be about \$2.5 million across all funds.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include an ambulance (\$270,000), two roll-off trash truck (\$276,000 each), pothole repair truck (\$250,000), a dump truck for the utility collection and distribution department (\$247,000), and three patrol Tahoes (\$266,000).

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2025 budget, eliminating double counting for internal service funds and inter-fund transfers. Also included are statements of revenues and expenditures/expenses for each fund and a schedule of transfers, a property tax historical summary, debt schedule, itemization of certain expenditures required by Local Government Code Section 140, and the Tax Rate Calculation Worksheet.

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City of Sherman
ALL FUNDS
2024-2025 Annual Budget

	General Funds	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Interfund Transfers	Totals
Beginning Fund Balance	\$ 16,619,899	\$ 8,612,046	\$ 115,624,920	\$ 1,226,959	\$ 979,975	\$ 1,233,293	\$ 2,024,841	\$ -	\$ 146,321,934
Revenues:									
Taxes	57,243,900	-	718,882	775,000	2,528,000	12,278,352	-	-	73,544,134
Water Sales	-	25,127,330	-	-	-	-	-	-	25,127,330
Sewer Sales	-	19,441,124	-	-	-	-	-	-	19,441,124
Solid Waste Service	-	10,002,000	-	-	-	-	-	-	10,002,000
Sales & Service	6,633,965	1,183,500	3,311,000	4,558,900	16,294,849	-	9,000	(16,344,119)	15,647,095
Intergovernmental	838,469	417,870	322,627	250,000	-	-	-	-	1,828,966
Interest Income	650,000	173,000	3,981,600	46,050	123,500	85,000	500	-	5,059,650
Miscellaneous Revenue	1,730,490	1,222,600	400,000	38,800	16,000	-	-	-	3,407,890
Debt Proceeds	-	343,200	29,427,300	-	3,242,538	-	-	-	33,013,038
Transfers In	14,515,063	474,000	1,263,200	-	-	1,138,000	-	(17,390,263)	-
Total Revenues	81,611,887	58,384,624	39,424,609	5,668,750	22,204,887	13,501,352	9,500	(33,734,382)	187,071,227
Total Funds Available	98,231,786	66,996,670	155,049,529	6,895,709	23,184,862	14,734,645	2,034,341	(33,734,382)	333,393,161
Expenditures:									
Personnel	44,901,880	12,984,300	-	1,107,810	2,567,860	-	-	-	61,561,850
Supplies	2,843,537	4,200,153	-	538,469	1,553,535	-	-	-	9,135,694
Repair & Maintenance	2,628,569	3,696,903	-	114,117	2,238,892	-	-	-	8,678,482
Utilities	1,470,010	2,884,240	-	45,980	90,460	-	-	-	4,490,690
Information Technology	1,572,450	579,650	-	26,300	72,700	-	-	(2,251,100)	-
Debt Service	-	10,786,399	-	-	2,975,915	14,410,596	-	-	28,172,910
Services & Charges	7,910,517	6,172,748	450,000	3,334,820	7,560,587	14,000	-	(6,474,000)	18,968,672
Vehicle Usage	2,972,400	2,604,280	-	56,290	-	-	-	(5,622,740)	10,230
Fleet Services & Charges	1,813,732	182,547	-	-	-	-	-	(1,996,279)	-
Capital Expenses	615,599	703,837	51,680,422	520,000	5,054,400	-	-	-	58,574,258
Transfers Out	8,300,000	6,673,221	1,893,000	480,000	44,042	-	-	(17,390,263)	-
Total Expenditures	75,028,694	51,468,278	54,023,422	6,223,786	22,158,392	14,424,596	-	(33,734,382)	189,592,785
Excess Revenues Over Expenditures	6,583,193	6,916,346	(14,598,813)	(555,036)	46,495	(923,244)	9,500	-	(2,521,558)
Ending Fund Balance	\$ 23,203,092	\$ 15,528,392	\$ 101,026,108	\$ 671,923	\$ 1,026,470	\$ 310,049	\$ 2,034,341	\$ -	\$ 143,800,375

City of Sherman
GENERAL FUND
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 13,523,961	\$ 11,837,249	\$ 17,992,626	\$ 16,619,899
Revenues				
Property Tax	12,824,275	15,239,400	14,573,400	25,484,400
Sales Tax	29,544,513	31,250,000	30,077,000	28,500,000
Franchise Tax	3,141,868	3,362,000	3,081,000	3,081,000
Other Taxes	168,765	172,500	176,500	178,500
Fines & Penalties	662,613	624,200	628,000	663,000
Recreation	362,974	328,500	406,000	381,000
Licenses & Permits	2,874,488	2,576,000	2,329,292	1,087,465
Rentals	16,575	1,850	5,430	7,450
Cemetery	232,438	217,600	256,100	256,100
Sales & Service	2,665,484	1,686,296	2,512,706	2,357,450
Ambulance Service	1,629,725	1,332,000	1,881,500	1,881,500
Interest Income	355,877	340,000	650,000	650,000
Grant Revenue	258,129	58,200	66,845	63,225
Intergovernmental	169,482	769,650	838,202	838,469
Miscellaneous Revenue	1,062,013	229,100	432,900	1,667,265
Total Revenues	55,969,219	58,187,296	57,914,875	67,096,824
Transfers In	4,477,471	5,224,583	6,798,155	6,215,063
Total Revenues and Transfers In	60,446,690	63,411,879	64,713,030	73,311,887
Total Funds Available	73,970,651	75,249,128	82,705,656	89,931,786
Expenditures				
Personnel	36,959,550	41,638,990	41,793,400	44,901,880
Supplies	2,104,641	2,277,543	2,283,995	2,843,537
Repair & Maintenance	2,492,276	3,010,470	3,933,900	2,628,569
Utilities	1,178,066	1,372,690	1,322,100	1,470,010
Information Technology	1,157,179	1,469,120	1,395,610	1,572,450
Services & Charges	5,790,599	7,205,208	7,882,377	7,910,517
Vehicle Usage	3,169,705	2,618,387	2,705,838	2,972,400
Capital Expenses	995,228	1,279,663	1,116,730	615,599
Fleet Services & Charges	1,335,781	1,815,453	1,901,807	1,813,732
Transfers Out	795,000	1,000,000	1,750,000	8,300,000
Total Expenditures	55,978,025	63,687,524	66,085,757	75,028,694
Excess Revenues over Expenditures	4,468,665	(275,645)	(1,372,727)	(1,716,807)
Ending Fund Balance	\$ 17,992,626	\$ 11,561,604	\$ 16,619,899	\$ 14,903,092

City of Sherman
RISK CONTINGENCY
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Revenues				
Transfers In	-	-	-	8,300,000
Expenditures				
Transfers Out	-	-	-	-
Excess Revenues over Expenditures	-	-	-	8,300,000
Ending Fund Balance	\$ -	\$ -	\$ -	\$ 8,300,000

City of Sherman
ENTERPRISE FUNDS
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 8,242,006	\$ 6,931,175	\$9,144,186	\$8,612,046
Revenues:				
Water Sales	16,712,287	16,850,000	18,120,000	25,127,330
Sewer Sales	9,373,673	11,920,000	10,228,000	19,441,124
Solid Waste Service	7,773,899	8,012,000	8,867,000	10,002,000
Service Charges & Penalties	-	-	-	-
Laboratory	2,154	60,000	8,500	42,500
Sales & Service	1,279,365	1,218,000	1,110,000	1,141,000
Intergovernmental	408,574	410,335	410,335	417,870
Interest Income	198,052	167,000	173,000	173,000
Miscellaneous Revenue	956,431	864,000	1,102,000	1,222,600
Debt Proceeds	-	-	-	343,200
Transfers In	406,000	1,538,092	1,915,092	474,000
Total Revenues	37,110,434	41,039,427	41,933,927	58,384,624
Total Funds Available	45,352,440	47,970,602	51,078,113	66,996,670
Expenditures:				
Personnel	9,580,043	11,262,590	10,961,903	12,984,300
Supplies	2,096,014	2,952,466	2,809,271	4,200,153
Repair & Maintenance	3,156,790	3,537,855	5,000,348	3,696,903
Utilities	1,997,594	2,291,360	2,343,490	2,884,240
Information Technology	397,929	526,250	499,910	579,650
Services & Charges	4,070,192	4,823,975	5,160,363	6,172,748
Vehicle Usage	2,336,785	2,151,547	2,463,456	2,604,280
Debt Service	6,937,130	7,311,010	7,311,006	10,786,399
Fleet Services & Charges	802,599	234,800	234,800	182,547
Capital Expenses	537,348	438,718	359,400	703,837
Transfers Out	4,295,828	5,322,119	5,322,119	6,673,221
Total Expenditures	36,208,254	40,852,689	42,466,066	51,468,278
Excess Revenues over Expenditures	902,179	186,738	(532,139)	6,916,346
Ending Fund Balance	\$ 9,144,186	\$ 7,117,913	\$ 8,612,046	\$ 15,528,392

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2024-2025 Annual Budget

	220	222	224	235	250	251	252	253
	General CIP City Funds	General CIP Bond Funds	Street Revolving	Regional Detention	Roadway Impact Fee #1	Roadway Impact Fee #2	Roadway Impact Fee #3	Roadway Impact Fee #4
Beginning Fund Balance	\$ 53,403	\$ 108,767,413	\$ 559,277	\$ 55,072	\$ 252,864	\$ 153,285	\$ 52,080	\$ 46,662
Revenues:								
Interest Income	10,000	3,500,000	44,000	600	6,000	27,000	1,000	110,000
Taxes	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Sales & Service	-	-	-	25,000	175,000	175,000	60,000	175,000
Miscellaneous Revenue	400,000	-	-	-	-	-	-	-
Debt Proceeds	3,427,300	26,000,000	-	-	-	-	-	-
Transfers In	-	1,000,000	-	-	-	-	-	-
Total Revenues	3,837,300	30,500,000	44,000	25,600	181,000	202,000	61,000	285,000
Total Funds Available	3,890,703	139,267,413	603,277	80,672	433,864	355,285	113,080	331,662
Expenditures								
Capital Expenses	3,774,522	45,000,000	250,000	75,000	-	-	100,000	-
Services & Charges	50,000	150,000	-	-	-	-	-	-
Transfers Out	-	-	-	-	400,000	300,000	-	300,000
Total Expenditures	3,824,522	45,150,000	250,000	75,000	400,000	300,000	100,000	300,000
Excess Revenues over Expenditures	12,778	(14,650,000)	(206,000)	(49,400)	(219,000)	(98,000)	(39,000)	(15,000)
Ending Fund Balance	\$ 66,181	\$ 94,117,413	\$ 353,277	\$ 5,672	\$ 33,864	\$ 55,285	\$ 13,080	\$ 31,662

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2024-2025 Annual Budget

330	241	242	243	244	245	750	751	770
TIRZ #2	TIRZ #5	TIRZ #6	TIRZ #7	TIRZ #8	TIRZ #9	Water	Sewer	Utility CIP
Construction	Construction	Construction	Construction	Construction	Construction	Impact Fee	Impact Fee	City Funds
\$ 248,812	\$ (192,879)	\$ 589,164	\$ (298,199)	\$ -	\$ -	\$ 2,430,601	\$ 626,956	\$ 2,280,409
35,000	-	8,000	-	-	-	150,000	15,000	75,000
447,825	88,401	36,120	142,918	3,618	-	-	-	-
-	79,127	36,234	114,723	62,770	4,773	-	-	-
1,000	-	-	-	-	-	1,800,000	900,000	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	263,200
483,825	167,528	80,354	257,641	66,388	4,773	1,950,000	915,000	338,200
732,637	(25,351)	669,518	(40,558)	66,388	4,773	4,380,601	1,541,956	2,618,609
250,000	-	-	-	50,000	-	-	-	2,155,900
250,000	-	-	-	-	-	-	-	-
200,000	289,000	226,000	178,000	-	-	-	-	-
700,000	289,000	226,000	178,000	50,000	-	-	-	2,155,900
(216,175)	(121,472)	(145,646)	79,641	16,388	4,773	1,950,000	915,000	(1,817,700)
\$ 32,637	\$ (314,351)	\$ 443,518	\$ (218,558)	\$ 16,388	\$ 4,773	\$ 4,380,601	\$ 1,541,956	\$ 462,709

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2024-2025 Annual Budget

777			
Utility CIP			
GTUA	Total		
\$ -	\$ 115,624,920		
-	3,981,600		
-	718,882		
25,000	322,627		
-	3,311,000		
-	400,000		
-	29,427,300		
-	1,263,200		
25,000	39,424,609		
25,000	155,049,529		
25,000	51,680,422		
-	450,000		
-	1,893,000		
25,000	54,023,422		
-	(14,598,813)		
\$ -	\$ 101,026,108		

City of Sherman
SPECIAL REVENUE FUNDS
2023-2024 Annual Budget

	420	430		440	450	460	470	480
		Bel Air Public			Security &	Hotel/	Drug	
	Stormwater	Imp District	E 911		Technology	Motel	Enforcement	Airport
Beginning Fund Balance	\$ 63,839	\$ 5,554	\$ 743,699	\$ 133,255	\$ (85,393)	\$ 184,113	\$	112,311
Revenues								
Taxes	-	-	-	-	-	775,000	-	-
Sales & Service	888,000	2,707,500	350,000	53,400	77,000	50,000	433,000	
Intergovernmental	-	-	150,000	-	-	-	100,000	
Interest Income	-	4,000	26,000	2,500	-	1,800	11,000	
Miscellaneous Revenue	-	-	-	-	1,500	-	-	
Debt Proceeds	-	-	-	-	-	-	-	
Transfers In	-	-	-	-	-	-	-	
Total Revenues	888,000	2,711,500	526,000	55,900	853,500	51,800	544,000	
Total Funds Available	951,839	2,717,054	1,269,699	189,155	768,107	235,913	656,311	
Expenditures								
Personnel	252,750	-	594,580	-	260,480	-	-	
Supplies	5,429	-	-	47,340	20,050	50,400	396,250	
Repair & Maintenance	62,750	-	-	372	30,000	12,000	8,995	
Utilities	1,360	-	-	-	32,580	-	12,040	
Information Technology	5,030	-	-	-	21,270	-	-	
Services & Charges	22,720	2,707,000	147,743	9,000	284,000	5,000	106,357	
Capital Expenses	-	-	400,000	-	-	-	100,000	
Vehicle Usage	37,430	-	-	-	10,230	-	8,630	
Fleet Services & Charges	-	-	-	-	-	-	-	
Transfers Out	342,000	-	-	35,000	103,000	-	-	
Total Expenditures	729,469	2,707,000	1,142,323	91,712	761,610	67,400	632,272	
Excess Revenues over Expenditures	158,531	4,500	(616,323)	(35,812)	91,890	(15,600)	(88,272)	
Ending Fund Balance	\$ 222,370	\$ 10,054	\$ 127,376	\$ 97,443	\$ 6,497	\$ 168,513	\$ 24,039	

City of Sherman
SPECIAL REVENUE FUNDS
2023-2024 Annual Budget

	455	456	457	
	Parks	Police		
	Pride	Pride	Donations	Total
\$	50,255	\$ 12,440	\$ 6,887	\$ 1,226,959
	-	-	-	775,000
	-	-	-	4,558,900
	-	-	-	250,000
	250	400	100	46,050
	13,000	11,300	13,000	38,800
	-	-	-	-
	-	-	-	-
	13,250	11,700	13,100	5,668,750
	63,505	24,140	19,987	6,895,709
	-	-	-	1,107,810
	-	-	19,000	538,469
	-	-	-	114,117
	-	-	-	45,980
	-	-	-	26,300
	50,000	3,000	-	3,334,820
	-	20,000	-	520,000
	-	-	-	56,290
	-	-	-	-
	-	-	-	480,000
	50,000	23,000	19,000	6,223,786
	(36,750)	(11,300)	(5,900)	(555,036)
\$	13,505	\$ 1,140	\$ 987	\$ 671,923

City of Sherman
INTERNAL SERVICE FUNDS
2024-2025 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	\$ 399,672	\$ 143,989	\$ 20,187	\$ 416,127	\$ 979,975
Revenue					
Sales & Service	6,424,730	2,251,100	5,622,740	1,996,279	16,294,849
Taxes	-	-	-	2,528,000	2,528,000
Interest Income	30,000	3,500	-	90,000	123,500
Debt Proceeds	-	-	-	3,242,538	3,242,538
Miscellaneous Revenue	-	1,000	15,000	-	16,000
Total Revenue	6,454,730	2,255,600	5,637,740	7,856,817	22,204,887
Total Funds Available	6,854,402	2,399,589	5,657,927	8,272,944	23,184,862
Expenditures					
Personnel	-	1,167,730	1,400,130	-	2,567,860
Supplies	-	84,805	1,468,730	-	1,553,535
Repair & Maintenance	-	291,380	1,947,512	-	2,238,892
Utilities	-	63,850	26,610	-	90,460
Information Technology	-	-	72,700	-	72,700
Services & Charges	6,474,000	581,835	454,752	50,000	7,560,587
Debt Service	-	-	-	2,975,915	2,975,915
Fleet Services & Charges	-	-	-	-	-
Capital Expenses	-	61,500	223,832	4,769,068	5,054,400
Transfers Out	-	44,042	-	-	44,042
Total Expenditures	6,474,000	2,295,143	5,594,266	7,794,983	22,158,392
Excess Revenues over Expenditures	(19,270)	(39,543)	43,474	61,834	46,495
Ending Fund Balance	\$ 380,402	\$ 104,446	\$ 63,661	\$ 477,961	\$ 1,026,470

City of Sherman
DEBT SERVICE FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 61,575	\$ 1,477,806	\$ 1,233,293
Revenues			
Property Tax	6,976,388	10,408,000	12,278,352
Sales Tax	-	-	-
Transfers In	1,294,249	1,075,000	1,138,000
Interest Income	31,224	85,000	85,000
Miscellaneous Revenue	5,530	1,100	-
Total Revenues	<u>8,307,390</u>	<u>11,569,100</u>	<u>13,501,352</u>
Total Funds Available	8,368,965	13,046,906	14,734,645
Expenditures			
Debt Service	6,885,159	11,804,613	14,410,596
Services & Charges	6,000	9,000	14,000
Transfers Out	-	-	-
Total Expenditures	<u>6,891,159</u>	<u>11,813,613</u>	<u>14,424,596</u>
Excess Revenues over Expenditures	<u>1,416,231</u>	<u>(244,513)</u>	<u>(923,244)</u>
Ending Fund Balance	<u><u>\$ 1,477,806</u></u>	<u><u>\$ 1,233,293</u></u>	<u><u>\$ 310,049</u></u>

City of Sherman
PERPETUAL CARE FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 2,004,329	\$ 2,015,841	\$ 2,024,841
Revenues			
Sales & Service	10,300	9,000	9,000
Interest Income	1,212	-	500
Total Revenues	11,512	9,000	9,500
Total Funds Available	2,015,841	2,024,841	2,034,341
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	\$ 2,015,841	\$ 2,024,841	\$ 2,034,341

City of Sherman
UTILITY FUND
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Reserve	\$ 6,387,879	\$ 5,268,132	\$ 7,264,060	\$ 6,809,875
Revenues				
Water Sales	16,712,287	16,850,000	18,120,000	25,127,330
Sewer Sales	9,373,673	11,920,000	10,228,000	19,441,124
Laboratory	123,910	183,000	133,500	168,500
Service Charges & Penalties	658,132	670,000	625,000	625,000
Charges for Services	377,527	300,000	235,000	265,000
Interest Income	133,072	100,000	110,000	110,000
Intergovernmental	408,574	410,335	410,335	417,870
Miscellaneous Revenue	140,415	77,000	92,000	347,600
Debt Proceeds	-	-	-	343,200
Total Revenues	27,927,590	30,510,335	29,953,835	46,845,624
Transfers In	406,000	1,538,092	1,835,092	474,000
Total Revenues and Transfers In	28,333,591	32,048,427	31,788,927	47,319,624
 Total Funds Available	 34,721,469	 37,316,559	 39,052,987	 54,129,499
Expenditures				
Personnel	7,463,802	8,719,960	8,557,749	10,357,350
Supplies	1,774,873	2,517,128	2,356,491	3,753,075
Repair & Maintenance	3,105,219	3,483,134	4,948,560	3,639,221
Utilities	1,935,031	2,219,890	2,275,800	2,827,530
Information Technology	305,610	411,200	390,620	456,690
Debt Service	6,937,130	7,311,010	7,311,006	10,786,399
Services & Charges	1,377,329	1,903,777	1,883,425	2,668,023
Vehicle Usage	738,533	599,096	584,488	714,580
Fleet Services & Charges	428,072	187,800	187,800	142,547
Capital Expenses	413,698	265,718	290,714	639,837
Total Expenditures	24,479,298	27,618,713	28,786,653	35,985,252
Transfers Out	2,978,112	3,456,458	3,456,458	4,626,074
Total Expenditures and Transfers Out	27,457,410	31,075,171	32,243,111	40,611,326
 Excess Revenues over Expenditures	 876,181	 973,256	 (454,184)	 6,708,298
 Ending Reserve	 \$ 7,264,060	 \$ 6,241,388	 \$ 6,809,875	 \$ 13,518,174

City of Sherman
SOLID WASTE FUND
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 1,854,128	\$ 1,663,043	\$ 1,880,126	\$ 1,802,171
Revenues				
Solid Waste Service	7,773,899	8,012,000	8,867,000	10,002,000
Service Charges & Penalties	121,949	125,000	125,000	125,000
Interest Income	64,980	67,000	63,000	63,000
Miscellaneous Revenue	816,015	787,000	1,010,000	875,000
Transfers In	-	-	80,000	-
Total Revenues	8,776,843	8,991,000	10,145,000	11,065,000
Total Funds Available	10,630,971	10,654,043	12,025,126	12,867,171
Expenditures				
Personnel	2,116,241	2,542,630	2,404,154	2,626,950
Supplies	321,141	435,338	452,780	447,078
Repair & Maintenance	51,571	54,721	51,788	57,682
Utilities	62,563	71,470	67,690	56,710
Information Technology	92,320	115,050	109,290	122,960
Services & Charges	2,692,863	2,920,197	3,276,938	3,504,725
Vehicle Usage	1,598,252	1,552,451	1,878,968	1,889,700
Capital Expenses	123,650	173,000	68,686	64,000
Fleet Services & Charges	374,527	47,000	47,000	40,000
Transfers Out	1,317,716	1,865,661	1,865,661	2,047,147
Total Expenditures	8,750,845	9,777,518	10,222,955	10,856,952
Excess Revenues over Expenditures	25,998	(786,518)	(77,955)	208,048
Ending Fund Balance	\$ 1,880,126	\$ 876,525	\$ 1,802,171	\$ 2,010,219

City of Sherman
GENERAL IMPROVEMENT FUND - City Funds
2022-2023 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Requested 2024-2025
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 53,403
Revenues				
Transfers In	-	1,000,000	4,224,977	-
Intergovernmental	-	-	-	-
Grant Revenue	-	-	-	-
Interest Income	-	-	10,000	10,000
Miscellaneous Revenue	-	-	50,000	400,000
Debt Proceeds	-	468,426	468,426	3,427,300
Total Revenues	-	1,468,426	4,753,403	3,837,300
Total Funds Available	-	1,468,426	4,753,403	3,890,703
Expenditures				
Capital Expenses	-	1,071,722	4,700,000	3,774,522
Services & Charges	-	-	-	50,000
Transfers Out	-	-	-	-
Total Expenditures	-	1,071,722	4,700,000	3,824,522
Excess Revenues over Expenditures	-	396,704	53,403	12,778
Ending Fund Balance	\$ -	\$ 396,704	\$ 53,403	\$ 66,181

City of Sherman
GENERAL IMPROVEMENT FUND - Bond Funds
2022-2023 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Requested 2024-2025
Beginning Fund Balance	\$ 19,968,871	\$ 87,248,866	\$ 85,892,906	\$ 108,767,413
Revenues				
Transfers In	598,720	3,200,000	1,800,000	1,000,000
Intergovernmental	-	-	-	-
Grant Revenue	-	4,600,000	-	-
Interest Income	659,584	600,000	5,000,000	3,500,000
Miscellaneous Revenue	-	1,500,000	-	-
Debt Proceeds	78,081,049	35,000,000	19,000,000	26,000,000
Total Revenues	79,339,354	44,900,000	25,800,000	30,500,000
Total Funds Available	99,308,224	132,148,866	111,692,906	139,267,413
Expenditures				
Capital Expenses	12,906,606	74,568,966	-	45,000,000
Services & Charges	283,799	200,000	150,000	150,000
Transfers Out	224,914	50,516	2,775,493	-
Total Expenditures	13,415,318	74,819,482	2,925,493	45,150,000
Excess Revenues over Expenditures	65,924,035	(29,919,482)	22,874,507	(14,650,000)
Ending Fund Balance	\$ 85,892,906	\$ 57,329,384	\$ 108,767,413	\$ 94,117,413

City of Sherman
GENERAL IMPROVEMENT FUND - City Funds/Tax Notes

	Actual 2022-2023	Total Budget as of 9/30/24	Project-to-Date 5/27/2024	Requested 2024-2025
Transportation				
Projects				
(2) Street Material				1,944,000
(1) Bel Air Blvd Construction Ph I	160,393	1,500,000	1,255,797	-
(3) Pebblebrook Ph IV Drainage	447,494	545,000	544,700	-
Total	607,887	2,045,000	1,800,497	1,944,000
Funding Sources				
(1) General Fund transfers		1,500,000		-
(2) Tax Notes		-		1,944,000
(3) General CIP Fund 222 transfer		545,000		-
		2,045,000		
Parks and Recreation				
Projects				
(2) Trail Development The Grove	-	50,000	-	-
(3) Expand Fairview tennis courts;	516,414	518,168	518,168	-
(1) Recreation Center Study	21,628	40,000	30,100	-
Total	538,042	608,168	548,268	-
Funding Sources				
(1) General Fund transfers		40,000		-
(2) Tax Notes		50,000		-
(3) General CIP Fund 222 transfer		518,168		-
		608,168		-
Facility Maintenance				
Projects				
(3) Auditorium Chiller	187,662	188,000	187,662	-
(3) Replace Animal Services Storage Bldg	41,943	42,000	41,943	-
(2) Outdoor Chapel	-	59,000	58,997	-
(2) Municipal Building Improvements	-	-	-	807,500
(2) Kerr East Exterior Repair	-	-	-	10,000
(2) Animal Shelter Lobby	-	-	-	100,000
(2) Animal Shelter HVAC	-	-	-	20,800
(2) Columbarium	-	-	-	45,000
(2) Mausoleum repair	-	-	-	200,000
(2) Senior Center Renovation	-	-	-	300,000
Total	229,605	289,000	288,603	1,483,300
Funding Sources				
(1) General Fund transfers		-		-
(2) Tax Notes		59,000		1,483,300
(3) General CIP Fund 222 transfer		230,000		-
		289,000		1,483,300
Public Safety				
Projects				
(2) Handgun replacements	-	66,699	38,167	-
(2) Rifle replacements	-	161,727	161,083	-
(1) Call Recording Software	166,654	170,000	166,654	-
(1) Watchguard video evidence platform	92,796	294,376	379,177	97,722
Total	259,450	692,802	745,080	97,722
Funding Sources				
(1) General Fund transfers		464,376		97,722
(2) Tax Notes		228,426		-
		692,802		97,722

City of Sherman
GENERAL IMPROVEMENT FUND - City Funds/Tax Notes

	Actual 2022-2023	Total Budget as of 9/30/24	Project-to-Date 5/27/2024	Requested 2024-2025
Other				
Projects				
(1) Airport Pavement Maintenance-City	\$ -	\$ 182,500	\$ -	\$ 199,500
(1) Energov Implementation	137,137	328,000	49,013	-
(2) Rubrik Backup Device	-	150,000	128,388	-
(2) IT Storage	-	90,000	-	-
(1) Southgate Apartments Purchase	200	891,300	891,062	-
Total	<u>137,337</u>	<u>1,641,800</u>	<u>1,068,462</u>	<u>199,500</u>
Funding Sources				
(1) General Fund transfers	-	1,401,800		199,500
(2) Tax Notes	-	240,000		-
		<u>1,641,800</u>		<u>199,500</u>
Total Expenditures	<u>\$ 1,772,321</u>	<u>\$ 5,276,770</u>	<u>\$ 4,450,911</u>	<u>\$ 3,724,522</u>

City of Sherman
GENERAL IMPROVEMENT FUND - Bond Funds

	Actual 2022-2023	Total Budget as of 9/30/24	Project-to-Date 5/27/2024	Requested 2024-2025
Transportation				
Projects				
Taylor St Extension Eng & ROW/McGee St Ext	\$ 479,524	\$ 2,500,000	\$ 2,693,088	\$ -
Lamberth Rd Thoroughfare	-	800,000	720,711	-
Friendship ROW 56 to Lamberth	93,730	1,400,000	988,098	-
Flanary Rd and Progress Rd Engineering	11,327	200,000	182,571	-
Moore Street	1,674,263	13,000,000	6,968,724	-
FM 1417 design/ROW - SH 56 to W. Travis	56,109	3,600,000	389,263	-
Shepherd Dr	687,630	17,632,174	7,570,979	-
Bel Air Blvd Ph II/Beach Club/London Ln	665,751	10,500,000	2,270,652	-
Major Street Rebuilds	-	1,500,000	113,087	-
Flanary Rd Alignment Study	113,530	254,185	248,789	-
Sherman St Improvements	143,874	1,200,000	156,197	-
(1) Progress Drive	-	4,300,000	-	-
(1) Flanary Road	-	5,400,000	-	-
OB Groner - west of FM 1417 Design	-	1,500,000	-	-
Blanton St Drainage-Birge to McGee	-	500,000	-	-
Center St Bridge at Post Oak Creek	-	750,000	-	-
Bridges-Center/McGee/Travis	1,820	1,500,000	791,983	-
Lamberth & Friendship-Shady Oaks thur Hickory Hill	212,105	7,450,000	2,319,355	-
FM 1417 signal at Bel Air Blvd Design	-	400,000	-	-
Heritage Ranch Ramps -Eng	-	1,000,000	75,756	-
Right-of-Way Agent	-	50,000	-	-
Three Oaks Infrastructure	-	-	-	500,000
Travis Heights/Bel Air Blvd	-	-	-	3,000,000
Pecan Grove Estates Infrastructure	-	-	-	2,000,000
Lone Star Parkway+Heritage Ranch Road	-	-	-	8,000,000
Well St Rebuild	-	700,000	-	-
Cherry St Rebuild	-	-	-	2,500,000
Washington St Rebuild	-	-	-	1,500,000
Sunset St Rebuild	-	-	-	1,500,000
Engineering	-	-	-	3,000,000
Crossroads Infrastructure (includes TxDOT participat	-	-	-	10,500,000
Total	4,139,664	76,136,359	25,489,255	32,500,000
Parks and Recreation				
Projects				
Asphalt Pump Track at Binkley Park	-	362,200	362,200	-
Ballfield and Trail Lighting at PGW	21,240	1,450,000	1,361,045	-
Design "Shark Tooth Park"	-	150,000	-	-
Electrical at PGW	-	175,000	-	-
Master Plan Trail Construction	215,445	750,000	242,191	-
Northcreek Subdivision Park	226,276	500,000	373,744	-
Restroom and Concession at Fairview Park	-	500,000	-	-
Trail Lighting and Restroom and PGE	34,249	650,000	79,848	-
Creek Erosion at Westhill Cemetery	-	1,000,000	-	-
PGE Inclusive playground and parking	-	800,000	-	-
Fairview Tennis Court resurface/fence/lighting	-	100,000	-	-
Baker Park Fishing Pier	-	700,000	-	-
OSP Lighting - Phase I	-	1,500,000	-	-
PGW Splash Pad	-	1,000,000	-	-
Fairview Park playground	-	1,500,000	-	-
Hawn Park playground	-	1,000,000	44,999	-
Hawn Park Pavilion	-	200,000	-	-
Fairview Park Large Pavilion	-	200,000	-	-
Hawn Park Splash Pad	-	800,000	-	-
Turf Athletic Field	-	2,000,000	-	-
Herman Baker Park Disc Golf	-	100,000	-	-
Fairview Softball Fields Lighting	-	800,000	-	-
Total	497,209	16,237,200	2,464,026	-

City of Sherman
GENERAL IMPROVEMENT FUND - Bond Funds

	Actual 2022-2023	Total Budget as of 9/30/24	Project-to-Date 5/27/2024	Requested 2024-2025
Facilities				
Projects				
City Hall Renovation	216,403	2,900,000	297,485	
West Hill Cemetery Creek Erosion	-	-	-	2,500,000
Public Works Facility - Design				1,000,000
Total	216,403	2,900,000	297,485	3,500,000
Public Safety				
Projects				
New police HQ - Construction	6,006,776	17,700,000	17,652,833	-
Combine Fire Sta. 1 & 2	269,633	7,000,000	2,098,728	-
Public Safety Training Facility Design	-	250,000	-	1,800,000
Public Safety Training Facility Construction	-	-	-	-
Station #4 Concrete Rebuild	-	250,000	-	-
Public Safety Trunking System	4,600	3,500,000	2,255,747	-
Fire Station #5 Land	-	-	-	500,000
Fire Station #3 Remodel	-	-	-	3,000,000
Total	6,281,009	28,700,000	22,007,309	5,300,000
Drainage				
Projects				
Hills of Sherman Detention	-	500,000	-	
Lamberth Rd Drainage				1,200,000
Blanton/McGee Drainage				2,500,000
Total	-	500,000	-	3,700,000
Total Expenditures				
	\$ 11,134,285	\$ 124,473,559	\$ 50,258,074	\$ 45,000,000

City of Sherman
UTILITY IMPROVEMENT FUND - City Funds
2022-2023 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Requested 2024-2025
Beginning Fund Balance	\$ 4,598,068	\$ 2,560,075	\$ 1,530,832	\$ 2,280,409
Revenues				
Transfers In	1,600,000	-	-	263,200
Intergovernmental	1,582,242	-	-	-
Grant Revenue	2,427,332	-	-	-
Interest Income	283,051	300,000	185,000	75,000
Miscellaneous Revenue	1,138,108	-	1,564,577	-
Debt Proceeds	-	-	-	-
Total Revenues	7,030,732	300,000	1,749,577	338,200
Total Funds Available	11,628,800	2,860,075	3,280,409	2,618,609
Expenditures				
Capital Expenses	5,491,226	4,699,229	1,000,000	2,155,900
Transfers Out	4,606,742	-	-	-
Total Expenditures	10,097,968	4,699,229	1,000,000	2,155,900
Excess Revenues over Expenditures	(3,067,237)	(4,399,229)	749,577	(1,817,700)
Ending Fund Balance	\$ 1,530,832	\$ (1,839,154)	\$ 2,280,409	\$ 462,709

City of Sherman
UTILITY IMPROVEMENT FUND - City Funds

	Actual 2022-2023	Total Budget as of 9/30/24	Project-to- date 5/30/24	Requested 2024-2025
Projects				
(1) WWTP Sludge Thickener Replacement	\$ -	\$ 274,000	\$ 550,515	\$ -
(1) N Travis and Hwy 75 Sewer Crossing	1,459	1,100,000	127,801	-
(1) High Country Estates Water	2,967	171,620	177,830	140,000
(1) WWTP Fencing/Gate Repairs	580	75,000	16,452	-
(1) Primary Clarifier #1 Rehab Engineering	638,721	83,000	710,431	-
(1) Texoma Pkwy 12" main engineering	7,861	164,000	163,957	-
(1) Brine Line Phase II Engineering (City Funds)	35,992	126,000	102,566	-
(2) WTP Land purchase	-	3,725,636	3,723,305	-
(1) AWIA Security Upgrades @ WTP	9,700	200,000	22,104	-
(1) Upgrade High Country Estates water system	58,356	120,000	116,966	-
(1) Utility oversizing/annual replacements	-	200,000	2,965	-
(2) Ida Road ground storage tank repair	1,120,050	1,181,000	1,181,000	-
(2) WTP Land purchase (Escrow)	-	35,000	35,000	-
(1) Arapaho Sewer	1,298	210,000	208,946	-
(2) Replace Texoma Pkwy 12" water line	1,293,092	1,920,474	1,919,285	-
(1) Downtown Sewer Line Replacements Study	-	184,410	207,948	-
(2) WTP Backup Generator Construction	14,250	1,500,000	1,471,469	-
(1) Modular Office-Water Quality	199,332	203,000	199,332	-
(1) Annual line replacements	157,699	238,000	211,200	1,000,000
(1) Fairview Ground Storage Balance Line	-	170,000	-	-
(1) Lift Station Flow Metering & SCADA	-	60,000	-	-
(1) Aerial Pipe Crossing by Center St	338,450	342,500	338,450	-
(1) Water and Wastewater oversizing and Repairs	346,459	250,000	356,959	300,000
(1) Groundwater Analysis	12,500	-	105,000	-
(1) Increase 6" water line to 12" line across SH 289	-	-	-	-
(1) Water line across US 75 to stabilize EST levels	-	-	-	-
(1) Remove Build-up in WTP sludge ponds	-	-	155,057	-
(1) Abandon Preston Club WWTP & lift stations	-	-	-	175,000
(1) Conduct City lift station assessment	-	-	-	-
(1) Abandon S. Crockett lift station for gravity sewer	-	-	-	-
(1) WTP Sludge (Backwash pond dredging)	100	-	100	-
(1) 695 & Hwy 7 11 Waterline extension	62,538	-	62,538	-
(1) Lift Station - Police HQ	279,517	-	279,517	-
(1) WWTP Temporary building for new staff	-	-	-	150,000
(3) GW PLC Upgrades (4)	-	-	-	20,000
(3) GW Pump Station & Remote well security (4)	-	-	-	80,000
(3) GW Pump Station Chlorine Analyzer (4)	-	-	-	34,000
(3) GW Pump Station HSP VFD (2)	-	-	-	30,000
(3) Power Monitors for GW HSP & Wells (8)	-	-	-	68,000
(3) Pump Station Chlorine Detector (4)	-	-	-	31,200
(1) WWTP Road Replacement	-	-	-	45,000
(1) Waterline from 6" to 12" across Hwy 289	-	-	-	82,700
Total	\$ 4,580,918	\$ 12,533,640	\$ 12,446,690	\$ 2,155,900

Funding Sources

(1) Utility Fund Transfer/Reserves	\$ 4,171,530	\$ 1,892,700
(2) Grant-funded	8,362,110	-
(3) Tax Notes	-	263,200
	<u>\$ 12,533,640</u>	<u>\$ 2,155,900</u>

City of Sherman
UTILITY IMPROVEMENT FUND - GTUA Funds
2022-2023 Annual Budget

	Actual 2021-2022	Adjusted Budget 2022-2023	Projected 2022-2023	Requested 2023-2024
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Revenues				
Transfers In	-	-	-	-
Intergovernmental	-	1,000,000	40,000	25,000
Grant Revenue	-	-	-	-
Interest Income	-	-	-	-
Miscellaneous Revenue	-	-	-	-
Debt Proceeds	-	-	-	-
Total Revenues	-	1,000,000	40,000	25,000
Total Funds Available	-	1,000,000	40,000	25,000
Expenditures				
Capital Expenses	-	1,000,000	40,000	25,000
Transfers Out	-	-	-	-
Total Expenditures	-	1,000,000	40,000	25,000
Excess Revenues over Expenditures	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

This fund accounts for expenses paid by the City and are reimbursed by the Greater Texoma Utility Authority (GTUA). The City's utility projects are funded by debt issued by GTUA with the City making contractually obligated payment to GTUA to fund debt service. GTUA makes substantially all project payments with the City making various miscellaneous payment due to the nature of the payment.

City of Sherman
UTILITY IMPROVEMENT FUND - GTUA Funds

	Total Budget as of 9/30/24	Project-to- date 5/30/24	Requested 2024-2025
Projects			
Northwest Sewer	3,008,239	2,958,217	-
Aeration Basin Upgrade & Biological Clarifier Rehab	6,524,409	5,984,714	-
WTP Concentrate Discharge (Brine Line)	16,862,135	1,289,943	-
WWTP Equalization basin	989,322	715,017	-
Texoma Pkwy sewer overflow relief	230,000	173,784	-
Moore St Sewer (through Munson Dev) (SISD \$400m)	400,000	678,533	-
Primary Clarifier #1 & Transfer Station Rehab	1,998,700	-	-
Bel Air Phase Legacy Waterline	4,720,000	974,737	-
Mustang waterline	400,000	-	-
Laboratory Expansion	2,431,231	154,544	-
WTP & Lake Texoma Backup Generator Eng & Switchgear	1,017,079	268,034	-
WWTP Backup Generator, Switchgear	112,000	112,000	-
Refurbish flocculation/sedimentation basin at WTP	27,471	-	-
Shepherd Utilities	600,000	51,226	-
Southside Industrial Sewer Replacement	7,501,000	5,441,192	-
SE Sewer Line-Rosedale to First	2,023,000	127,429	-
Wastewater Master Plan	600,000	494,879	-
Water Master Plan	300,000	210,941	-
Lake Texoma Pump Station 25MGD #1	14,272,500	1,055,564	-
Downtown Sewer Improvements	3,000,000	-	-
Shepherd EST	400,000	364,602	-
Lake Texoma Pipeline Forensic Investigation	50,000	-	-
Rex Cruz EST Rehab	575,000	20,062	-
WTP Vulnerability Assessment	200,000	60,405	-
Post Oak Creek Sanitary Sewer Improvements	5,691,800	392,660	-
Lake Texoma Pump Station Electrical Upgrade	3,523,917	1,451,446	-
5 MGD WTP North Exp (UF/RO)	15,566,127	13,368,306	-
36" Water Line west to WTP	108,383,323	23,548,717	-
15 MGD WTP, EDR to UF/RO Conversion	14,278,777	12,343,691	-
Engineering Management	13,086,662	6,767,816	7,200,000
Lead & Copper Rule Revision	671,000	510,936	270,000
WWTP Electrical System Switchgear, ATS, Generator	15,569,208	579,709	-
Emergency Backup Generator at LTPS	-	-	400,000
Heritage Ranch Sewer	500,000	-	400,000
Upsize Sewer W of Industrial Park (Post Oak Rd)	-	-	-
Post Oak WWTP Exp Feasibility Study	2,073,011	2,073,011	-
Hickory Hill Utility Improvements	2,118,993	266,013	-
Post Oak WWTP MBR 1a Industrial Expansion	217,814,867	47,643,341	57,000,000
Crossroads Sewer for Hospital	1,200,000	14,074	-
Rehab WTP EDR	19,976,000	2,180,782	-
Miscellaneous Waterline Improvements	1,750,000	-	-
Westside Sewer Improvements	1,665,000	-	-
Post Oak WWTP Expansion 1b Engineering	-	-	5,600,000
New 18" WW Line along Choctaw Creek	-	-	3,000,000
Grit Building Improvements	-	-	330,000
Stephens Ground Storage Tank Rehab	-	-	2,600,000
Wastewater Reuse Study	-	-	2,000,000
Clarifier #3 Rehab	-	-	120,000
East Side Lift Station Rehab	-	-	750,000
Shepherd Drive W main replacement	-	-	400,000

City of Sherman
UTILITY IMPROVEMENT FUND - GTUA Funds

	Total Budget as of 9/30/24	Project-to- date 5/30/24	Requested 2024-2025
Groundwater Deep Well Pump/Motor	-	-	400,000
Luella 4T Submersible pump	-	-	400,000
Sherman St Utilities replacements	-	-	320,000
Dripping Springs Rd waterline replacement	-	-	250,000
North WWTP Upgrades Study	-	-	250,000
WTP Facility Upgrades (HVAC, remodel, doors etc.)	-	-	320,000
Chemical Room Control Panel	-	-	250,000
Total	\$ 492,110,771	\$ 132,276,327	\$ 82,260,000

City of Sherman
STREET REVOLVING FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 473,300	\$ 515,277	\$ 559,277
Revenues			
Sales & Service	-	-	-
Interest Income	41,977	44,000	44,000
Total Revenues	41,977	44,000	44,000
Total Funds Available	515,277	559,277	603,277
Expenditures			
Capital Expenses	-	-	250,000
Total Expenditures	-	-	250,000
Excess Revenues over Expenditures	41,977	44,000	(206,000)
Ending Fund Balance	\$ 515,277	\$ 559,277	\$ 353,277

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 640,372	\$ 474,092	\$ 248,812
Revenues			
Property Tax	286,493	388,720	447,825
Rentals	-	1,000	1,000
Interest Income	41,373	35,000	35,000
Total Revenues	327,866	424,720	483,825
Total Funds Available	968,238	898,812	732,637
Expenditures:			
Services & Charges	170,125	250,000	250,000
Capital Expenses	124,021	200,000	250,000
Transfers Out	200,000	200,000	200,000
Total Expenditures	494,146	650,000	700,000
Excess Revenues over Expenditures	(166,280)	(225,280)	(216,175)
Ending Fund Balance	\$ 474,092	\$ 248,812	\$ 32,637

City of Sherman
TIRZ #3 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 5,999	\$ 250,228	\$ -
Revenues			
Property Tax	237,502	265,144	-
Interest Income	6,727	2,200	-
Total Revenues	244,229	267,344	-
Total Funds Available	250,228	517,572	-
Expenditures			
Capital Expenses	-	200,000	-
Transfers Out	-	317,572	-
Total Expenditures	-	517,572	-
Excess Revenues over Expenditures	244,229	(250,228)	-
Ending Fund Balance	\$ 250,228	\$ -	\$ -

City of Sherman
REGIONAL DETENTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 269,788	\$ 54,472	\$ 55,072
Revenues			
Sales & Service	-	-	25,000
Interest Income	8,405	600	600
Total Revenues	8,405	600	25,600
Total Funds Available	278,193	55,072	80,672
Expenditures			
Capital Expenses	-	-	75,000
Transfers Out	223,720	-	-
Total Expenditures	223,720	-	75,000
Excess Revenues over Expenditures	(215,316)	600	(49,400)
Ending Fund Balance	\$ 54,472	\$ 55,072	\$ 5,672

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 62,236	\$ (67,400)	\$ (192,879)
Revenues			
Property Tax	80,321	81,894	88,401
Intergovernmental	76,789	81,627	79,127
Interest Income	2,455	-	-
Debt Proceeds	-	-	-
Total Revenues	<u>159,564</u>	<u>163,521</u>	<u>167,528</u>
Total Funds Available	221,800	96,121	(25,351)
Expenditures			
Capital Expenses	-	-	-
Transfers Out	289,200	289,000	289,000
Total Expenditures	<u>289,200</u>	<u>289,000</u>	<u>289,000</u>
Excess Revenues over Expenditures	<u>(129,636)</u>	<u>(125,479)</u>	<u>(121,472)</u>
Ending Fund Balance	<u>\$ (67,400)</u>	<u>\$ (192,879)</u>	<u>\$ (314,351)</u>

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 871,794	\$ 742,938	\$ 589,164
Revenues			
Property Tax	29,408	33,934	36,120
Intergovernmental	28,115	30,292	36,234
Interest Income	39,021	8,000	8,000
Total Revenues	96,544	72,226	80,354
Total Funds Available	968,338	815,164	669,518
Expenditures			
Capital Expenses	-	-	-
Transfers Out	225,400	226,000	226,000
Total Expenditures	225,400	226,000	226,000
Excess Revenues over Expenditures	(128,856)	(153,774)	(145,646)
Ending Fund Balance	\$ 742,938	\$ 589,164	\$ 443,518

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ (200,128)	\$ (286,750)	\$ (298,199)
Revenues			
Property Tax	45,640	82,465	142,918
Intergovernmental	43,633	84,086	114,723
Interest Income	1,505	-	-
Transfers In	-	-	-
Total Revenues	<u>90,778</u>	<u>166,551</u>	<u>257,641</u>
Total Funds Available	(109,350)	(120,199)	(40,558)
Expenditures			
Capital Expenses	-	-	-
Transfers Out	177,400	178,000	178,000
Total Expenditures	<u>177,400</u>	<u>178,000</u>	<u>178,000</u>
Excess Revenues over Expenditures	<u>(86,622)</u>	<u>(11,449)</u>	<u>79,641</u>
Ending Fund Balance	<u>\$ (286,750)</u>	<u>\$ (298,199)</u>	<u>\$ (218,558)</u>

City of Sherman
TIRZ #8 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	-	3,618
Intergovernmental	-	-	62,770
Interest Income	-	-	-
Transfers In	-	-	-
Total Revenues	-	-	66,388
Total Funds Available	-	-	66,388
Expenditures			
Capital Expenses	-	-	50,000
Transfers Out	-	-	-
Total Expenditures	-	-	50,000
Excess Revenues over Expenditures	-	-	16,388
Ending Fund Balance	\$ -	\$ -	\$ 16,388

City of Sherman
TIRZ #9 CONSTRUCTION FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Intergovernmental	-	-	4,773
Interest Income	-	-	-
Transfers In	-	-	-
Total Revenues	-	-	4,773
Total Funds Available	-	-	4,773
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	-	4,773
Ending Fund Balance	\$ -	\$ -	\$ 4,773

City of Sherman
ROADWAY IMPACT FEES ZONE #1
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 5,726	\$ 71,864	\$ 252,864
Revenues			
Interest Income	477	6,000	6,000
Sales & Service	65,661	175,000	175,000
Total Revenues	66,138	181,000	181,000
Total Funds Available	71,864	252,864	433,864
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	400,000
Total Expenditures	-	-	400,000
Excess Revenues over Expenditures	66,138	181,000	(219,000)
Ending Fund Balance	\$ 71,864	\$ 252,864	\$ 33,864

City of Sherman
ROADWAY IMPACT FEES ZONE #2
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 90,743	\$ 851,285	\$ 153,285
Revenues			
Interest Income	6,651	27,000	27,000
Sales & Service	753,891	175,000	175,000
Total Revenues	<u>760,542</u>	<u>202,000</u>	<u>202,000</u>
Total Funds Available	851,285	1,053,285	355,285
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	900,000	300,000
Total Expenditures	<u>-</u>	<u>900,000</u>	<u>300,000</u>
Excess Revenues over Expenditures	<u>760,542</u>	<u>(698,000)</u>	<u>(98,000)</u>
Ending Fund Balance	<u>\$ 851,285</u>	<u>\$ 153,285</u>	<u>\$ 55,285</u>

City of Sherman
ROADWAY IMPACT FEES ZONE #3
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 26,516	\$ 51,080	\$ 52,080
Revenues			
Interest Income	543	1,000	1,000
Sales & Service	24,021	-	60,000
Total Revenues	24,564	1,000	61,000
Total Funds Available	51,080	52,080	113,080
Expenditures			
Capital Expenses	-	-	100,000
Transfers Out	-	-	-
Total Expenditures	-	-	100,000
Excess Revenues over Expenditures	24,564	1,000	(39,000)
Ending Fund Balance	\$ 51,080	\$ 52,080	\$ 13,080

City of Sherman
ROADWAY IMPACT FEES ZONE #4
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ -	\$ 661,662	\$ 46,662
Revenues			
Interest Income	15,784	110,000	110,000
Sales & Service	645,878	175,000	175,000
Total Revenues	661,662	285,000	285,000
Total Funds Available	661,662	946,662	331,662
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	900,000	300,000
Total Expenditures	-	900,000	300,000
Excess Revenues over Expenditures	661,662	(615,000)	(15,000)
Ending Fund Balance	\$ 661,662	\$ 46,662	\$ 31,662

City of Sherman
WATER IMPACT FEES
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 703,708	\$ 1,903,601	\$ 2,430,601
Revenues			
Interest Income	41,599	127,000	150,000
Sales & Service	2,158,294	1,200,000	1,800,000
Total Revenues	2,199,893	1,327,000	1,950,000
Total Funds Available	2,903,601	3,230,601	4,380,601
Expenditures			
Capital Expenses	-	-	-
Transfers Out	1,000,000	800,000	-
Total Expenditures	1,000,000	800,000	-
Excess Revenues over Expenditures	1,199,893	527,000	1,950,000
Ending Fund Balance	\$ 1,903,601	\$ 2,430,601	\$ 4,380,601

City of Sherman
SEWER IMPACT FEES
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 356,076	\$ 315,956	\$ 626,956
Revenues			
Interest Income	4,039	11,000	15,000
Sales & Service	555,841	600,000	900,000
Total Revenues	559,880	611,000	915,000
Total Funds Available	915,956	926,956	1,541,956
Expenditures			
Capital Expenses	-	-	-
Transfers Out	600,000	300,000	-
Total Expenditures	600,000	300,000	-
Excess Revenues over Expenditures	(40,120)	311,000	915,000
Ending Fund Balance	\$ 315,956	\$ 626,956	\$ 1,541,956

City of Sherman
STORMWATER FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 149,169	\$ (230,909)	\$ 63,839
Revenues			
Sales & Service	445,641	880,000	888,000
Fines & Penalties	-	-	-
Interest Income	3,987	-	-
Transfers In	-	3,000	-
Total Revenues	449,628	883,000	888,000
Total Funds Available	598,797	652,091	951,839
Expenditures			
Personnel	84,974	113,728	252,750
Supplies	782	12,990	5,429
Repair & Maintenance	43,216	62,750	62,750
Utilities	-	880	1,360
Information Technology	1,592	5,380	5,030
Services & Charges	-	26,032	22,720
Capital Expenses	416,538	-	-
Vehicle Usage	8,604	38,492	37,430
Transfers Out	274,000	273,000	342,000
Fleet Services & Charges	-	55,000	-
Total Expenditures	829,706	588,252	729,469
Excess Revenues over Expenditures	(380,078)	294,749	158,531
Ending Fund Balance	\$ (230,909)	\$ 63,839	\$ 222,370

City of Sherman
BEL AIR PUBLIC IMPROVEMENT DISTRICT
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ -	\$ 211,154	\$ 5,554
Revenues			
Sales & Service	229,093	290,400	2,707,500
Interest Income	1,468	4,000	4,000
Total Revenues	230,561	294,400	2,711,500
Total Funds Available	230,561	505,554	2,717,054
Expenditures			
Services & Charges	19,407	500,000	2,707,000
Total Expenditures	19,407	500,000	2,707,000
Excess Revenues over Expenditures	211,154	(205,600)	4,500
Ending Fund Balance	\$ 211,154	\$ 5,554	\$ 10,054

City of Sherman
EMERGENCY 9-1-1 FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 521,639	\$ 476,062	\$ 743,699
Revenues			
Sales & Service	299,587	350,000	350,000
Grant Revenue	219,645	323,000	150,000
Interest Income	24,853	26,000	26,000
Total Revenues	<u>544,085</u>	<u>699,000</u>	<u>526,000</u>
Total Funds Available	1,065,724	1,175,062	1,269,699
Expenditures			
Personnel	108,310	108,363	594,580
Supplies	-	-	-
Repair & Maintenance	-	-	-
Services & Charges	145,194	135,000	147,743
Capital Expenses	336,158	188,000	400,000
Total Expenditures	<u>589,662</u>	<u>431,363</u>	<u>1,142,323</u>
Excess Revenues over Expenditures	<u>(45,577)</u>	<u>267,637</u>	<u>(616,323)</u>
Ending Fund Balance	<u>\$ 476,062</u>	<u>\$ 743,699</u>	<u>\$ 127,376</u>

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 92,926	\$ 150,757	\$ 133,255
Revenues			
Fines & Penalties	52,750	52,400	53,400
Interest Income	7,268	2,500	2,500
Total Revenues	60,018	54,900	55,900
Total Funds Available	152,944	205,657	189,155
Expenditures			
Supplies	-	24,430	47,340
Repair & Maintenance	372	372	372
Services & Charges	1,816	2,600	9,000
Capital Expenses	-	-	-
Transfers Out	-	45,000	35,000
Total Expenditures	2,188	72,402	91,712
Excess Revenues over Expenditures	57,831	(17,502)	(35,812)
Ending Fund Balance	\$ 150,757	\$ 133,255	\$ 97,443

**City of Sherman
PARKS PRIDE FUND
2024-2025 Annual Budget**

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ (15,972)	\$ 19,505	\$ 50,255
Revenues			
Miscellaneous Revenue	35,831	30,500	13,000
Interest Income	59	250	250
Total Revenues	35,890	30,750	13,250
Total Funds Available	19,918	50,255	63,505
Expenditures			
Services & Charges	414	-	50,000
Capital Expenses	-	-	-
Total Expenditures	414	-	50,000
Excess Revenues over Expenditures	35,477	30,750	(36,750)
Ending Fund Balance	\$ 19,505	\$ 50,255	\$ 13,505

City of Sherman
POLICE PRIDE FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 22,977	\$ 21,665	\$ 12,440
Revenues			
Miscellaneous Revenue	12,071	11,300	11,300
Grant Revenue	7,500	-	-
Interest Income	1,632	400	400
Total Revenues	21,203	11,700	11,700
Total Funds Available	44,180	33,365	24,140
Expenditures			
Supplies	-	-	-
Services & Charges	5,516	1,425	3,000
Capital Expenses	17,000	19,500	20,000
Total Expenditures	22,516	20,925	23,000
Excess Revenues over Expenditures	(1,312)	(9,225)	(11,300)
Ending Fund Balance	\$ 21,665	\$ 12,440	\$ 1,140

City of Sherman
DONATIONS FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 18,470	\$ 3,887	\$ 6,887
Revenues			
Miscellaneous Revenue	12,465	13,000	13,000
Interest Income	1,262	-	100
Total Revenues	13,727	13,000	13,100
Total Funds Available	32,197	16,887	19,987
Expenditures			
Supplies	28,310	10,000	19,000
Excess Revenues over Expenditures	(14,583)	3,000	(5,900)
Ending Fund Balance	\$ 3,887	\$ 6,887	\$ 987

City of Sherman
HOTEL/MOTEL TAX FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 131,200	\$ (28,222)	\$ (85,393)
Revenues			
Hotel-Motel Taxes	741,110	773,000	775,000
Fines & Penalties	498	-	-
Miscellaneous Revenue	1,554	1,500	1,500
Interest Income	1,062	100	-
Sales & Service	59,907	60,000	60,000
Rentals	23,880	17,000	17,000
Grant Revenue	-	-	-
Transfers In	200,000	258,000	-
Total Revenues	1,028,010	1,109,600	853,500
Total Funds Available	1,159,210	1,081,378	768,107
Expenditures			
Personnel	248,162	244,419	260,480
Supplies	28,072	10,550	20,050
Repair & Maintenance	28,434	4,500	30,000
Utilities	21,705	29,680	32,580
Information Technology	14,325	5,380	21,270
Services & Charges	726,987	744,325	284,000
Vehicle Usage	10,746	8,917	10,230
Capital Expenses	-	10,000	-
Transfers Out	109,000	109,000	103,000
Total Expenditures	1,187,432	1,166,771	761,610
Excess Revenues over Expenditures	(159,422)	(57,171)	91,890
Ending Fund Balance	\$ (28,222)	\$ (85,393)	\$ 6,497

City of Sherman
DRUG ENFORCEMENT FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 263,015	\$ 90,177	\$ 184,113
Revenues			
Fines & Penalties	23,783	100,000	50,000
Interest Income	7,476	1,800	1,800
Miscellaneous Revenue	-	-	-
Total Revenues	<u>31,258</u>	<u>101,800</u>	<u>51,800</u>
Total Funds Available	294,273	191,977	235,913
Expenditures			
Supplies	24,030	789	50,400
Repair & Maintenance	-	-	12,000
Services & Charges	67	-	5,000
Capital Expenses	-	7,075	-
Fleet Services & Charges	180,000	-	-
Total Expenditures	<u>204,096</u>	<u>7,864</u>	<u>67,400</u>
Excess Revenues over Expenditures	<u>(172,838)</u>	<u>93,936</u>	<u>(15,600)</u>
Ending Fund Balance	<u>\$ 90,177</u>	<u>\$ 184,113</u>	<u>\$ 168,513</u>

City of Sherman
MUNICIPAL AIRPORT FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 104,752	\$ 193,101	\$ 112,311
Revenues			
Interest Income	7,994	11,000	11,000
Rentals	96,865	96,000	96,000
Sales & Service	457,804	337,000	337,000
Grant Revenue	58,388	100,000	100,000
Miscellaneous Revenue	310	2,000	-
Total Revenues	621,361	546,000	544,000
Total Funds Available	726,113	739,101	656,311
Expenditures			
Supplies	345,308	396,220	396,250
Repair & Maintenance	11,140	8,995	8,995
Services & Charges	104,016	105,851	106,357
Utilities	10,168	10,930	12,040
Vehicle Usage	-	4,794	8,630
Capital Expenses	62,380	100,000	100,000
Total Expenditures	533,012	626,790	632,272
Excess Revenues over Expenditures	88,349	(80,790)	(88,272)
Ending Fund Balance	\$ 193,101	\$ 112,311	\$ 24,039

City of Sherman
EMPLOYEE INSURANCE FUND
2024-2025 Annual Budget

	Actual 2022-2023	Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 503,954	\$ 374,093	\$ 1,364,722	\$ 399,672
Revenues				
Employer Contributions	5,054,481	5,511,680	5,625,950	5,208,730
Employee Contributions	1,167,399	1,160,500	1,105,000	1,105,000
Retiree Contributions	170,556	180,000	112,000	110,000
COBRA Contributions	1,007	1,000	1,000	1,000
Miscellaneous Revenue	7,188	-	5,000	-
Interest Income	84,995	20,000	65,000	30,000
Transfers In	300,000	-	-	-
Total Revenues	6,785,626	6,873,180	6,913,950	6,454,730
Total Funds Available	7,289,580	7,247,273	8,278,672	6,854,402
Expenditures				
Health Insurance Claims	4,749,349	5,500,000	4,800,000	5,040,000
Administration & Premiums	1,127,973	1,336,000	1,300,000	1,378,000
Life Insurance Premiums	47,535	57,000	54,000	56,000
Transfers Out	-	-	1,725,000	-
Total Expenditures	5,924,858	6,893,000	7,879,000	6,474,000
Excess Revenues over Expenditures	860,768	(19,820)	(965,050)	(19,270)
Ending Fund Balance	\$ 1,364,722	\$ 354,273	\$ 399,672	\$ 380,402

City of Sherman
INFORMATION TECHNOLOGY FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 94,878	\$ 103,322	\$ 143,989
Revenues			
Technology Services:			
General Fund	1,157,179	1,395,610	1,572,450
Stormwater	1,592	5,380	5,030
Tourism	14,325	5,380	21,270
Equipment Services Fund	55,710	59,130	72,700
Utility Fund	305,610	390,620	456,690
Solid Waste Fund	92,320	109,290	122,960
Interest Income	2,092	3,500	3,500
Grant Revenue	-	-	-
Miscellaneous Revenue	4,604	700	1,000
Transfers In	-	35,000	-
Total Revenues	1,633,432	2,004,610	2,255,600
Total Funds Available	1,728,310	2,107,932	2,399,589
Expenditures			
Personnel	907,032	1,086,853	1,167,730
Supplies	68,981	77,336	84,805
Repair & Maintenance	150,570	185,324	291,380
Utilities	53,458	56,340	63,850
Services & Charges	274,973	414,285	581,835
Capital Expenses	162,974	98,765	61,500
Transfers Out	7,000	45,040	44,042
Total Expenditures	1,624,988	1,963,943	2,295,143
Excess Revenues over Expenditures	8,444	40,667	(39,543)
Ending Fund Balance	\$ 103,322	\$ 143,989	\$ 104,446

City of Sherman
EQUIPMENT SERVICES FUND
2024-2025 Annual Budget

	Actual 2022-2023	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ (38,882)	\$ (75,745)	\$ 20,187
Revenues			
Equipment Service Revenue	4,874,617	5,212,580	5,622,740
Interest Income	-	-	-
Grant Revenue	-	-	-
Miscellaneous Revenue	19,751	13,000	15,000
Transfers In	-	46,000	-
Total Revenues	<u>4,894,368</u>	<u>5,271,580</u>	<u>5,637,740</u>
Total Funds Available	4,855,486	5,195,835	5,657,927
Expenditures			
Personnel	1,120,411	1,232,808	1,400,130
Supplies	1,264,772	1,377,233	1,468,730
Repair & Maintenance	2,014,126	1,965,875	1,947,512
Utilities	19,056	22,500	26,610
Information Technology	55,710	59,130	72,700
Services & Charges	344,645	423,102	454,752
Capital Expenses	10,500	20,000	223,832
Fleet Services & Charges	75,000	75,000	-
Vehicle Usage	20,010	-	-
Transfers Out	7,000	-	-
Total Expenditures	<u>4,931,231</u>	<u>5,175,648</u>	<u>5,594,266</u>
Excess Revenues over Expenditures	<u>(36,863)</u>	<u>95,932</u>	<u>43,474</u>
Ending Fund Balance	<u>\$ (75,745)</u>	<u>\$ 20,187</u>	<u>\$ 63,661</u>

City of Sherman
FLEET REPLACEMENT FUND
2024-2025 Annual Budget

	Actual 2022-2023	Adjusted Budget 2023-2024	Projected 2023-2024	Proposed 2024-2025
Beginning Fund Balance	\$ 1,947,789	\$ 3,291,335	\$ 2,986,411	\$ 416,127
Revenues				
Fleet Replacement Revenue	2,393,380	2,180,253	2,266,607	1,996,279
Property Tax	1,292,000	1,940,000	1,940,000	2,528,000
Interest Income	163,514	125,000	90,000	90,000
Debt Proceeds	3,047,750	3,532,790	3,522,446	3,242,538
Miscellaneous Revenue	122,276	300,000	300,000	-
Total Revenues	7,018,921	8,078,043	8,119,053	7,856,817
Total Funds Available	8,966,710	11,369,378	11,105,464	8,272,944
Expenditures				
Debt Service	1,845,503	2,696,705	2,680,951	2,975,915
Services & Charges	58,526	77,250	64,000	50,000
Capital Expenses	4,076,270	8,344,032	7,944,386	4,769,068
Total Expenditures	5,980,299	11,117,987	10,689,337	7,794,983
Excess Revenues over Expenditures	1,038,622	(3,039,944)	(2,570,284)	61,834
Ending Fund Balance	\$ 2,986,411	\$ 251,391	\$ 416,127	\$ 477,961

<u>FUND</u>	<u>DETAILS</u>
100	From fund 700 5% franchise, admin cost
	From fund 790, dept 243, 244
	From 790, debt service
	From fund 700, debt service
	From fund 450, truancy clerk
	From fund 630, debt service
	To fund 105, Risk Contingency
105	From fund 100
222	From fund 251, Moore St
	From fund 253, Shepherd Rd
	From fund 250, Hwy 82 & Plainview
241	To fund 300, debt service
242	To fund 300, debt service
243	To fund 300, debt service
250	To fund 222, Hwy 82 & Plainview
251	To fund 222, Moore Street
253	To fund 222, Shepherd Rd
300	From fund 420, debt service
	From fund 241, debt service
	From fund 242, debt service
	From fund 243, debt service
	From fund 460, debt service
330	To fund 700, debt service
420	To fund 300, debt service
450	To fund 100, truancy clerk
460	To fund 300, debt service
630	To fund 100, debt service
700	To fund 100 5% franchise, admin cost
	To fund 100, debt service
	To fund 770, tax note proceeds
	From fund 790, admin cost
	From fund 330, debt service
770	From fund 700, tax note proceeds
790	To fund 100 8% franchise, admin cost RSW
790	To fund 100 8% franchise, admin cost CSW
790	To fund 700 admin cost
790	To fund 100, debt service

TOTALS

BUDGET FY24/25	
<i>Expense</i> <u>TRANSFER FROM</u> <u>Debit</u>	<i>Revenue</i> <u>TRANSFER TO</u> <u>Credit</u>
	\$ 3,994,000.00
	\$ 1,108,000.00
	\$ 665,147.00
	\$ 368,874.00
	\$ 35,000.00
	\$ 44,042.00
\$ 8,300,000.00	
	\$ 8,300,000.00
	\$ 300,000.00
	\$ 300,000.00
	\$ 400,000.00
\$ 289,000.00	
\$ 226,000.00	
\$ 178,000.00	
\$ 400,000.00	
\$ 300,000.00	
\$ 300,000.00	
	\$ 342,000.00
	\$ 289,000.00
	\$ 226,000.00
	\$ 178,000.00
	\$ 103,000.00
\$ 200,000.00	
\$ 342,000.00	
\$ 35,000.00	
\$ 103,000.00	
\$ 44,042.00	
\$ 3,994,000.00	
\$ 368,874.00	
\$ 263,200.00	
	\$ 274,000.00
	\$ 200,000.00
	\$ 263,200.00
\$ 291,000.00	
\$ 817,000.00	
\$ 274,000.00	
\$ 665,147.00	
\$ 17,390,263.00	\$ 17,390,263.00

City of Sherman
Historical Property Tax Rates

Fiscal Year	Rate per \$100
1983	0.5930
1984	0.5930
1985	0.5930
1986	0.5930
1987	0.5930
1988	0.5780
1989	0.5110
1990	0.5230
1991	0.5490
1992	0.5490
1993	0.5760
1994	0.5870
1995	0.5870
1996	0.5800
1997	0.4120
1998	0.4050
1999	0.4000
2000	0.4000
2001	0.4000
2002	0.4000
2003	0.4000
2004	0.4000
2005	0.4000
2006	0.4000
2007	0.4000
2008	0.4000
2009	0.3200
2010	0.3200
2011	0.3200
2012	0.3200
2013	0.3200
2014	0.3480
2015	0.3720
2016	0.3720
2017	0.3943
2018	0.4273
2019	0.4273
2020	0.4890
2021	0.4890
2022	0.4890
2023	0.4699
2024	0.5080
2025	0.5080

CITY OF SHERMAN
ITEMIZATION OF CERTAIN EXPENDITURES REQUIRED BY LGC SECTION
140.0045

Expenditures for:	FY 2024	FY 2025
(1) Notices required by law to be published in a newspaper by the City or a representative of the City	\$ 14,200.00	\$ 21,000.00
(2) directly or indirectly influencing or attempting to influence the outcome of legislation of administrative action, as those terms are defined in Section 305.002, Government Code	-	

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(1) \$6,970,000 Tax & Waterworks & Sewer System (Limited Pledge) Revenue Certificates of Obligation Series 2016				(2) \$7,776,530 General Obligation Refunding Bonds Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	3.000%	350,000.00	119,312.50	469,312.50	4.00%	758,113.05	143,172.53	901,285.58
2026	2.000%	360,000.00	108,812.50	468,812.50	4.00%	795,200.26	113,100.90	908,301.16
2027	2.000%	370,000.00	101,612.50	471,612.50	4.00%	793,151.70	86,333.97	879,485.67
2028	2.250%	375,000.00	94,212.50	469,212.50	4.00%	828,151.70	54,955.83	883,107.53
2029	2.250%	385,000.00	85,775.00	470,775.00	4.00%	436,933.75	22,343.71	459,277.46
2030	2.375%	390,000.00	77,112.50	467,112.50	3.00%	-	1,718.75	1,718.75
2031	2.375%	400,000.00	67,850.00	467,850.00		-	-	-
2032	2.500%	410,000.00	58,350.00	468,350.00		-	-	-
2033	2.500%	420,000.00	48,100.00	468,100.00		-	-	-
2034	2.500%	430,000.00	37,600.00	467,600.00		-	-	-
2035	3.000%	440,000.00	26,850.00	466,850.00		-	-	-
2036	3.000%	455,000.00	13,650.00	468,650.00		-	-	-
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
		4,785,000.00	839,237.50	5,624,237.50		3,611,550.46	421,625.69	4,033,176.15

(1) These bonds were issued to fund street improvements, library renovation and a new fire station.

(2) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(3) \$474,557 TIF #1 Refunding Bonds Series 2017				(4) \$1,108,913 Auditorium Refunding Bonds Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	4.00%	64,565.90	8,738.24	73,304.14	4.00%	82,321.05	20,439.23	102,760.28
2026	4.00%	67,793.86	6,902.88	74,696.74	4.00%	92,005.88	16,146.22	108,152.10
2027		-	-	-	4.00%	96,848.30	11,616.03	108,464.33
2028		-	-	-	4.00%	96,848.30	7,394.17	104,242.47
2029		-	-	-	4.00%	101,690.71	3,006.29	104,697.00
2030		-	-	-	3.00%	111,375.54	231.25	111,606.79
2031		-	-	-		-	-	-
2032		-	-	-		-	-	-
2033		-	-	-		-	-	-
2034		-	-	-		-	-	-
2035		-	-	-		-	-	-
2036		-	-	-		-	-	-
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
		132,359.76	15,641.12	148,000.88		581,089.78	58,833.19	639,922.97

(3) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(4) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(5) \$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017				(6) \$3,900,000 TIRZ #5 Certificates of Obligation Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	5.00%	406,316.95	241,982.30	648,299.25	5.00%	180,894.53	107,731.85	288,626.38
2026	5.00%	425,665.38	221,666.45	647,331.83	5.00%	189,508.56	98,687.12	288,195.68
2027	4.00%	447,432.36	200,383.19	647,815.54	4.00%	199,199.34	89,211.69	288,411.03
2028	4.00%	466,780.78	182,485.89	649,266.68	4.00%	207,813.36	81,243.72	289,057.08
2029	3.00%	483,710.66	163,814.66	647,525.32	3.00%	215,350.64	72,931.18	288,281.82
2030	3.00%	498,221.98	149,303.34	647,525.32	3.00%	221,811.15	66,470.67	288,281.82
2031	3.13%	512,733.30	134,356.68	647,089.98	3.13%	228,271.67	59,816.33	288,088.00
2032	3.25%	529,663.17	118,333.77	647,996.94	3.25%	235,808.95	52,682.84	288,491.79
2033	3.38%	546,593.04	101,119.71	647,712.76	3.38%	243,346.22	45,019.05	288,365.27
2034	3.38%	565,941.47	82,672.20	648,613.67	3.38%	251,960.24	36,806.12	288,766.36
2035	3.58%	585,289.90	63,571.67	648,861.57	3.58%	260,574.27	28,302.46	288,876.73
2036	3.50%	604,638.32	43,086.53	647,724.85	3.50%	269,188.29	19,182.36	288,370.65
2037	3.50%	626,405.30	21,924.19	648,329.49	3.50%	278,879.07	9,760.77	288,639.84
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
		6,699,392.60	1,724,700.58	8,424,093.18		2,982,606.29	767,846.15	3,750,452.44

(5) These certificates were issued to fund new street development and construction and improvements to city facilities.

(6) These certificates were issued to fund infrastructure improvements in Sherman Crossroads (TIRZ #5) development. Debt service is paid from property tax increment generated by the zone.

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(7)				(8)			
	\$3,050,000				\$2,400,000			
	TIRZ #6				TIRZ #7			
	Certificates of Obligation Series 2017				Certificates of Obligation Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	5.00%	141,468.80	84,251.83	225,720.63	5.00%	111,319.71	66,296.52	177,616.23
2026	5.00%	148,205.41	77,178.39	225,383.80	5.00%	116,620.65	60,730.54	177,351.19
2027	4.00%	155,784.10	69,768.12	225,552.22	5.00%	122,584.21	54,899.50	177,483.71
2028	4.00%	162,520.71	63,536.75	226,057.46	5.00%	127,885.15	49,996.13	177,881.28
2029	3.00%	168,415.24	57,035.93	225,451.17	3.00%	132,523.47	44,880.73	177,404.20
2030	3.00%	173,467.70	51,983.47	225,451.17	3.00%	136,499.17	40,905.02	177,404.20
2031	3.13%	178,520.15	46,779.44	225,299.59	3.00%	140,474.88	36,810.05	177,284.93
2032	3.25%	184,414.69	41,200.68	225,615.37	3.13%	145,113.20	32,420.21	177,533.41
2033	3.38%	190,309.22	35,207.21	225,516.43	3.25%	149,751.52	27,704.03	177,455.55
2034	3.38%	197,045.83	28,784.27	225,830.10	3.25%	155,052.46	22,649.92	177,702.37
2035	3.58%	203,782.44	22,133.97	225,916.41	3.38%	160,353.40	17,416.90	177,770.29
2036	3.50%	210,519.05	15,001.59	225,520.64	3.38%	165,654.33	11,804.53	177,458.86
2037	3.50%	218,097.74	7,633.42	225,731.16	3.50%	171,617.89	6,006.63	177,624.52
2038		-	-	-				-
2039		-	-	-				-
2040		-	-	-				-
2041		-	-	-				-
2042		-	-	-				-
2043		-	-	-				-
2044		-	-	-				-
2045		-	-	-				-
2046		-	-	-				-
2047		-	-	-				-
2048		-	-	-				-
2049		-	-	-				-
2050		-	-	-				-
2051		-	-	-				-
2052		-	-	-				-
2053		-	-	-				-
		2,332,551.08	600,495.06	2,933,046.14		1,835,450.03	472,520.71	2,307,970.73

(7) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt

(8) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(9)				(10)			
	\$3,900,000 Stormwater Certificates of Obligation Series 2017A				\$18,980,000 Combination Tax & Revenue Certificates of Obligation Series 2018			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	4.00%	175,000.00	94,275.00	269,275.00	5.00%	600,000.00	594,256.26	1,194,256.26
2026	4.00%	185,000.00	87,275.00	272,275.00	5.00%	630,000.00	564,256.26	1,194,256.26
2027	4.00%	190,000.00	79,875.00	269,875.00	5.00%	660,000.00	532,756.26	1,192,756.26
2028	4.00%	200,000.00	72,275.00	272,275.00	5.00%	695,000.00	499,756.26	1,194,756.26
2029	3.00%	205,000.00	64,275.00	269,275.00	3.00%	730,000.00	465,006.26	1,195,006.26
2030	3.00%	210,000.00	58,125.00	268,125.00	3.00%	750,000.00	443,106.26	1,193,106.26
2031	3.00%	220,000.00	51,825.00	271,825.00	3.00%	775,000.00	420,606.26	1,195,606.26
2032	3.00%	225,000.00	45,225.00	270,225.00	3.13%	795,000.00	397,356.26	1,192,356.26
2033	3.00%	230,000.00	38,475.00	268,475.00	3.25%	820,000.00	372,512.50	1,192,512.50
2034	3.13%	240,000.00	31,575.00	271,575.00	3.25%	850,000.00	345,862.50	1,195,862.50
2035	3.13%	245,000.00	24,075.00	269,075.00	3.38%	875,000.00	318,237.50	1,193,237.50
2036	3.13%	255,000.00	16,418.76	271,418.76	3.38%	905,000.00	288,706.26	1,193,706.26
2037	3.25%	260,000.00	8,450.00	268,450.00	3.50%	935,000.00	258,162.50	1,193,162.50
2038		-	-	-	3.50%	970,000.00	225,437.50	1,195,437.50
2039		-	-	-	3.50%	1,005,000.00	191,487.50	1,196,487.50
2040		-	-	-	3.50%	1,040,000.00	156,312.50	1,196,312.50
2041		-	-	-	3.50%	1,075,000.00	119,912.50	1,194,912.50
2042		-	-	-	3.63%	1,115,000.00	82,287.50	1,197,287.50
2043		-	-	-	3.63%	1,155,000.00	41,868.86	1,196,868.86
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
		2,840,000.00	672,143.76	3,512,143.76		16,380,000.00	6,317,887.70	22,697,887.70

(9) These certificates were issued to fund projects from the City's Stormwater Management Plan. Debt service is paid from the stormwater utility fee added to utility bills.

(10) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(11) \$19,130,000 Combination Tax & Revenue Certificates of Obligation Series 2019				(12) \$29,025,000 Combination Tax & Revenue Certificates of Obligation Series 2021			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	5.00%	555,000.00	607,612.50	1,162,612.50	5.00%	660,000.00	700,468.76	1,360,468.76
2026	5.00%	585,000.00	579,862.50	1,164,862.50	3.00%	695,000.00	667,468.76	1,362,468.76
2027	5.00%	610,000.00	550,612.50	1,160,612.50	3.00%	730,000.00	632,718.76	1,362,718.76
2028	5.00%	645,000.00	520,112.50	1,165,112.50	5.00%	765,000.00	596,218.76	1,361,218.76
2029	3.00%	675,000.00	487,862.50	1,162,862.50	3.00%	805,000.00	557,968.76	1,362,968.76
2030	4.00%	710,000.00	454,112.50	1,164,112.50	3.00%	845,000.00	517,718.76	1,362,718.76
2031	4.00%	735,000.00	425,712.50	1,160,712.50	2.00%	885,000.00	475,468.76	1,360,468.76
2032	4.00%	765,000.00	396,312.50	1,161,312.50	2.00%	905,000.00	457,768.76	1,362,768.76
2033	4.00%	795,000.00	365,712.50	1,160,712.50	2.00%	925,000.00	439,668.76	1,364,668.76
2034	3.00%	830,000.00	333,912.50	1,163,912.50	2.00%	940,000.00	421,168.76	1,361,168.76
2035	3.00%	855,000.00	309,012.50	1,164,012.50	2.00%	960,000.00	402,368.76	1,362,368.76
2036	3.00%	880,000.00	283,362.50	1,163,362.50	2.00%	980,000.00	383,168.76	1,363,168.76
2037	3.00%	905,000.00	256,962.50	1,161,962.50	2.00%	1,000,000.00	363,568.76	1,363,568.76
2038	3.00%	935,000.00	229,812.50	1,164,812.50	2.00%	1,020,000.00	343,568.76	1,363,568.76
2039	3.13%	960,000.00	201,762.50	1,161,762.50	2.00%	1,040,000.00	323,168.76	1,363,168.76
2040	3.25%	990,000.00	171,762.50	1,161,762.50	2.00%	1,060,000.00	302,368.76	1,362,368.76
2041	3.25%	1,025,000.00	139,587.50	1,164,587.50	2.00%	1,080,000.00	281,168.76	1,361,168.76
2042	3.25%	1,055,000.00	106,275.00	1,161,275.00	2.00%	1,100,000.00	259,568.76	1,359,568.76
2043	3.25%	1,090,000.00	71,987.50	1,161,987.50	2.00%	1,125,000.00	237,568.76	1,362,568.76
2044	3.25%	1,125,000.00	36,562.50	1,161,562.50	2.00%	1,145,000.00	215,068.76	1,360,068.76
2045	-	-	-	-	2.125%	1,170,000.00	192,168.76	1,362,168.76
2046	-	-	-	-	2.125%	1,195,000.00	167,306.26	1,362,306.26
2047	-	-	-	-	2.125%	1,220,000.00	141,912.50	1,361,912.50
2048	-	-	-	-	2.25%	1,245,000.00	115,987.50	1,360,987.50
2049	-	-	-	-	2.25%	1,275,000.00	87,975.00	1,362,975.00
2050	-	-	-	-	2.25%	1,305,000.00	59,287.50	1,364,287.50
2051	-	-	-	-	2.25%	1,330,000.00	29,925.00	1,359,925.00
2052	-	-	-	-	2.25%	-	-	-
2053	-	-	-	-	2.25%	-	-	-
		16,725,000.00	6,528,912.50	23,253,912.50		27,405,000.00	9,372,787.72	36,777,787.72

(11) These certificates were issued to fund new streets and improvements to existing streets.

(12) These certificates were issued to fund new streets, major rebuild of some existing streets and a new police headquarters.

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(13) \$1,980,000 Combination Tax & Revenue Tax Notes Series 2021				(14) \$2,100,000 Combination Tax & Revenue Limited Tax Notes, Series 2022			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	3.00%	340,000.00	27,600.00	367,600.00	5.00%	340,000.00	54,000.00	394,000.00
2026	3.00%	350,000.00	14,000.00	364,000.00	5.00%	360,000.00	37,000.00	397,000.00
2027		-	-	-	5.00%	380,000.00	19,000.00	399,000.00
2028		-	-	-		-	-	-
2029		-	-	-		-	-	-
2030		-	-	-		-	-	-
2031		-	-	-		-	-	-
2032		-	-	-		-	-	-
2033		-	-	-		-	-	-
2034		-	-	-		-	-	-
2035		-	-	-		-	-	-
2036		-	-	-		-	-	-
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
2052		-	-	-		-	-	-
2053		-	-	-		-	-	-
		<u>690,000.00</u>	<u>41,600.00</u>	<u>731,600.00</u>		<u>1,080,000.00</u>	<u>110,000.00</u>	<u>1,190,000.00</u>

(13) These certificates were issued to fund fleet and equipment purchases

(14) These certificates were issued to fund fleet and equipment purchases

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(15) \$3,095,000				(16) \$73,640,000			
	<i>Limited Tax Notes, Series 2023</i>				<i>Combination Tax & Revenue Certificates of Obligation Series 2023</i>			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2025	5.00%	490,000.00	106,000.00	596,000.00	5.00%	1,160,000.00	3,609,250.00	4,769,250.00
2026	5.00%	515,000.00	81,500.00	596,500.00	5.00%	1,215,000.00	3,551,250.00	4,766,250.00
2027	5.00%	545,000.00	55,750.00	600,750.00	5.00%	1,275,000.00	3,490,500.00	4,765,500.00
2028	5.00%	570,000.00	28,500.00	598,500.00	5.00%	1,340,000.00	3,426,750.00	4,766,750.00
2029		-	-	-	5.00%	1,410,000.00	3,359,750.00	4,769,750.00
2030		-	-	-	5.00%	1,480,000.00	3,289,250.00	4,769,250.00
2031		-	-	-	5.00%	1,550,000.00	3,215,250.00	4,765,250.00
2032		-	-	-	5.00%	1,630,000.00	3,137,750.00	4,767,750.00
2033		-	-	-	5.00%	1,710,000.00	3,056,250.00	4,766,250.00
2034		-	-	-	5.00%	1,795,000.00	2,970,750.00	4,765,750.00
2035		-	-	-	5.00%	1,885,000.00	2,881,000.00	4,766,000.00
2036		-	-	-	5.00%	1,980,000.00	2,786,750.00	4,766,750.00
2037		-	-	-	5.00%	2,080,000.00	2,687,750.00	4,767,750.00
2038		-	-	-	5.00%	2,185,000.00	2,583,750.00	4,768,750.00
2039		-	-	-	5.00%	2,295,000.00	2,474,500.00	4,769,500.00
2040		-	-	-	5.00%	2,410,000.00	2,359,750.00	4,769,750.00
2041		-	-	-	5.00%	2,530,000.00	2,239,250.00	4,769,250.00
2042		-	-	-	5.00%	2,655,000.00	2,112,750.00	4,767,750.00
2043		-	-	-	5.00%	2,785,000.00	1,980,000.00	4,765,000.00
2044		-	-	-	5.00%	2,925,000.00	1,840,750.00	4,765,750.00
2045		-	-	-	5.00%	3,075,000.00	1,694,500.00	4,769,500.00
2046		-	-	-	5.00%	3,225,000.00	1,540,750.00	4,765,750.00
2047		-	-	-	5.00%	3,390,000.00	1,379,500.00	4,769,500.00
2048		-	-	-	5.00%	3,560,000.00	1,210,000.00	4,770,000.00
2049		-	-	-	5.00%	3,735,000.00	1,032,000.00	4,767,000.00
2050		-	-	-	5.00%	3,920,000.00	845,250.00	4,765,250.00
2051		-	-	-	5.00%	4,120,000.00	649,250.00	4,769,250.00
2052		-	-	-	5.00%	4,325,000.00	443,250.00	4,768,250.00
2053		-	-	-	5.00%	4,540,000.00	227,000.00	4,767,000.00
		2,120,000.00	271,750.00	2,391,750.00		72,185,000.00	66,074,500.00	138,259,500.00

(15) These certificates were issued to fund fleet and equipment purchases

(16) These certificates were issued to street, park, and facility improvements

City of Sherman, Texas
Bonded Debt as of 7/31/24

Fiscal Yr	(15) \$3,926,216				TOTALS		
	<i>Limited Tax Notes, Series 2024</i>						
	Coupon	Principal	Interest		Principal	Interest	TOTAL
2025	5.00%	565,000.00	155,500.00	720,500.00	6,980,000.00	6,740,887.52	13,720,887.52
2026	5.00%	590,000.00	127,250.00	717,250.00	7,320,000.00	6,413,087.52	13,733,087.52
2027	5.00%	620,000.00	97,750.00	717,750.00	7,195,000.00	6,072,787.52	13,267,787.52
2028	5.00%	650,000.00	66,750.00	716,750.00	7,130,000.00	5,744,187.52	12,874,187.52
2029	5.00%	685,000.00	34,250.00	719,250.00	6,433,624.46	5,418,900.02	11,852,524.48
2030		-	-	-	5,526,375.54	5,150,037.52	10,676,413.06
2031		-	-	-	5,625,000.00	4,934,475.02	10,559,475.02
2032		-	-	-	5,825,000.00	4,737,400.02	10,562,400.02
2033		-	-	-	6,030,000.00	4,529,768.76	10,559,768.76
2034		-	-	-	6,255,000.00	4,311,781.26	10,566,781.26
2035		-	-	-	6,470,000.00	4,092,968.76	10,562,968.76
2036		-	-	-	6,705,000.00	3,861,131.28	10,566,131.28
2037		-	-	-	6,475,000.00	3,620,218.76	10,095,218.76
2038		-	-	-	5,110,000.00	3,382,568.76	8,492,568.76
2039		-	-	-	5,300,000.00	3,190,918.76	8,490,918.76
2040		-	-	-	5,500,000.00	2,990,193.76	8,490,193.76
2041		-	-	-	5,710,000.00	2,779,918.76	8,489,918.76
2042		-	-	-	5,925,000.00	2,560,881.26	8,485,881.26
2043		-	-	-	6,155,000.00	2,331,425.12	8,486,425.12
2044		-	-	-	5,195,000.00	2,092,381.26	7,287,381.26
2045		-	-	-	4,245,000.00	1,886,668.76	6,131,668.76
2046		-	-	-	4,420,000.00	1,708,056.26	6,128,056.26
2047		-	-	-	4,610,000.00	1,521,412.50	6,131,412.50
2048		-	-	-	4,805,000.00	1,325,987.50	6,130,987.50
2049		-	-	-	5,010,000.00	1,119,975.00	6,129,975.00
2050		-	-	-	5,225,000.00	904,537.50	6,129,537.50
2051		-	-	-	5,450,000.00	679,175.00	6,129,175.00
2052		-	-	-	4,325,000.00	443,250.00	4,768,250.00
2053		-	-	-	4,540,000.00	227,000.00	4,767,000.00
		3,110,000.00	481,500.00	3,591,500.00	165,495,000.00	94,771,981.68	260,266,981.68

(15) These certificates were issued to fund fleet and equipment purchases



City Council Regular Meeting

Agenda Item No. D.3.

Meeting Date: 8/19/2024

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6760

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2024; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law; Providing for a Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon; Providing a Penalty Clause, Savings/Repealing Clause, Severability Clause and An Effective Date.

Issue:

To introduce and hold a public hearing on the Ad Valorem Tax Rate proposed for the upcoming fiscal year, as required by the Texas Tax Code and Local Government Code.

Background:

The no-new-revenue tax rate is the rate for the 2024 tax year that will raise the same amount of property tax revenue from the same properties in both the 2023 tax year and the 2024 tax year. The voter-approval rate is the highest tax rate that may be adopted without holding an election to seek voter approval of the rate. This year's no-new-revenue tax rate is \$0.479229/\$100, and the voter-approval rate is \$0.515093/\$100 (with sales tax-in-lieu-of property tax adjustment). The actual total tax rate of \$0.508000/\$100 is the same as last year's actual tax rate. The tax rate is split between a debt service component called Interest and Sinking (I&S) and a Maintenance and Operations (M&O) component. The I&S rate is \$0.200535/\$100 and the M&O rate is \$0.307465/\$100.

Origination:

Mary Lawrence, CFO

Financial Consideration:

The proposed tax rate will generate approximately \$41 million in property tax revenue.

Staff Recommendation:

Based on the Budget Workshop and discussion of the draft budget, the staff recommends the Council hold the public hearing on the tax rates as indicated above. A motion to adopt the tax rate ordinance must be made in the following form:

"I move that the property tax be increased by the adoption of a tax rate of \$0.508000/\$100, which is effectively a 6% increase in the tax rate."

Alternatives:

Since notice has already been published, changing the proposed rates would require re-publication of the notice and setting another public hearing.

Attachments:

1. Ordinance No. 6760

ORDINANCE NO. 6760

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2024; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; PROVIDING A PENALTY CLAUSE, SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council hereby levies, approves and orders to be assessed and collected for the Tax Year 2024 beginning on January 1, 2024, and for each subsequent tax year until otherwise ordained, a Maintenance and Operations (M&O) ad valorem tax at the rate of \$0.307465/\$100 Dollars of taxable value and a debt service ad valorem tax at the rate of \$0.200535/\$100 Dollars of taxable value on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Sherman that is not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, with each such component being separately approved by the City Council:

FOR GENERAL FUND EXPENDITURES, \$0.307465 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, \$0.200535 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

The total tax rate of \$0.508000 is based on one hundred percent (100%) market value on each One Hundred Dollars (\$100.00) of assessed valuation of all taxable property within the City.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 25 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000

HOME BY APPROXIMATELY \$60.94.

SECTION 2. That a penalty shall be charged and collected from all persons who do not pay their taxes prior to the first day of February 2025. Penalty charges shall be in accordance with the following schedule.

If paid in February, 2025	6%
If paid in March, 2025	7%
If paid in April, 2025	8%
If paid in May, 2025	9%
If paid in June, 2025	10%
If paid on or after July 1, 2025	12%

All delinquent taxes shall accrue interest from the date of delinquency at the rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Pursuant to Section 33.07 of the Texas Property Tax Code, an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest that remain due after July 1, 2025, shall be assessed to defray the cost of collection.

A tax imposed on tangible personal property that is delinquent on or after February 1 of the year in which it becomes delinquent shall incur an additional penalty sixty (60) days after the date the tax becomes delinquent. Pursuant to Section 33.11 of the Texas Property Tax Code, the tangible personal property taxes that remain delinquent on April 1 of the year in which they become delinquent shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray the costs of collection.

The City shall have a lien on all taxable property located in the City to secure the payment of taxes, penalty and interest, and all costs of collection, assessed and levied hereby.

SECTION 3: Taxes are payable at the office of the Grayson County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 4: The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

SECTION 5. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 6. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection,

sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 7. That it is found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
ABERNATHY, ROEDER,
BOYD, & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY



City Council Regular Meeting

Agenda Item No. D.4.

Meeting Date: 8/19/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6761

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.632 Acres Being Lot 1 And A Part Of Lot 2, Block 31, Hilltop Estates, City Of Sherman, Grayson County, Texas, Located In The 4300 Block Cox Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-5 (Single Family Residential) District Zoning Classification, Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Zone Change for 0.632 acres of land located in the 4300 Block Cox Street from an R-6 (Single Family Residential) District to R-5 (Single-Family Residential) District.

Background:

The property is located at 4300 Cox Street between Dripping Springs Road and Harriet Drive. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-5 (Single Family Residential) District to construct four (4) single-family homes.

The following has been approved for this location:

- 3/22/2022 - Preliminary plat approval for Sihupilapa Estates, being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates.

Origination:

Mario Tobar, Tobar Properties (Owner)
Helvey-Wagner Surveying, Inc (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 16, 2024 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to City Council that the Zone Change be approved. **The proposed use is compatible with the City of Sherman Comprehensive Plan. Staff recommends that Council approve this item.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6761
2. Exhibit A - Survey
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Narrative
8. Lot Layout

ORDINANCE NO. 6761

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.632 ACRES BEING LOT 1 AND A PART OF LOT 2, BLOCK 31, HILLTOP ESTATES, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 4300 BLOCK COX STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, MARIO TOBAR, TOBAR PROPERTIES (OWNER) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this proposed rezoning case; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit A – Survey and Legal Description**, attached hereto, located in the 4300 Block Cox Street and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the R-5 (Single Family Residential) District, and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, is hereby amended so as to hereafter include such property.

SECTION 2. That this Ordinance shall be entered upon the Official Zoning Map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 3. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

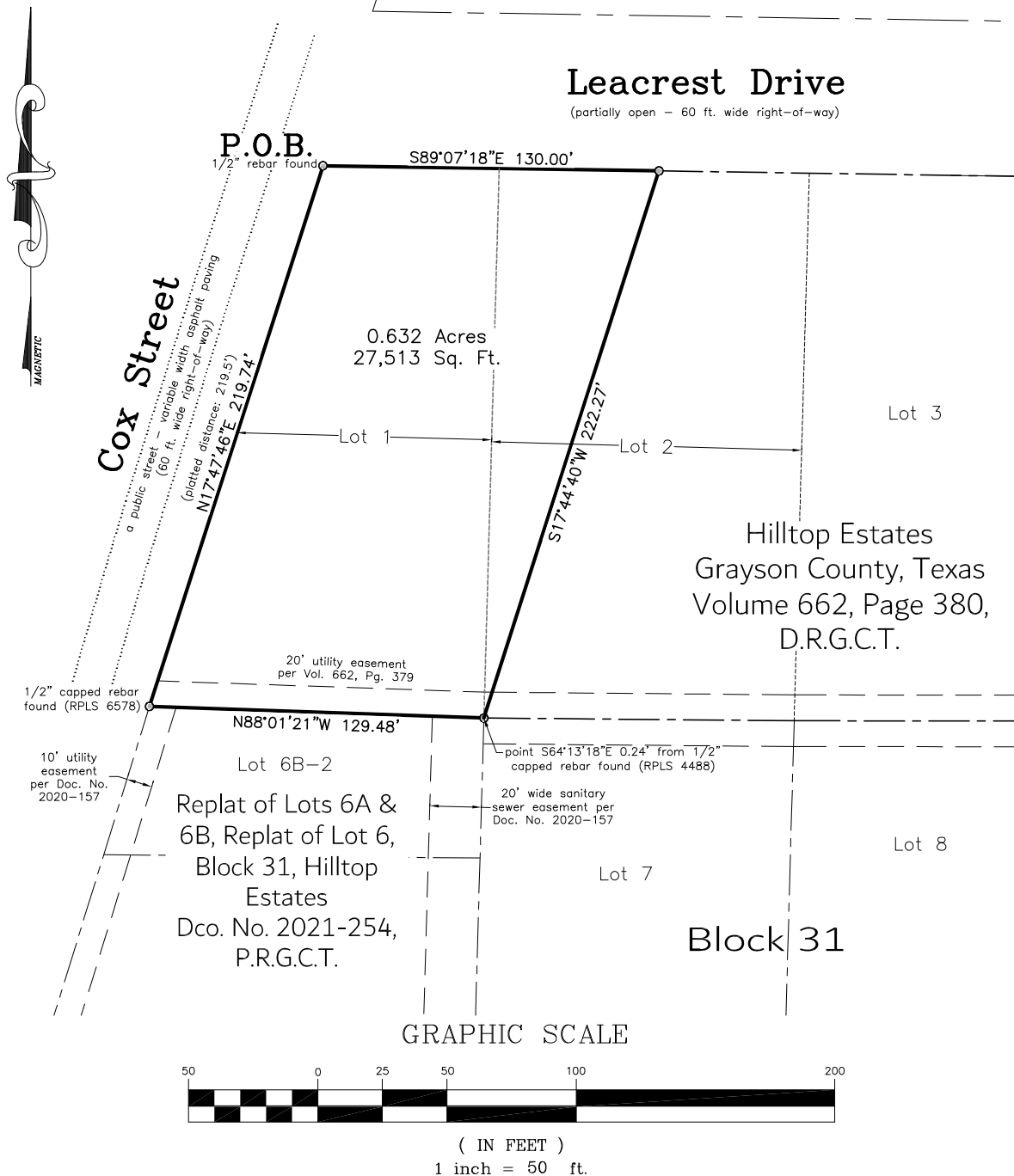
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY



Owner: Tobars Properties, LLC

Legal Description is as follows: Lot 1 and a part of Lot 2, Block 31, Hilltop Estates, a subdivision in Grayson County, Texas, as per plat of record in Volume 662, Page 380, Deed Records, Grayson County, Texas. Field notes attached hereto.

For Zoning Purposes Only

Job No. BGS590524

Helvey-Wagner Surveying, Inc.

222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191

Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

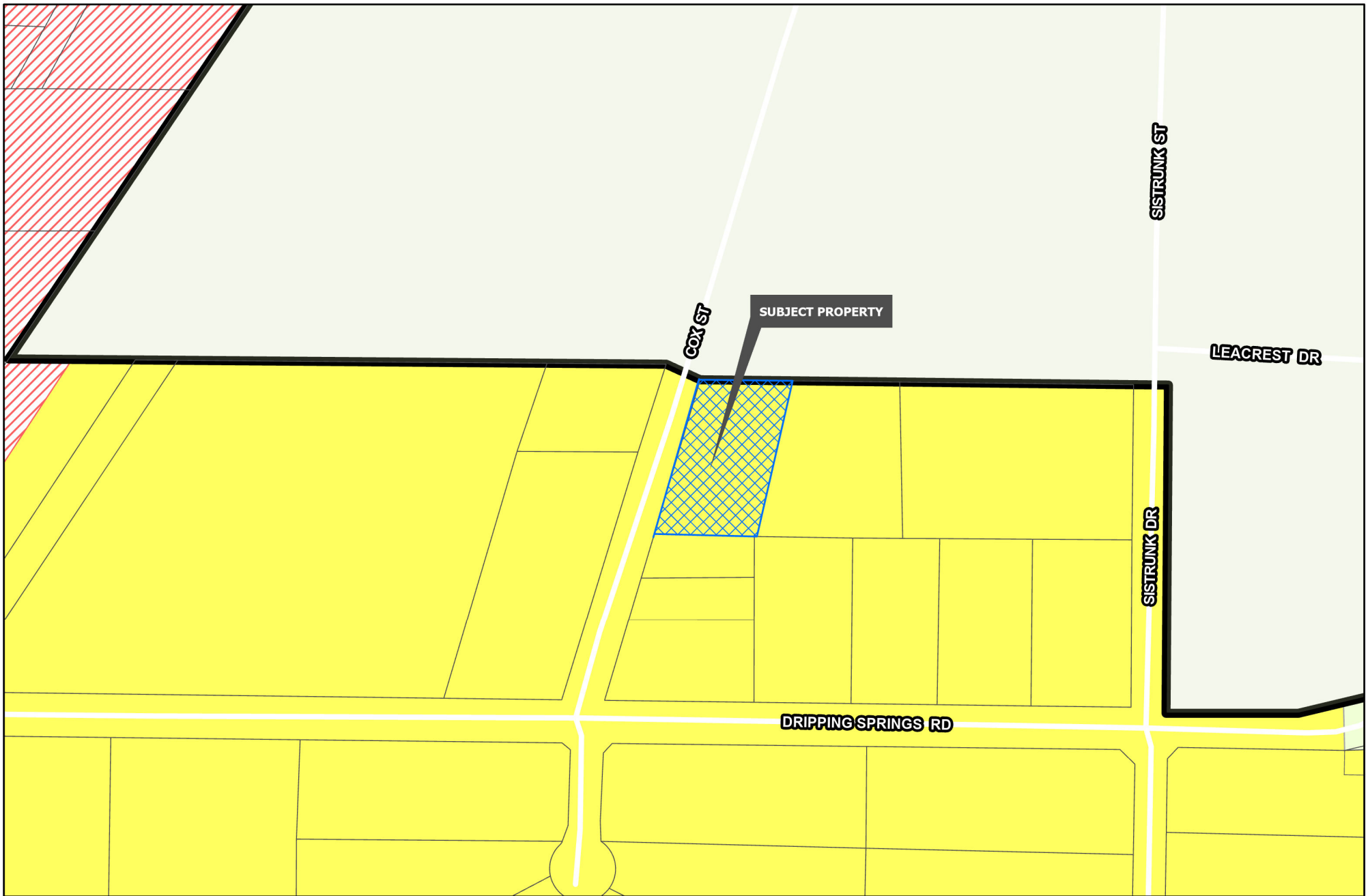
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City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4300 BLK COX ST



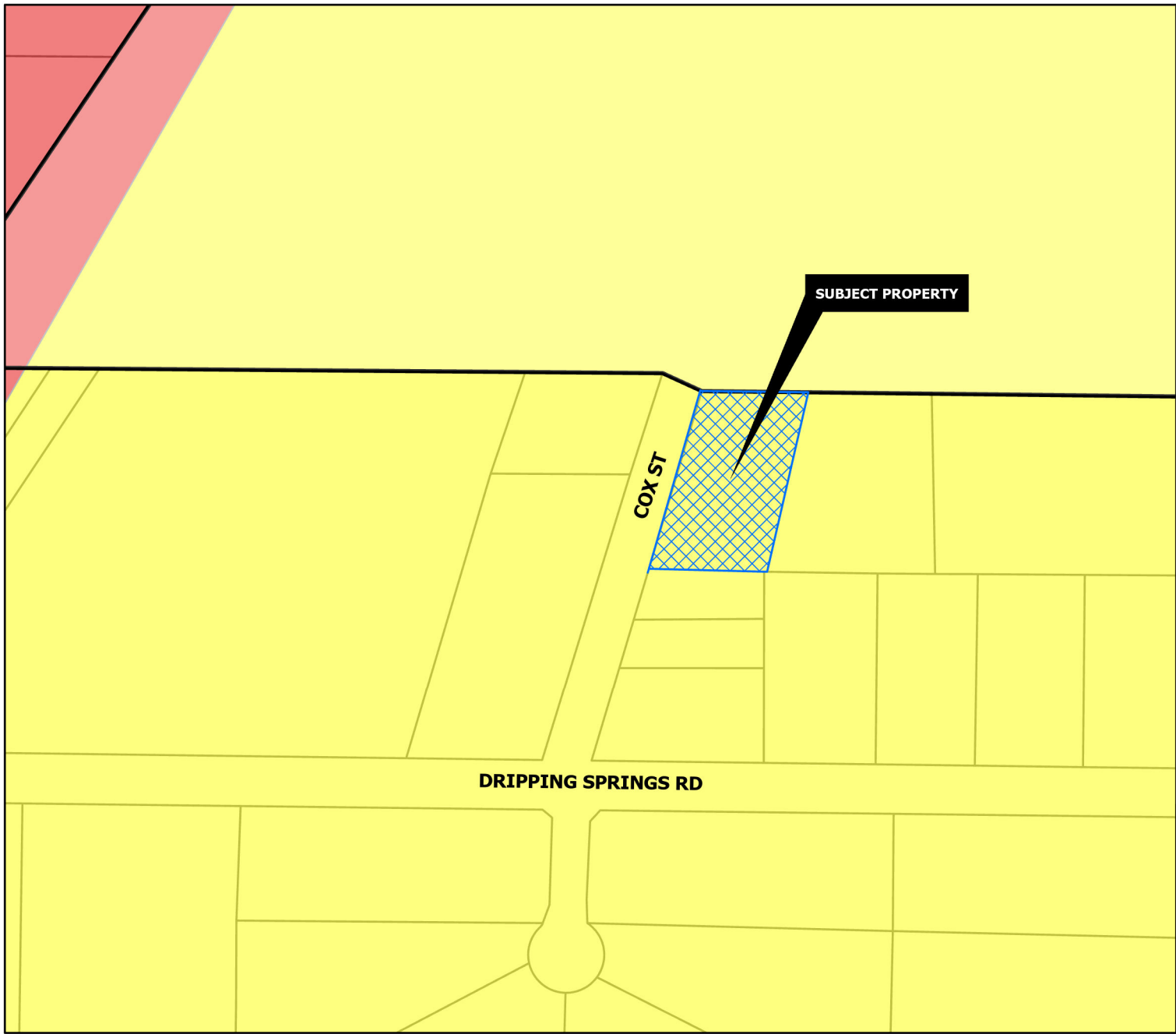


Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
4300 BLK COX ST





SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a “complete neighborhood” setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
4300 BLK COX ST



Marlow, Lauren

From: Planning
To: mario tobar
Subject: RE: 418 sistrunk

From: mario tobar
Sent: Tuesday, June 4, 2024 1:53 PM
To: Planning
Subject: 418 sistrunk



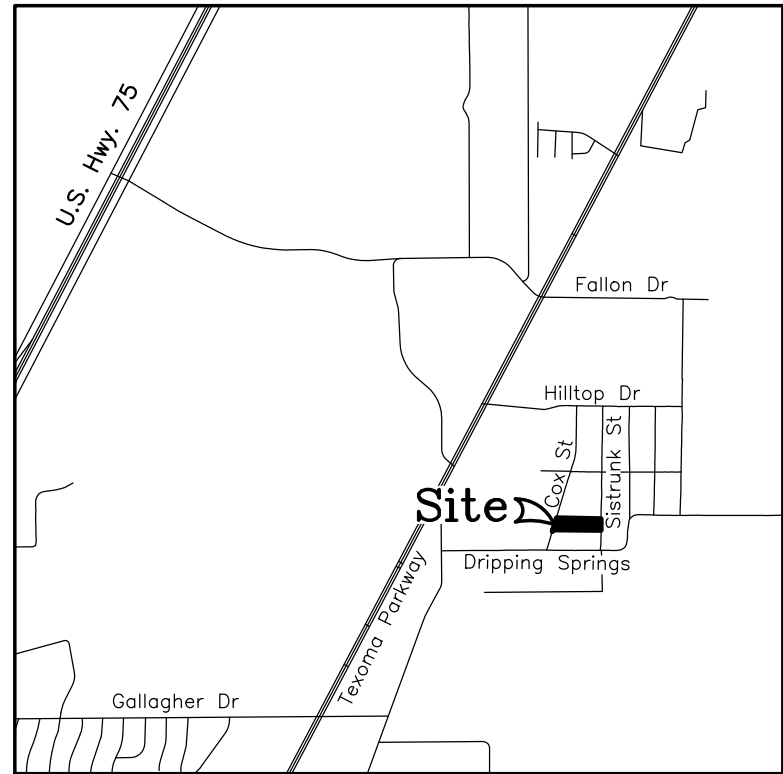
Sent from my iPhone

Project Narrative for 4118 Sistrunk Street

We proposed a development of four single-family homes and a vacant lot, catering to the growing demand of housing in our community. This requires a zoning change from R6 to R5.

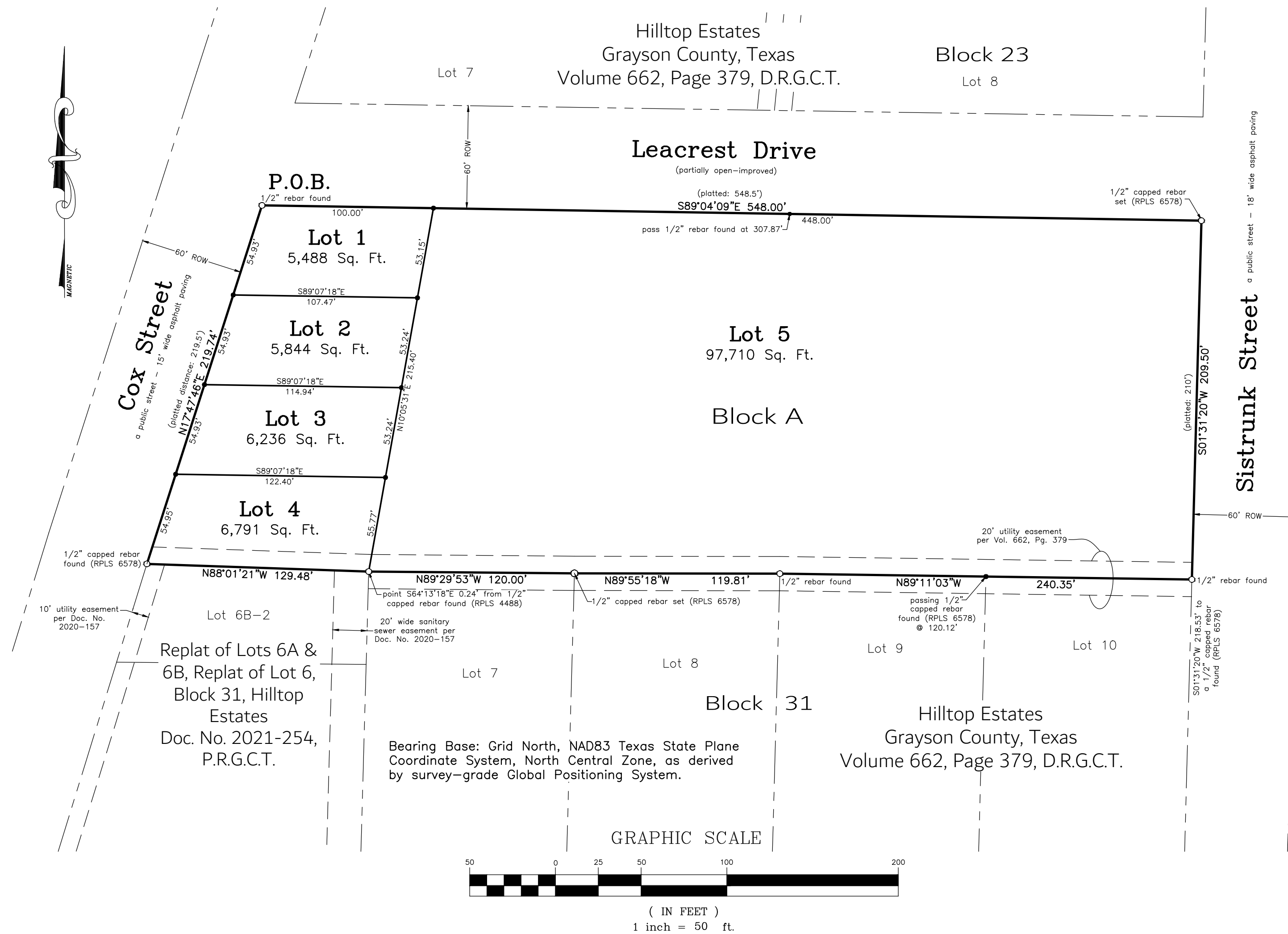
Vicinity Map

(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman, Texas.
2. Sewer service to be provided by City of Sherman, Texas.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. Hendrix Survey, Abstract No. 503, being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision to Grayson County, Texas as per plat of record in Volume 662, Page 379, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the South line of Leacrest Drive, a public Street, with the East line of Cox Street, a public street, at the Northwest corner of both said Lot 1 and the herein described tract;

THENCE South 89 deg. 04 min. 09 sec. East, with the South line of said Leacrest Drive and the North lines of said Lots 1 thru 5, passing a 1/2 inch rebar found at 307.87 ft. at the Northeast corner of said Lot 3 and the Northwest corner of said Lot 4, continuing on for a TOTAL distance of 548.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the intersection of the South line of said Leacrest Drive with the West line of Sistrunk Street, a public street, at the Northeast corner of both said Lot 5 and the herein described tract;

THENCE South 01 deg. 31 min. 20 sec. West, with the West line of said Sistrunk Street and the East line of said Lot 5, a distance of 209.50 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 10, said Block 31 and the Southeast corner of both said Lot 5 and the herein described tract, FROM which a 1/2 inch capped rebar found (RPLS 6578) bears South 01 deg. 31 min. 20 sec. West, 218.53 ft.;

THENCE North 89 deg. 11 min. 03 sec. West, with the South line of said Lots 4 and 5 and the North line of said Lot 10 and Lot 9, said Block 31, a distance of 240.35 ft. to a 1/2 inch rebar found at the Northwest corner of said Lot 9, the Northeast corner of Lot 8, said Block 31, the Southwest corner of said Lot 4 and the Southeast corner of said Lot 3, at an angle point of the herein described tract;

THENCE North 89 deg. 55 min. 18 sec. West, with the South line of said Lot 3 and the North line of said Lot 8, a distance of 119.81 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Lot 8, the Northeast corner of Lot 7, said Block 31, the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, at an angle point of the herein described tract;

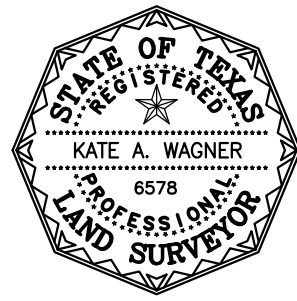
THENCE North 89 deg. 29 min. 53 sec. West, with the South line of said Lot 2 and the North line of said Lot 7, a distance of 120.00 ft. to a point at the Northwest corner of said Lot 7, the Southwest corner of said Lot 2, the Southeast corner of said Lot 1 and the Northeast corner of Lot 6B-2 of the Replat of Lots 6A & 6B, of the Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas as per plat of record in Doc. No. 2021-254, Plat Records, Grayson County, Texas, at an angle point of the herein described tract, SAID point bears South 64 deg. 13 min. 18 sec. East, 0.24 ft. from a 1/2 inch capped rebar found (RPLS 4488);

THENCE North 88 deg. 01 min. 21 sec. West, with the North line of said Lot 6B-2 and the South line of said Lot 1, a distance of 129.48 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the East line of said Cox Street, at the Northwest corner of said Lot 6B-2 and the Southwest corner of both said Lot 1 and the herein described tract;

THENCE North 17 deg. 47 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lot 1, a distance of 219.74 ft. to the **PLACE OF BEGINNING** and containing **2.801 ACRES and/or 122,029 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.



Kate A. Wagner, R. P. L. S. No. 6578 Date:

I, Tobar's Properties, sole owner of Preliminary Replat of Sihupilapa Estates to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Mario Tobar, Representative for Tobar's Properties

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mario Tobar, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public, Grayson County, Texas



This, the Preliminary Replat of Sihupilapa Estates to City of Sherman, Texas is hereby approved this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

Preliminary Replat
Lots 1, 2, 3, 4 & 5, Block A
Sihuapilapa Estates
Being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates
to
City of Sherman
Grayson County, Texas
2.801 Acres
in the
J. Hendrix Survey
Abstract No. 503

Job No. CGS090124

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone: (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092



City Council Regular Meeting

Agenda Item No. D.5.

Meeting Date: 8/19/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6762

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas, Located in the 4200 Block North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Zone Change for 0.9499 acres of land located in the 4200 Block North Loy Lake Road from a C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located in the 4200 Block North Loy Lake Road between East Northcreek Drive and Graham Drive. The owner is requesting a Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District to allow for the ability to construct a Valvoline Instant Oil Change. This proposed development is located at the previous location of the United Built Homes office in Sherman Town Center.

The following has been approved for this location:
4200-4300 Loy Lake Rd:

- 8/9/2005 – Zone Change from an R-1 (One and Two Family Residential) District to C-1 (Retail Business) District in the O-1 (75 & 82) Overlay District.

Origination:

A-S 71 Sherman-Phase III, L.P. (Owner)
Kelsey Kreher, HFA (Representative)
Quiddity (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2024 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to City

Council that the Zone Change be approved. **The proposed use is compatible with the City of Sherman Comprehensive Plan. Staff recommends that Council approve this item.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6762
2. Exhibit A - Survey
3. Location Map
4. Zoning Map
5. Future Landuse Map
6. Property Notification Sign
7. Letter of Intent
8. Site Plan
9. Elevations
10. Landscape Plan

ORDINANCE NO. 6762

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.9499 ACRES BEING LOT 7, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 4200 BLOCK NORTH LOY LAKE ROAD, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT ZONING CLASSIFICATION, A-S 71 SHERMAN-PHASE III, L.P. (OWNER), KELSEY KREHER, HFA (REPRESENTATIVE) AND QUIDDITY (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this proposed rezoning case; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit A – Survey and Legal Description**, attached hereto, located in the 4200 Block North Loy Lake Road and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the C-2 (General Commercial) District/75 & 82 Overlay District and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, is hereby amended so as to hereafter include such property.

SECTION 2. That this Ordinance shall be entered upon the Official Zoning Map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 3. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

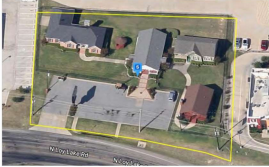
BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

ZONING REPORT INFORMATION

ASMNDDS

ZONING SUMMARY REPORT

Proposed Valvoline Instant Oil Change



Loy Lake Road AKA 4200 North Highway 75
Sherman, Texas 75092
Project No. 2319460 – 47625

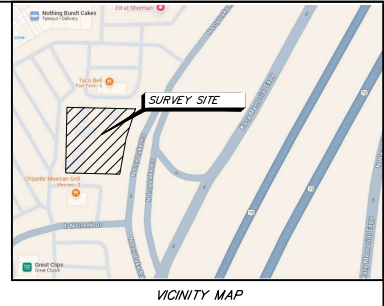
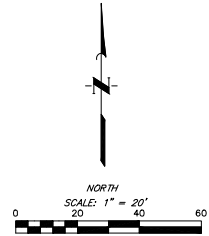
Final Zoning Summary: September 12, 2023

This report is for the sole use of Valvoline, Inc., together with its successors and assigns.

National Due Diligence Services, a Division of American Surveying and Mapping, Inc.
221 Circle Drive, Maitland, FL 32751
Telephone: 407-426-7079; Fax: 407-426-6741
www.NationalDueDiligenceServices.com

1. SUBJECT PROPERTY	
1.1 Property Address:	Loy Lake Road AKA 4200 North Highway 75
1.2 Municipality, County, State:	Sherman, Grayson County, TX
1.3 Assessor Parcel Number:	232230 / 119 7091007
1.4 Year Built:	N/A
2. EXISTING LAND USE	
Vacant Land	
3. ZONING DISTRICT AND PERMITTED USE	
3.1 Zoning Jurisdiction:	City of Sherman
3.2 Zoning District:	C-1: Retail Business District
3.3 Uses of Existing Ordinance:	Adopted 2002; amended 2023
3.4 Is the Proposed Use Permitted?	Automobile repair, body work, or painting is not a permitted use in the C-1 district, per § 14.10.001.
4. ADJACENT ZONING	
North:	C-1: Retail Business District
South:	C-1: Retail Business District
East:	ROW: N Loy Lake Rd
West:	C-1: Retail Business District
5. PARCEL AREA	
41,373.29 square feet = 0.9498 acres	
3	
National Due Diligence Services	

6. ZONING REQUIREMENTS	
Per Sec. 14.02.016:	
6.1 Building Setback Requirements	Required
Minimum Front from Street:	25'
Minimum Corner Side:	25'
Minimum Interior Side:	15'
Minimum Rear:	25'
6.2 Height Restrictions	Required
Maximum (measured in feet):	50'
Maximum (number of stories):	None stated
6.3 Area Requirements	Required
Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width (at building line):	50'
Minimum Lot Frontage (at right-of-way):	None stated
6.4 Density Restrictions	Required
Maximum Floor Area Ratio:	0.5
Maximum Dwelling Units per Acre:	N/A
Maximum Lot Coverage (for building):	50%
Maximum Impervious Surface:	None stated
4	
National Due Diligence Services	



7. PARKING STANDARDS	
Per Sec. 14.04.003:	
7.1 Parking Use Category:	Automobile or vehicle repair
7.2 Parking Space Formula:	2 parking spaces for every service bay with a minimum of 5 parking spaces. Quick service requires 3 stacking spaces for each service bay.
8. RIGHT TO REBUILD AFTER CASUALTY	
Sec. 14.01.007(f) states: Destruction of structure by fire, the elements, or other cause. Subject to the provisions of subsection (d)(4) above, if a nonconforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this chapter. A restoration or reconstruction in violation of this subsection immediately terminates the right to occupy the nonconforming structure except as specifically provided otherwise hereinbelow.	
9. CONDEMNATION PROCEEDINGS	
None cited.	
10. CODE VIOLATIONS	
No open zoning, building, or fire code violations; see attached confirmation under Exhibit D and Exhibit E.	
11. CERTIFICATE OF OCCUPANCY	
See attached under Exhibit F.	
5	
National Due Diligence Services	

12. SITE PLAN	
See attached under Exhibit G.	
13. SPECIAL PERMITS	
See attached under Exhibit H.	
14. ADDITIONAL COMMENTS	
Automobile repair, body work or painting. Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of after market accessories. See § 14.04.006(b) for Commercial tree and landscaping requirements.	
6	
National Due Diligence Services	

ALTA/NSPS LAND TITLE SURVEY
OF
PROPOSED VALVOLINE IN
SHERMAN, TEXAS
BEING
0.9498 OF AN ACRE
OUT OF THE
T SHANNON SURVEY, A-1137
GRAYSON COUNTY, TEXAS
JUNE 2024



SHEET 2 of 2

MMB/NE/ewj

JOB No. 17068--0020--01

DWG. No. 19813

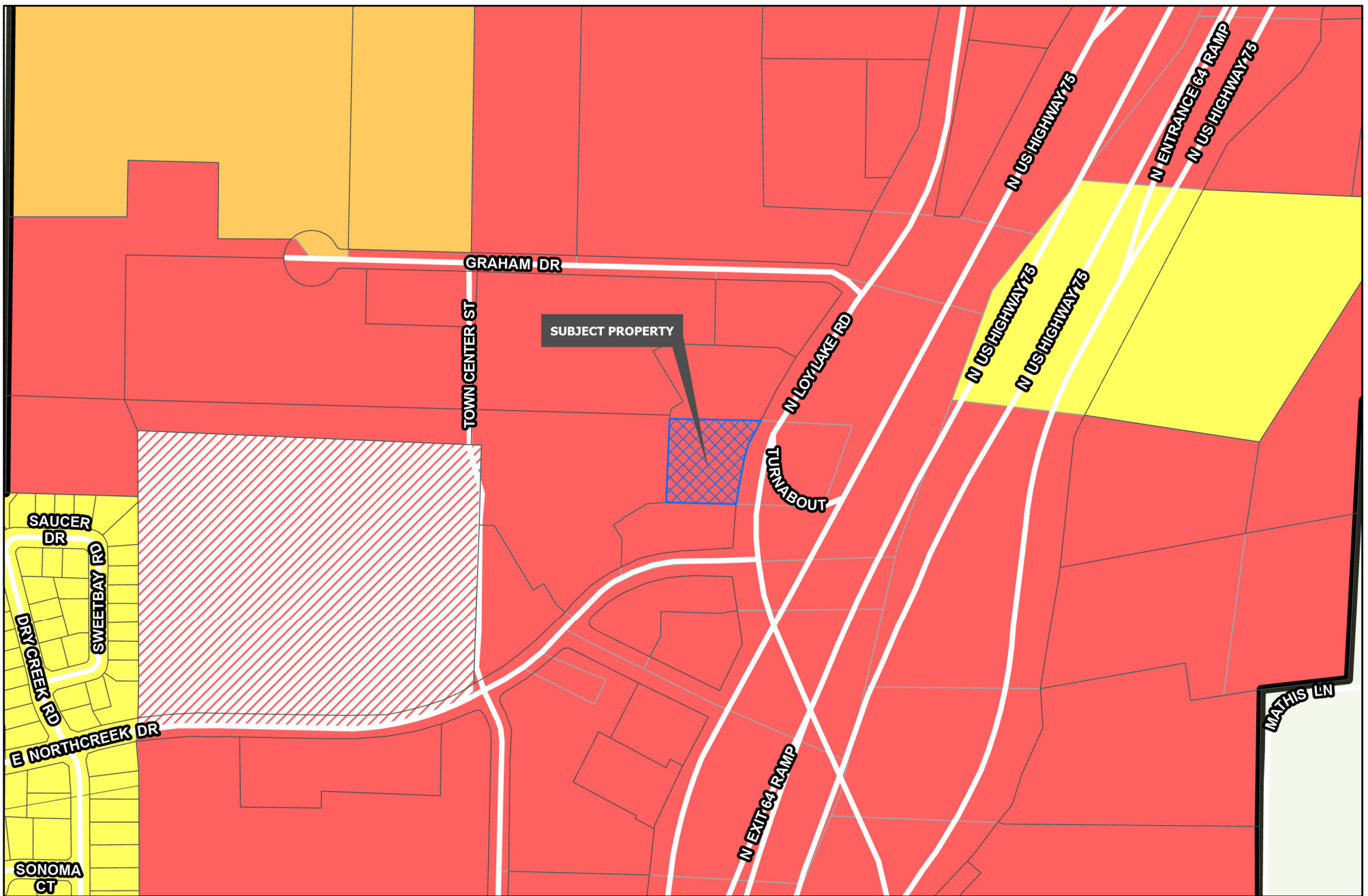
diagrone H:\PLANNING\Public Notification K.T.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4200 BLK N LOY LAKE RD





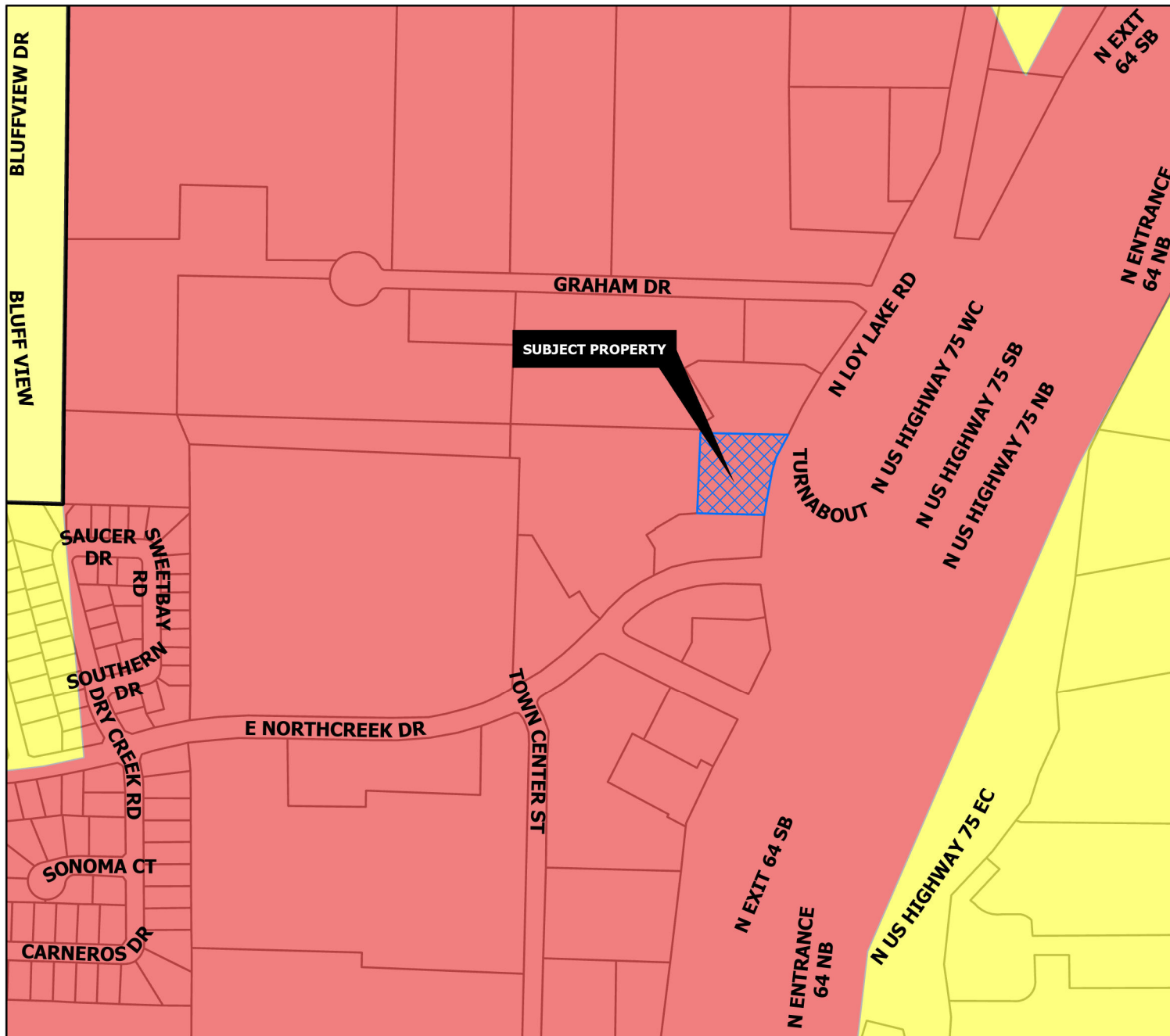
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691





REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."



Development Services
Department

Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691







June 3, 2024

City of Sherman, TX
Planning Department

RE: Rezone and Special Use Permit Request
Valvoline Instant Oil Change
US Highway 75 & N. Loy Lake Road, property ID 232230

Dear City of Sherman,

On behalf of Valvoline Instant Oil Change, interested in developing the .95-acre site at US Highway 75 & N. Loy Lake Road, (property ID 232230) with a two-bay oil change facility, we are requesting a Rezone from C-1 (Retail Business), to C-2 (General Commercial) and a Special Use Permit to allow for minor automotive repair at this site. We are specifically requesting an oil change facility. Please see our included site plan, landscape plan, and building elevations which show how we would propose to develop this site if this request is approved.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive repair services are performed, usually taking 15-20 minutes per vehicle. No major repair services will be offered. The business model for Valvoline is such that vehicles enter the bay for their services. The services are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. We have oriented the building as requested in our initial conversations with City Staff.

We believe Valvoline will provide a valuable service to the residents of Sherman, TX, and the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that no vehicles remain on site for extended periods of time, as Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Sherman code.

If additional information is needed, or if questions arise associated with this request or Valvoline business operations, please contact me.

Sincerely,

Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355
kelsey.kreher@hfa-ae.com





2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

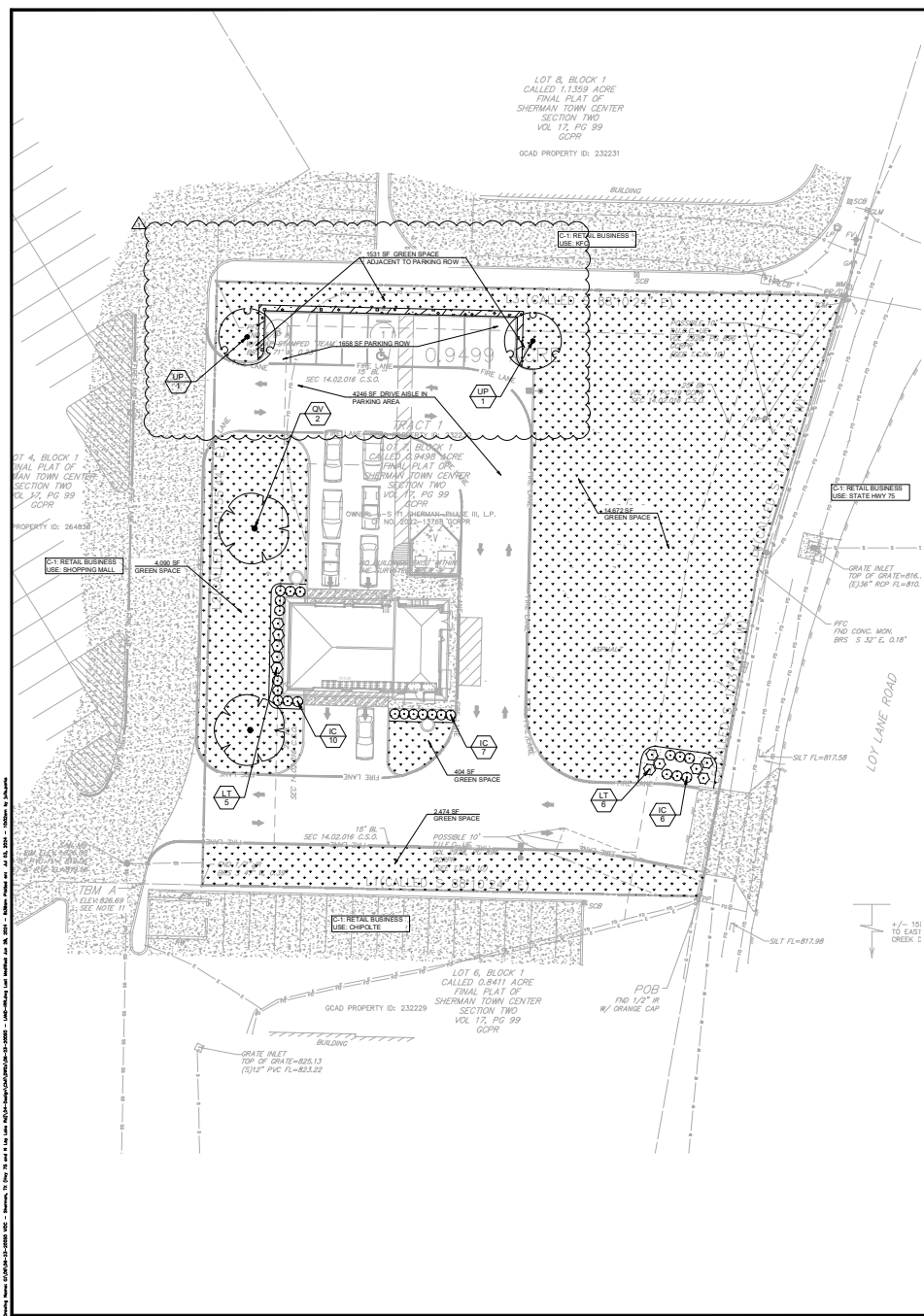
EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK : (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"			H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
PRECAST CAP :	CUSTOM CAST STONE - "LIGHT BUFF"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	DIMENSIONAL METALS, INC. - "BEIGE"		

ISSUE RECORD
DATE

RENDERED ELEVATIONS - 2BAY EXTENDED - BRICK & EIFS



Project No: #####.#



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
TREES						
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B	2	
	UP	Ulmus parvifolia / Lacebark Elm	3" Cal.	B&B	2	
SHRUBS						
	IC	Ilex cornuta 'Carlesae' / Carlesae Chinese Holly	3 gal.		23	
	LT	Lagerstroemia indica x fauriei 'Gamad II' / Cherry Dazzle® Grape Myrtle	3 gal.		11	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CT	Cynodon x Tifton 328 / Tifgreen Bermudagrass	sod			22,156 sf
	OR	Oversized Washed - River Gravel / -				251 sf

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SOODED WITH GRASS SPECIFIED ON PLANS.

MAINTENANCE:

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLORIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A89.1) THROUGH (6).

ALL TOPSOIL (4"± IN PLANTING BEDS) (1"± FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 15 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

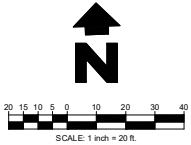
LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

CITY PLANTING REQUIREMENTS			
	REQUIRED	PROVIDED	
GENERAL LANDSCAPING		23,171 SF TOTAL GREENSPACE PROVIDED (GRASS, TREES, SHRUBS)	
REQUIRED LANDSCAPE AREAS	5,904 SF PARKING AREA & DRIVES IN PARKING AREA	5,904 X 10% = 590 SF MIN. REQUIRED OPEN LANDSCAPE AREA	1,331 SF (26%) OPEN LANDSCAPE PROVIDED (PERIMETER OF PARKING LOT INTERIOR LANDSCAPE ISLANDS)

SURVEY PROVIDED BY:

QUIDDITY
6330 WEST LOOP SOUTH, SUITE 150
BELLARINE, TX 77401
(713) 777-6337
DATED: 04-12-2024



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DATE	ISSUE
05/12/2024	REVISIONSHEET
03/08/2024	REVISIONSHEET

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO. 110942

PROFESSIONAL IN CHARGE
GARRETT SAMAL
PROJECT MANAGER
KK
QUALITY CONTROL
MTM
DRAWN BY
JOD/TH
PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

HWY 75 & N LOY
LAKE RD.
SHERMAN, TX 75092

PROJECT NUMBER
06-23-20250

SHEET NAME
LANDSCAPE PLAN

SHEET #



City Council Regular Meeting

Agenda Item No. D.6.

Meeting Date: 8/19/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6763

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/75 & 82 Overlay District, Located in the 4200 Block North Loy Lake Road, Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Specific Use Permit for 0.9499 acres of land located in the 4200 Block North Loy Lake Road to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located in the 4200 Block North Loy Lake Road between East Northcreek Drive and Graham Drive. The owner is requesting a Specific Use Permit to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District. The applicant is requesting to construct a Valvoline Instant Oil Change. The proposal includes a two-bay oil change facility to allow for minor automotive repair at the site.

The Planning and Zoning Commission recommended approval of this SUP being tied to Valvoline Instant Oil Change.

The following has been approved for this location:
4200-4300 Loy Lake Rd:

- 8/9/2005 – Zone Change from an R-1 (One and Two Family Residential) District to C-1 (Retail Business) District in the O-1 (75 & 82) Overlay District.

Origination:

A-S 71 Sherman-Phase III, L.P. (Owner)
Kelsey Kreher, HFA (Representative)
Quiddity (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2024 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to City Council that the Specific Use Permit be approved and tied to Valvoline Instant Oil Change. **The proposed use is compatible with the City of Sherman Comprehensive Plan. Staff recommends that Council approve this item.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6763
2. Exhibit A - Survey
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan
5. Location Map
6. Zoning Map
7. Future Landuse Map
8. Property Notification Sign
9. Letter of Intent
10. Elevations
11. Staff Review Letter

ORDINANCE NO. 6763

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AUTOMOBILE REPAIR, BODY WORK, OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT, LOCATED IN THE 4200 BLOCK NORTH LOY LAKE ROAD, CONSISTING OF 0.9499 ACRES BEING LOT 7, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS A-S 71 SHERMAN-PHASE III, L.P. (OWNER), KELSEY KREHER, HFA (REPRESENTATIVE) AND QUIDDITY (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located in the 4200 Block North Loy Lake Road, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to Automobile repair, body work, or painting, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. Maintenance of vehicles shall only be permitted in the vehicle bays indicated on the site plan. No outside maintenance is permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. Filed copy of Mutual Access Easement, as referenced on site plan, to be provided to City Engineering Department with civil plan submittal.
13. Coordinate access points with Engineering Department.
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*)
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. (*Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*)
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. (*Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*)

Additional Conditions:

1. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.

2. The property shall be developed and used in accordance with the Landscape Plan shown in **Exhibit C**.
3. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Valvoline Instant Oil Change is the lessee of the Property.
4. The use is limited to minor automobile repair only.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

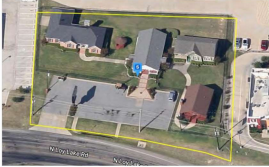
DWG. No. 19813

ZONING REPORT INFORMATION

ASMNDDS

ZONING SUMMARY REPORT

Proposed Valvoline Instant Oil Change



Loy Lake Road AKA 4200 North Highway 75
Sherman, Texas 75092
Project No. 2319460 – 47625

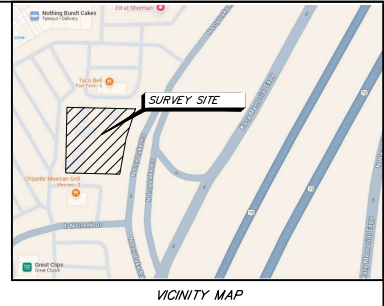
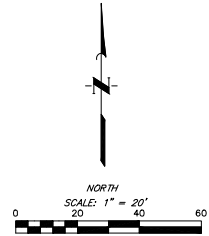
Final Zoning Summary: September 12, 2023

This report is for the sole use of Valvoline, Inc., together with its successors and assigns.

National Due Diligence Services, a Division of American Surveying and Mapping, Inc.
221 Circle Drive, Maitland, FL 32751
Telephone: 407-426-7979; Fax: 407-426-6741
www.NationalDueDiligenceServices.com

1. SUBJECT PROPERTY	
1.1 Property Address:	Loy Lake Road AKA 4200 North Highway 75
1.2 Municipality, County, State:	Sherman, Grayson County, TX
1.3 Assessor Parcel Number:	232230 / 119 7091007
1.4 Year Built:	N/A
2. EXISTING LAND USE	
Vacant Land	
3. ZONING DISTRICT AND PERMITTED USE	
3.1 Zoning Jurisdiction:	City of Sherman
3.2 Zoning District:	C-1: Retail Business District
3.3 Use of Existing Ordinance:	Adopted 2002; amended 2023
3.4 Is the Proposed Use Permitted?	Automobile repair, body work, or painting is not a permitted use in the C-1 district, per § 14.10.001.
4. ADJACENT ZONING	
North:	C-1: Retail Business District
South:	C-1: Retail Business District
East:	ROW: N Loy Lake Rd
West:	C-1: Retail Business District
5. PARCEL AREA	
41,373.29 square feet = 0.9498 acres	
3 National Due Diligence Services	

6. ZONING REQUIREMENTS	
Per Sec. 14.02.016:	
6.1 Building Setback Requirements	Required
Minimum Front from Street:	25'
Minimum Corner Side:	25'
Minimum Interior Side:	15'
Minimum Rear:	25'
6.2 Height Restrictions	Required
Maximum (measured in feet):	50'
Maximum (number of stories):	None stated
6.3 Area Requirements	Required
Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width (at building line):	50'
Minimum Lot Frontage (at right-of-way):	None stated
6.4 Density Restrictions	Required
Maximum Floor Area Ratio:	0.5
Maximum Dwelling Units per Acre:	N/A
Maximum Lot Coverage (for building):	50%
Maximum Impervious Surface:	None stated
4 National Due Diligence Services	



7. PARKING STANDARDS	
Per Sec. 14.04.003:	
7.1 Parking Use Category:	Automobile or vehicle repair
7.2 Parking Space Formula:	2 parking spaces for every service bay with a minimum of 5 parking spaces. Quick service requires 3 stacking spaces for each service bay.
8. RIGHT TO REBUILD AFTER CASUALTY	
Sec. 14.01.007(f) states: Destruction of structure by fire, the elements, or other cause. Subject to the provisions of subsection (d)(4) above, if a nonconforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this chapter. A restoration or reconstruction in violation of this subsection immediately terminates the right to occupy the nonconforming structure except as specifically provided otherwise hereinbelow.	
9. CONDEMNATION PROCEEDINGS	
None cited.	
10. CODE VIOLATIONS	
No open zoning, building, or fire code violations; see attached confirmation under Exhibit D and Exhibit E.	
11. CERTIFICATE OF OCCUPANCY	
See attached under Exhibit F.	
5 National Due Diligence Services	

12. SITE PLAN	
See attached under Exhibit G.	
13. SPECIAL PERMITS	
See attached under Exhibit H.	
14. ADDITIONAL COMMENTS	
Automobile repair, body work, or painting. Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of after market accessories. See § 14.04.006(b) for Commercial tree and landscaping requirements.	
6 National Due Diligence Services	

ALTA/NSPS LAND TITLE SURVEY
OF
PROPOSED VALVOLINE IN
SHERMAN, TEXAS
BEING
0.9498 OF AN ACRE
OUT OF THE
T SHANNON SURVEY, A-1137
GRAYSON COUNTY, TEXAS
JUNE 2024



SHEET 2 of 2

MMB/NEJ/wj JOB No. 17068--0020--01 DWG. No. 19813



SITE DATA SUMMARY	
VALUOLINE TRACT: (ATTORNEY DECLARATION)	0.9498 ACRES/41,373.28 SF
ZONING:	CURRENT: C1 REZONE REQUEST: C2
BUILDING SF:	1,668 SF
F.A.R. (FLOOR AREA RATIO):	1: 0.04
LOT COVERAGE:	BAR (1,668 SF)
PARKING REQUIRED (2.84X MIN. OF 5	5
PARKING PROVIDED:	0 (1 ADA)
PERVIOUS COVER:	22,920.28 SF
IMPERVIOUS COVER:	19,453 SF
REQUIRED BICYCLE PARKING:	N/A
PROVIDED BICYCLE PARKING:	4

COPYRIGHT NOTICE:
 This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE: 05/12/2024
 ISSUE: REZONERUP SET
 03/03/2024 REZONERUP SET REV 1

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 110042

PROFESSIONAL IN CHARGE
 GARRETT SALLI
 PROJECT MANAGER
 KK
 QUALITY CONTROL
 MFM
 DRAWN BY
 JOD/TH
 PROJECT NAME



**VALVOLINE
 INSTANT
 OIL CHANGE**

HWY 75 & N LOY
 LAKE RD.
 SHERMAN, TX 75092

PROJECT NUMBER
 06-23-20020

SHEET NAME
LANDSCAPE PLAN

SHEET #

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
TREES						
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B	2	
	UP	Ulmus parvifolia / Lacebark Elm	3" Cal.	B&B	2	
SHRUBS						
	IC	Ilex cornuta 'Carlesae' / Carlesae Chinese Holly	3 gal.		23	
	LT	Lagerstroemia indica x fauriei 'Gamad II' / Cherry Dazzle® Grape Myrtle	3 gal.		11	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CT	Cynodon x Tifton 328 / Tifgreen Bermudagrass	sod			22,156 sf
	OR	Oversized Washed - River Gravel / -	---			251 sf

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SOODED WITH GRASS SPECIFIED ON PLANS.

MAINTENANCE:

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A89 PARTS 1 THROUGH 6).

ALL TOPSOIL (4" IN PLANTING BEDS) (1" - 2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 15 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 20 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

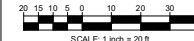
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

CITY PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
GENERAL LANDSCAPING		23,171 SF TOTAL GREENSPACE PROVIDED (GRASS, TREES, SHRUBS)
REQUIRED LANDSCAPE AREAS	5,904 SF PARKING AREA & DRIVES IN PARKING AREA	1,331 SF (26%) OPEN LANDSCAPE PROVIDED (PERIMETER OF PARKING LOT INTERIOR LANDSCAPE ISLANDS)
	5,904 X 10% = 590 SF MIN. REQUIRED OPEN LANDSCAPE AREA	

SURVEY PROVIDED BY:

QUIDDITY
 6330 WEST LOOP SOUTH, SUITE 150
 BELLARINE, TX 77041
 (713) 777-6337
 DATED: 04-12-2024



NOT ISSUED FOR CONSTRUCTION

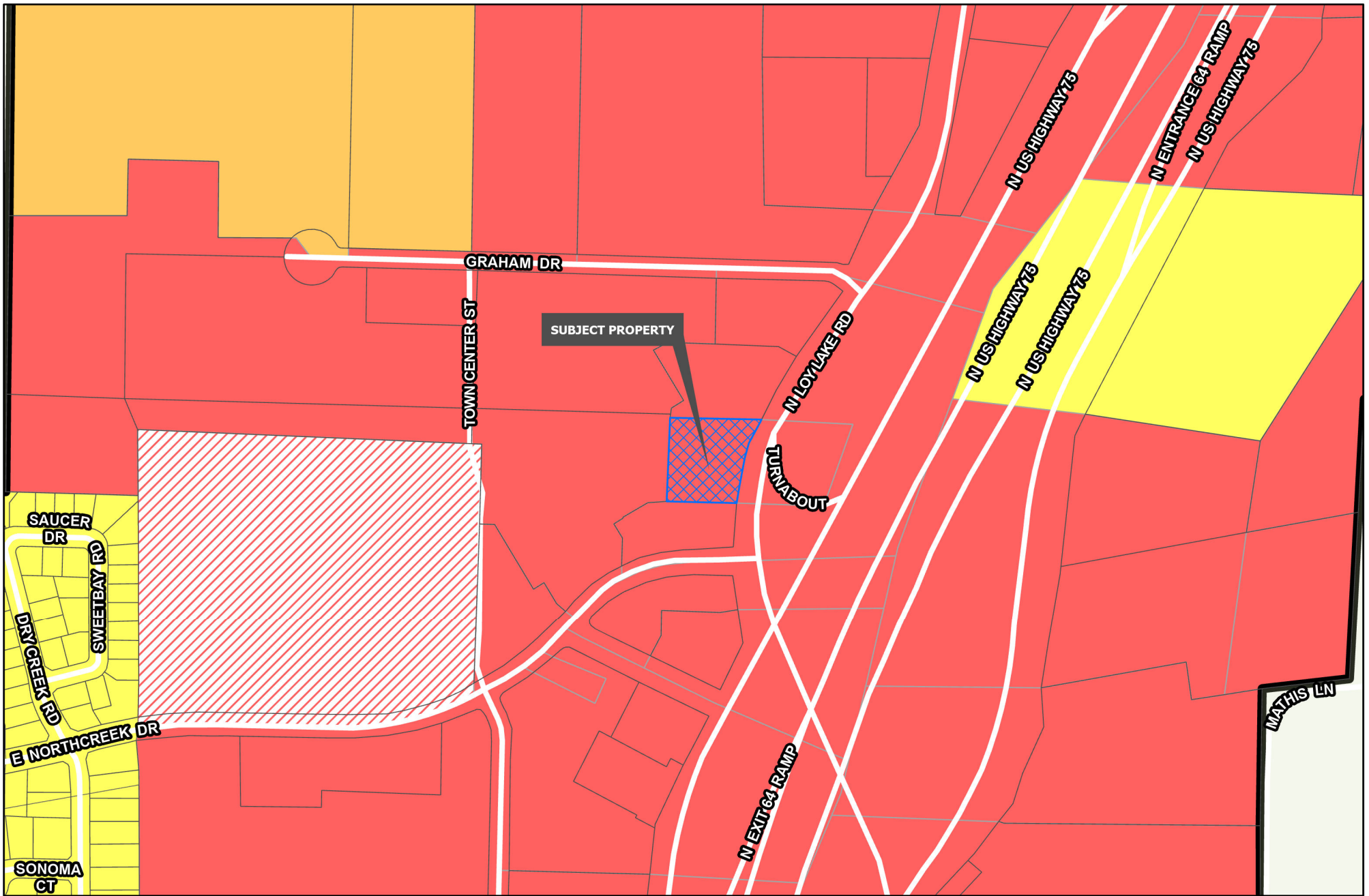
diagrone H:\PLANNING\Public Notification K.T.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4200 BLK N LOY LAKE RD





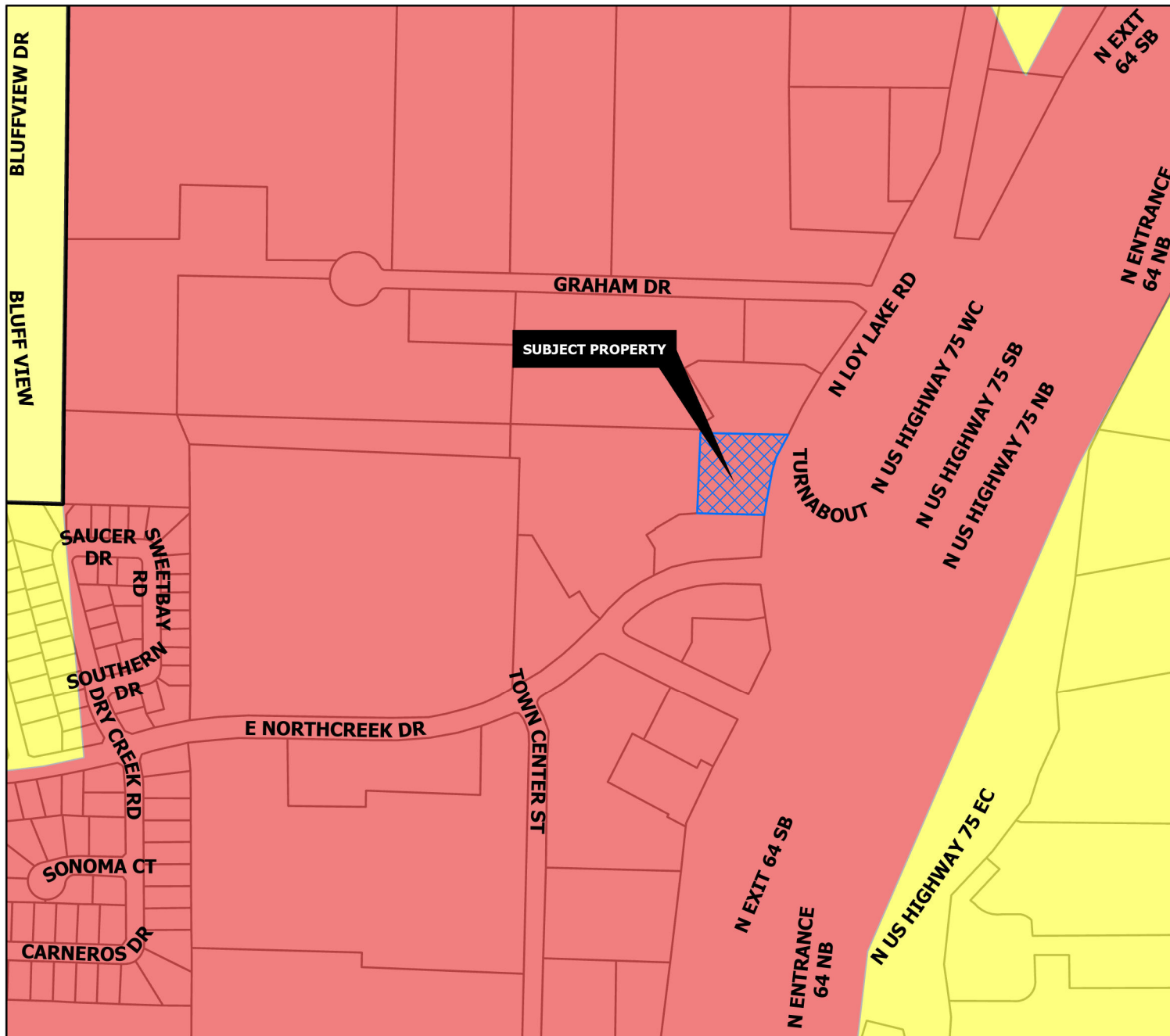
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691





REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."



Development Services
Department

	Agriculture/Rural		Core Neighborhood		Technology Hub
	Airport		Downtown		Planning & Zoning
	City Parkland		Regional Commercial		
	Community Commercial		Suburban Neighborhood		

CITY OF SHERMAN
FUTURE LAND USE MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691







June 3, 2024

City of Sherman, TX
Planning Department

RE: Rezone and Special Use Permit Request
Valvoline Instant Oil Change
US Highway 75 & N. Loy Lake Road, property ID 232230

Dear City of Sherman,

On behalf of Valvoline Instant Oil Change, interested in developing the .95-acre site at US Highway 75 & N. Loy Lake Road, (property ID 232230) with a two-bay oil change facility, we are requesting a Rezone from C-1 (Retail Business), to C-2 (General Commercial) and a Special Use Permit to allow for minor automotive repair at this site. We are specifically requesting an oil change facility. Please see our included site plan, landscape plan, and building elevations which show how we would propose to develop this site if this request is approved.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive repair services are performed, usually taking 15-20 minutes per vehicle. No major repair services will be offered. The business model for Valvoline is such that vehicles enter the bay for their services. The services are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. We have oriented the building as requested in our initial conversations with City Staff.

We believe Valvoline will provide a valuable service to the residents of Sherman, TX, and the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that no vehicles remain on site for extended periods of time, as Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Sherman code.

If additional information is needed, or if questions arise associated with this request or Valvoline business operations, please contact me.

Sincerely,

Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355
kelsey.kreher@hfa-ae.com



2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK : (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"			H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
PRECAST CAP :	CUSTOM CAST STONE - "LIGHT BUFF"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	DIMENSIONAL METALS, INC. - "BEIGE"		

ISSUE RECORD
DATE

RENDERED ELEVATIONS - 2BAY EXTENDED - BRICK & EIFS



Project No: #####.#

STAFF REVIEW LETTER

July 9, 2024

Sent via email

HFA
Kelsey Kreher
1705 S. Walton Blvd.
Bentonville, AR 72712

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District. located in the 4200 Block North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. Maintenance of vehicles shall only be permitted in the vehicle bays indicated on the site plan. No outside maintenance is permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Valvoline Instant Oil Change is the occupant of the Property.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

13. Filed copy of Mutual Access Easement, as referenced on site plan, to be provided to City Engineering Department with civil plan submittal.
14. Coordinate access points with Engineering Department.
15. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager Clint Philpott, Asst. City Manager Wayne Lee, P.E., Director of Engineering Tom Pruitt, Utility Engineer The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	Dillon Stewart, Fire Marshal Amber Doan, Engineering Coordinator Christopher Armstrong, Asst. City Engineer
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City Council Regular Meeting

Agenda Item No. D.7.

Meeting Date: 8/19/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6764

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat, Or Trailer Sales, New Or Used, Automobile Repair, Body Work, Or Painting And Automobile Laundry, Carwash In A C-2 (General Commercial) District/75 & 82 Overlay District, Located At 2525 Texoma Parkway, Consisting Of 9.995 Acres Being Lot 1 In Block 1 Of Bob Utter Addition, City Of Sherman, Grayson County, Texas Bob Utter (Owner), David Pryor (Representative) And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Specific Use Permit for 9.995 acres of land located at 2525 Texoma Parkway to Allow Automobile Sales, Automobile Repair, and an Automobile Carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 2525 Texoma Parkway at the intersection of Texoma Parkway and East Highway 82. The owner is requesting Specific Use Permits to allow Automobile, motorcycle, boat, or trailer sales, new or used, Automobile laundry, carwash and Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

The following has been approved for this location:

- 6/12/1990 – Exception to allow an unpaved off-street parking area in lieu of concrete or asphalt required with right to review in one year if problem arises.
- 2/20/2007 – Specific Use Permit to allow a Telecommunications Tower in a C-2 (General Commercial) District
- 9/20/2011 - Exception and Variance to allow a fourth freestanding sign, 21'9" in height with a 70 square foot face, 12' from the front property line in lieu of one (1) freestanding sign per development lot, with a 46.9' setback in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 8/18/2015 - Exceptions to allow six (6) overhead doors facing the highway on the Collision Center and not require a 10' buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. P&Z Condition: Doors must be painted to match building.
- 2/16/2016 – Exception to allow eight (8) overhead doors facing the highway on the Quick Lane Tire and Auto Center and to allow metal panels as accent features in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 7/19/2016 - Exception to allow four (4) overhead doors facing the highway on the Paint/RV Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

- 7/16/2024 - Public Hearing and Variance under Section 14.02.017 to allow a 2.1' side setback in lieu of the required 15' for the existing structure.
- 7/16/2024 - Public Hearing and Variance under Section 14.02.017 to allow a 22.3' rear setback in lieu of the required 25' for the existing structure.

Origination:

Bob Utter (Owner)

David Pryor (Representative)

Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2024 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to City Council that the Specific Use Permit be approved subject to the Staff Review Letter. **The proposed use is compatible with the City of Sherman Comprehensive Plan. Staff recommends that Council approve this item.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6764
2. Exhibit A - Survey
3. Exhibit B - Site Plan
4. Location Map
5. Zoning Map
6. Future Landuse Map
7. Property Notification Signs
8. Narrative
9. Elevations
10. Staff Review Letter

ORDINANCE NO. 6764

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE, MOTORCYCLE, BOAT, OR TRAILER SALES, NEW OR USED, AUTOMOBILE REPAIR, BODY WORK, OR PAINTING AND AUTOMOBILE LAUNDRY, CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT, LOCATED AT 2525 TEXOMA PARKWAY, CONSISTING OF 9.995 ACRES BEING LOT 1 IN BLOCK 1 OF BOB UTTER ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BOB UTTER (OWNER), DAVID PRYOR (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 2525 Texoma Parkway, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to an Automobile sales, new or used, Automobile repair, body work, or painting and Automobile laundry, carwash subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Bob Utter Ford is the occupant of the Property.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
13. New structures will not be permitted within existing and proposed easements. *Code of Ordinances, Chapter 14, Article 14.04*

Solid Waste Services

14. The NEW MASONRY TRASH ENCLOSURE must be 30' long by 10' deep for three front load dumpsters to fit.

Additional Conditions:

15. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
16. The use is limited to automobile sales, automobile repair, automobile body work including painting, and automobile carwash. This SUP does not allow motorcycle, boat or trailer sales.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

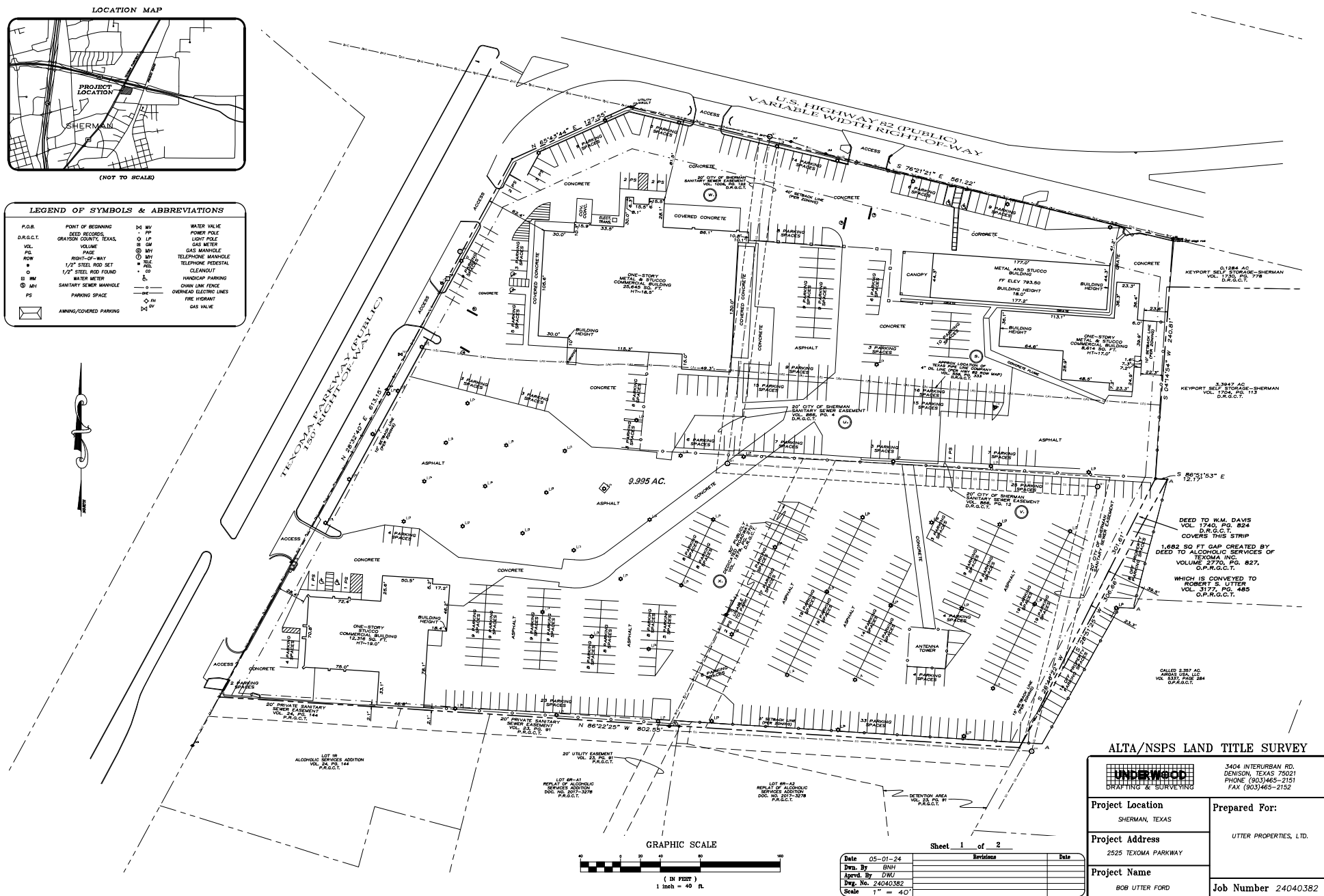
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY



TITLE DESCRIPTION

Being Lot ONE (1) in Block ONE (1) of BOB UTTER ADDITION, an Addition to the City of Sherman, Texas, as shown by Plat of record in Volume 19, Page 61, Plat Records, Grayson County, Texas.

The land shown in this survey is the same as that described in First American Title Insurance Company, GP No. NCS-763759-MICH, Effective Date October 30, 2015, Issue Date December 3, 2015.

TITLE INFORMATION

The Title Description and Schedule B Items herein are from First American Title Insurance Company, GP No. NCS-763759-MICH, Effective Date October 30, 2015, Issue Date December 3, 2015.

SCHEDULE "B" TITLE EXCEPTION NOTES

- Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume 19, Page 61, Plat Records, Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.
- Easement from Judge Darter to The Texas Pipe Line Company, of record in Volume 559, Page 333 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from L.A. Vance to The Texas Pipe Line Company, of record in Volume 584, Page 352 of the Deed Records of Grayson County, Texas, UNABLE TO DETERMINE LOCATION FROM DOCUMENT.
- Easement from James Melton to City of Sherman, of record in Volume 866, Page 4 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from O.C. Shellenberger to City of Sherman, of record in Volume 866, Page 12 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from A.W. Brown to City of Sherman, of record in Volume 1006, Page 122 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.
- Roadway Dedication filed October 29, 1981 in Volume 1579, Page 270 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.

DATUM STATEMENT

Measurements used in this survey were taken in reference to the City of Sherman Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based upon the North American Vertical Datum of 1988 (NAVD 88), (CORS96 Adjustment) utilizing GEOID09 to determine orthometric heights.

The bearings shown on this survey are related to Grid North.

POTENTIAL ENCROACHMENT NOTES

A FENCE, LIGHT POLE, & PARKING ARE 18"-40" MORE OR LESS, OUTSIDE OF PROPERTY LINE

SURVEYOR CERTIFICATION

To: Utter Properties, LTD.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except in states that require record monument plotting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (graphically depict property set back lines), 24 (graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor) of Table A thereof.

The fieldwork was completed on April 15, 2024
Date of Plat or Map: May 2, 2024

Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
dew@underwoodsurveying.com



SURVEYORS NOTES

- The property has an area of 9.995 acres of land.
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There was no visible evidence of the use of the subject property as a solid waste dump, dump or sanitary landfill at the time of survey.
- There was no visible evidence of street or sidewalk construction at the time of survey.
- There are no visible signs of cemeteries observed at the time of this survey.
- All visible above ground indications of public utilities are depicted hereon.
- According to the U.S. Fish & Wildlife Service National Wetlands Inventory Website, the subject property does contain wetland areas.
- The subject tract has direct access to State Highway No. 82 & Texoma Parkway (State Highway No. 91).

FLOOD STATEMENT

By graphic plotting only, portions of this property are located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48181C0280 F, which bears an effective date of September 29, 2010 and is in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.

ZONING NOTES

The subject tract lies within the limits of the following zones: C-2 (General Commercial) District and O-1 (75 & 82) Overlay District. Requirements of these zones are as follows:

C-2 (General Commercial) District:
Front Setback: 15 feet
Rear Setback: 10 feet or 15 feet minimum when abutting a Residential or C-1 district
Side Setback: 0 feet or 15 feet when abutting a Residential district
Max. Height: 35' or 2 stories

HO (Highway Oriented Overlay District):
Same as base district
Front Setback: 40 feet from the highway or 25 feet plus the building height of the building, whichever is greater
Setback: 15 feet from right-of-way of all other streets
Side & Rear Setback: 5 feet or 40 feet from any residential single-family dwelling zoned R

Parking: Parking Required: none for (Automobile/boat sales, new or used)
Parking Provided: 556 Spaces
City of Sherman Planning & Zoning Dept.

PARKING

550 Standard Spaces
6 Handicap Spaces
556 Total Parking Spaces

ALTA/NSPS LAND TITLE SURVEY



3404 INTERURBAN RD.
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location SHERMAN, TEXAS		Prepared For: UTTER PROPERTIES, LTD.
Project Address 2525 TEXOMA PARKWAY		
Project Name BOB UTTER FORD		
		Job Number 24040382

Sheet 2 of 2		
Date 05-01-24	Revisions	Date
Dwn. By BNH		
Apprd. By DWU		
Dwg. No. 24040382		
Scale 1" = 40'		



project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

NEW 2 BAY PRIVATE
CARWASH & DETAIL
SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

PLANNING & ZONING

project number:

24002

revisions:

Rev.	Description	Date

sheet name:

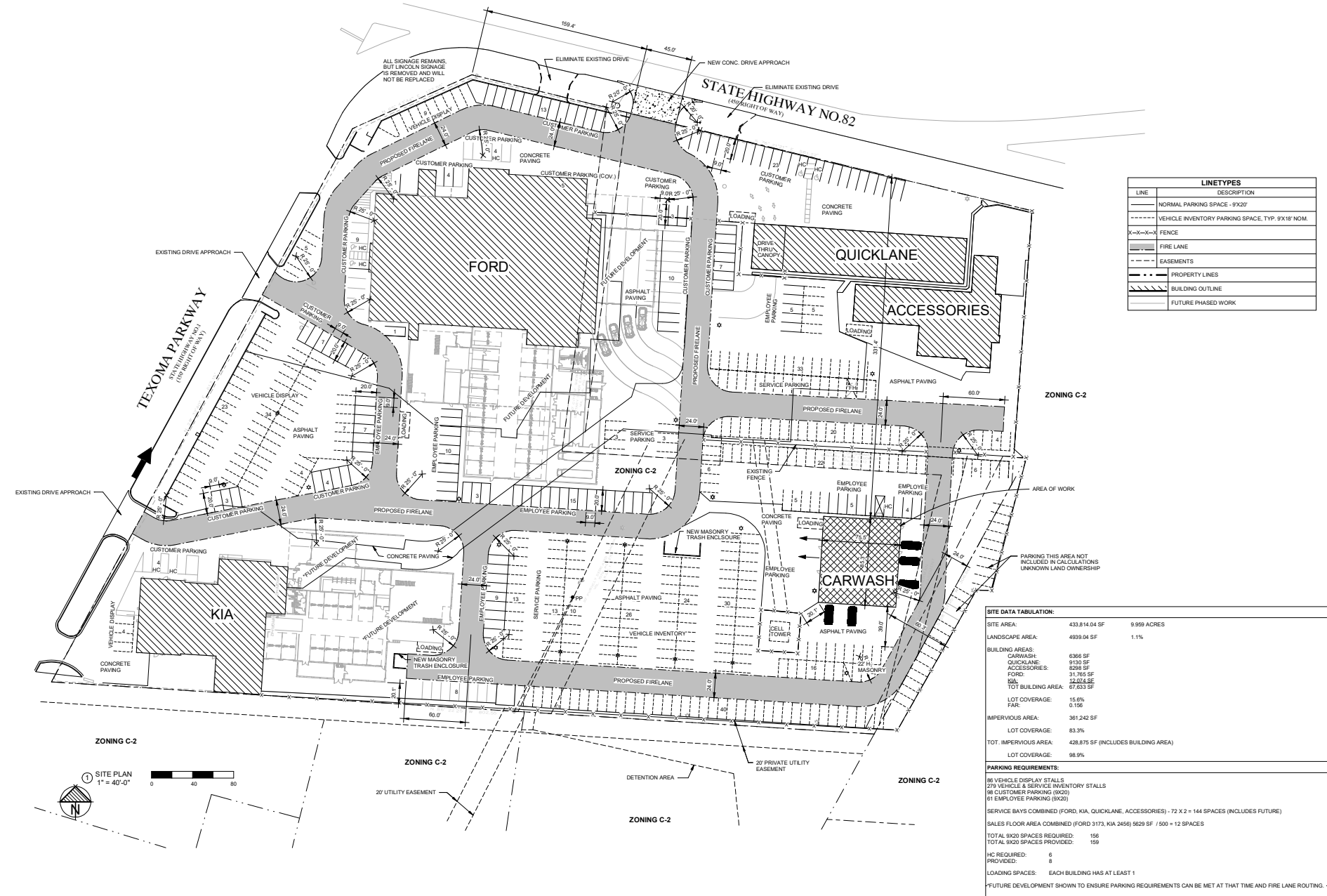
SITE PLAN

sheet issue date:

6/5/2024

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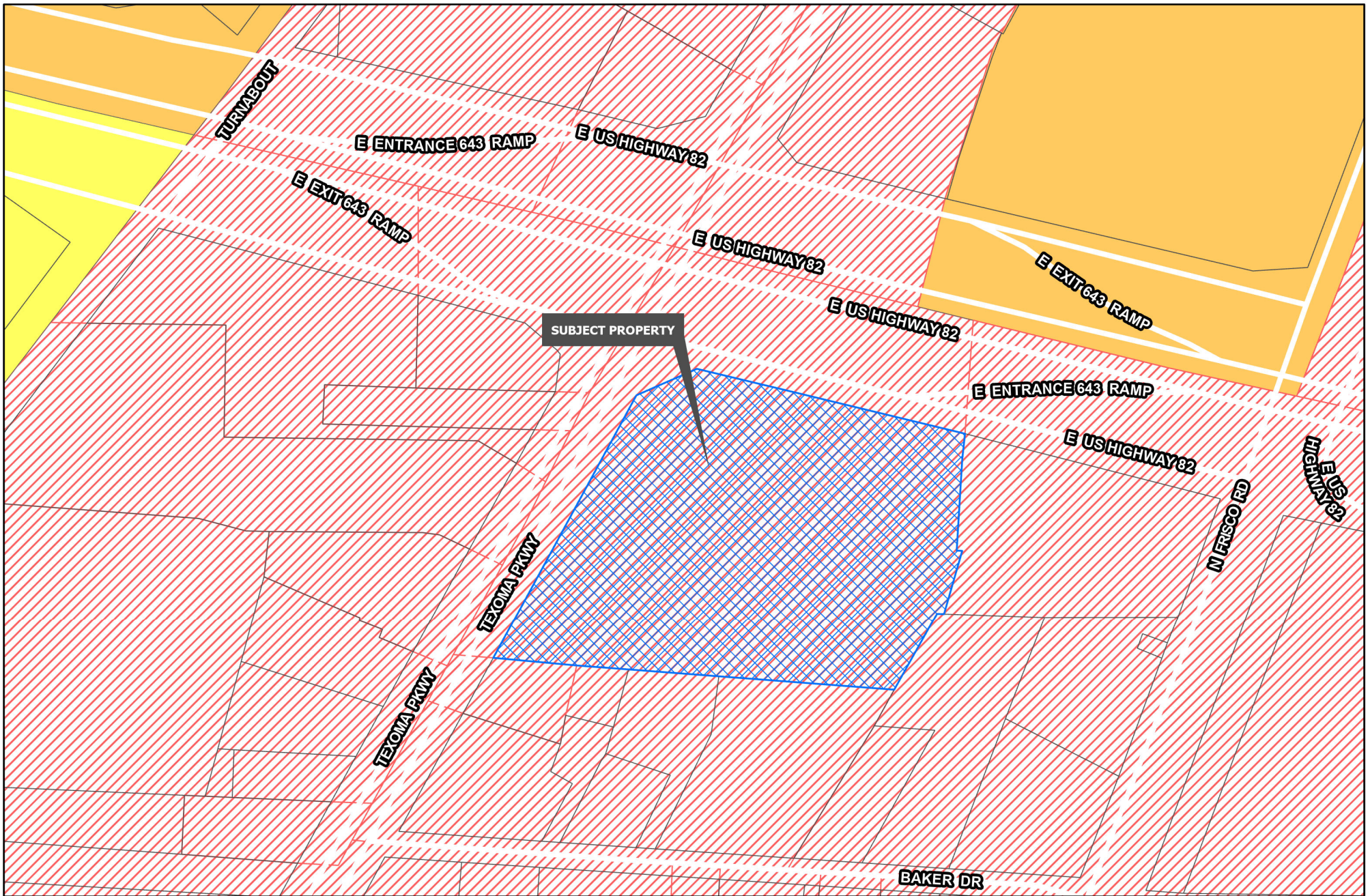
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**CITY OF SHERMAN
LOCATION MAP
2525 TEXOMA PKWY**



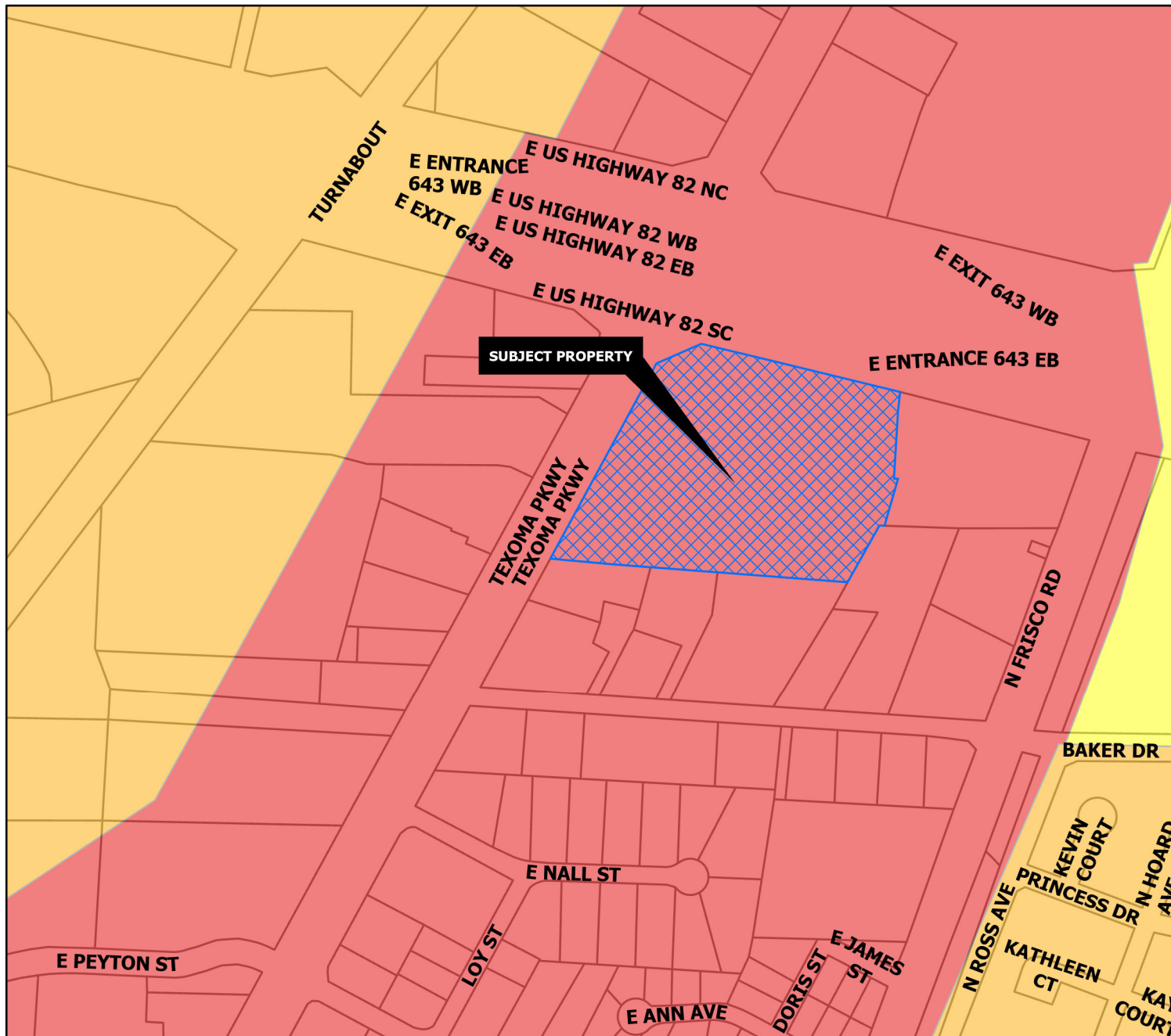


Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2525 TEXOMA PKWY





REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
2525 TEXOMA PKWY



Date: 6/13/2018 1:00 PM

Marlow, Lauren

From: Planning
To: David Pryor
Subject: RE:

From: David Pryor
Sent: Monday, July 8, 2024 7:57 AM
To: David Pryor <david.pryor@bobutterford.com>
Subject:



Sent from my iPhone



218 Emily Ln

Van Alstyne, TX 75495

(903) 815-9273

Project: Utter Properties 2 Bay Private Carwash & Detail Shop
Date: 6/5/2024

RE: Project Narrative

SUP: 2 bay private carwash & detail shop for Utter Properties - the carwash is for make ready and repaired vehicles. No public access.

Architect's Initials: BWG

BWG Architecture ©, All Rights Reserved
B.W. Green, LLC

Owner's Initials: _____



project address:

2525 TEXOMA PARKWAY
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

NEW 2 BAY PRIVATE
CARWASH & DETAIL SHOP

consultants:

CIVIL:

STRUCTURAL:

FOUNDATION:

MEP:

project team:

designed by: BWG

drafted by: BWG

project issue date:

00

project status:

CONSTRUCTION DOCUMENTS

project number:

24002

revisions:

Rev.	Description	Date

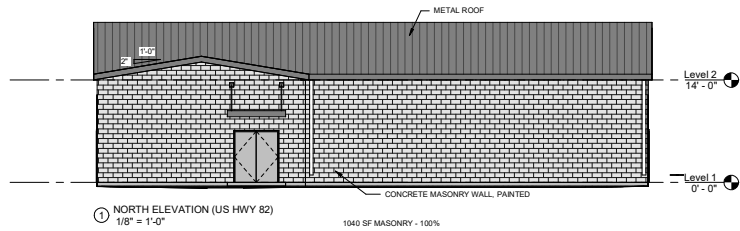
sheet name:

EXTERIOR
ELEVATIONS

sheet issue date:

6/5/2024

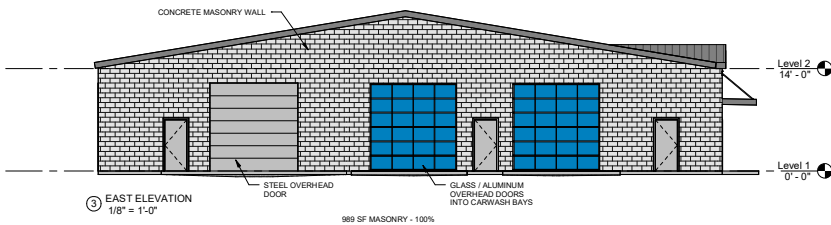
A104



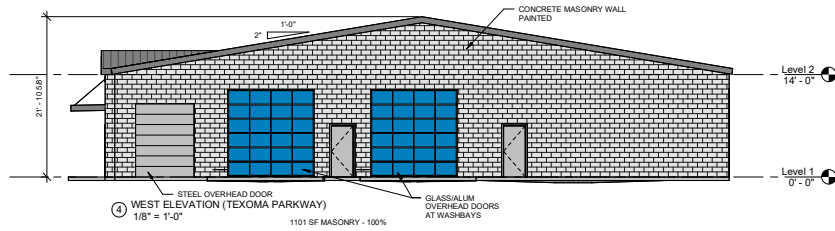
① NORTH ELEVATION (US HWY 82)
1/8" = 1'-0"

BUILDING ELEMENTS:

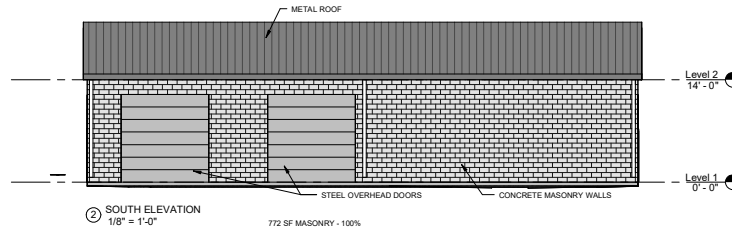
1. CANOPY (OVER DOOR)
2. VARIED ROOF HEIGHTS
3. RECESS/PROJECTION
4. PEAKED ROOF FORMS



③ EAST ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION (TEXOMA PARKWAY)
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

STAFF REVIEW LETTER

July 9, 2024

Sent via email

Bob Utter
2525 Texoma Parkway
Sherman, TX 75090

David Pryor
2525 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.017 to allow a 2.1' side setback in lieu of the required 15' for the existing structure, a Public Hearing and Variance under Section 14.02.017 to allow a 22.3' rear setback in lieu of the required 25' for the existing structure, a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/75 & 82 Overlay District, a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District, and a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)

9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Bob Utter Ford is the occupant of the Property.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
13. New structures will not be permitted within existing and proposed easements. *Code of Ordinances, Chapter 14, Article 14.04*

Solid Waste Services

14. The NEW MASONRY TRASH ENCLOSURE must be 30' long by 10' deep for three front load dumpsters to fit.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager Clint Philpott, Asst. City Manager Wayne Lee, P.E., Director of Engineering Tom Pruitt, Utility Engineer The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	Dillon Stewart, Fire Marshal Amber Doan, Engineering Coordinator Christopher Armstrong, Asst. City Engineer
--	---



City Council Regular Meeting

Agenda Item No. D.8.

Meeting Date: 8/19/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6765

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Electric Power Substation or Generating including Ground-Mounted Solar and Wind in an R-6 (Single Family Residential) District, Located At 1512 Interurban Parkway, Consisting Of 45.107 acres being a part of the Elizabeth Jones Survey, Abstract 628, City Of Sherman, Grayson County, Texas Cedar Ridge Development (Owner), Holley Energy Solutions, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Issue:

Consideration of a Specific Use Permit for 45.107 acres of land located at 1512 Interurban Parkway to Allow an Electric power substation or generating including ground-mounted solar and wind in an R-6 (Single Family Residential) District.

Background:

The property is located at 1512 Interurban Parkway between West Center Street and West Moore Street. The owner is requesting a Specific Use Permit to allow the proposed use of a battery storage site. The proposed battery storage will create better short-term power reliability for the residents of the City of Sherman during times of power instability by temporarily preventing brown and blackout events and providing general stability to the power grid. The battery energy storage facility will also provide support to the nearby Oncor substation so as to limit transmission congestion issues and increase operating reliability.

This item was previously submitted February 7, 2024 by Black Mountain Energy Storage for the March 19, 2024 Planning and Zoning Commission Meeting. On March 15, 2024 we had received an email requesting to Withdraw the item.

The following has been approved for this location:

- 3/15/2024 - Preliminary Plat of Yellow Rose Addition (**Conditionally Approved**)

Origination:

Cedar Ridge Development (Owner)
Holley Energy Solutions, LLC (Representative)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None.

Staff Recommendation:

At the June 18, 2024 regular meeting, the Planning and Zoning Commission voted 6/1 to recommend to City Council that the Specific Use Permit be approved. **Staff recommends that Council deny this item due to its proximity to Herman Baker Park and that it is not the highest and best use for this property.**

Alternatives:

The City Council could deny the request.

Attachments:

1. Ordinance No. 6765
2. Exhibit A - Survey
3. Exhibit B - Site Plan & Landscape Plan
4. Location Map
5. Zoning Map
6. Future Landuse Map
7. Property Notification Sign
8. Narrative
9. Project - Sample
10. PowerPoint
11. Support Letter - Bragg
12. Support Letter - Dupuis
13. Support Letter - Holley
14. Support Letter - Magers
15. Staff Review Letter
16. Project Overview

ORDINANCE NO. 6765

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN ELECTRIC POWER SUBSTATION OR GENERATING INCLUDING GROUND-MOUNTED SOLAR AND WIND IN A R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 1512 INTERURBAN PARKWAY, CONSISTING OF 45.107 ACRES BEING A PART OF THE ELIZABETH JONES SURVEY, ABSTRACT 628, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS CEDAR RIDGE DEVELOPMENT (OWNER), HOLLEY ENERGY SOLUTIONS, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 1512 Interurban Parkway, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to a Electric power substation or generating including ground-mounted solar and wind, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property highlighted in green on **Exhibit A – Survey/Site Plan**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal. (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. Platting of the property is required. *Code of Ordinances Chapter 10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
13. 15' Landscape Buffer along Interurban Parkway is required. Landscape Buffer is to be adjacent to Utility Easement. *City of Sherman Ordinance No. 6692.*
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*

16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

Additional Conditions:

17. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
18. The property shall be developed and used in accordance with the Landscape Plan shown in **Exhibit B**.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each

section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of August 2024.

ADOPTED on this the 19th day of August 2024.

EFFECTIVE DATE on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

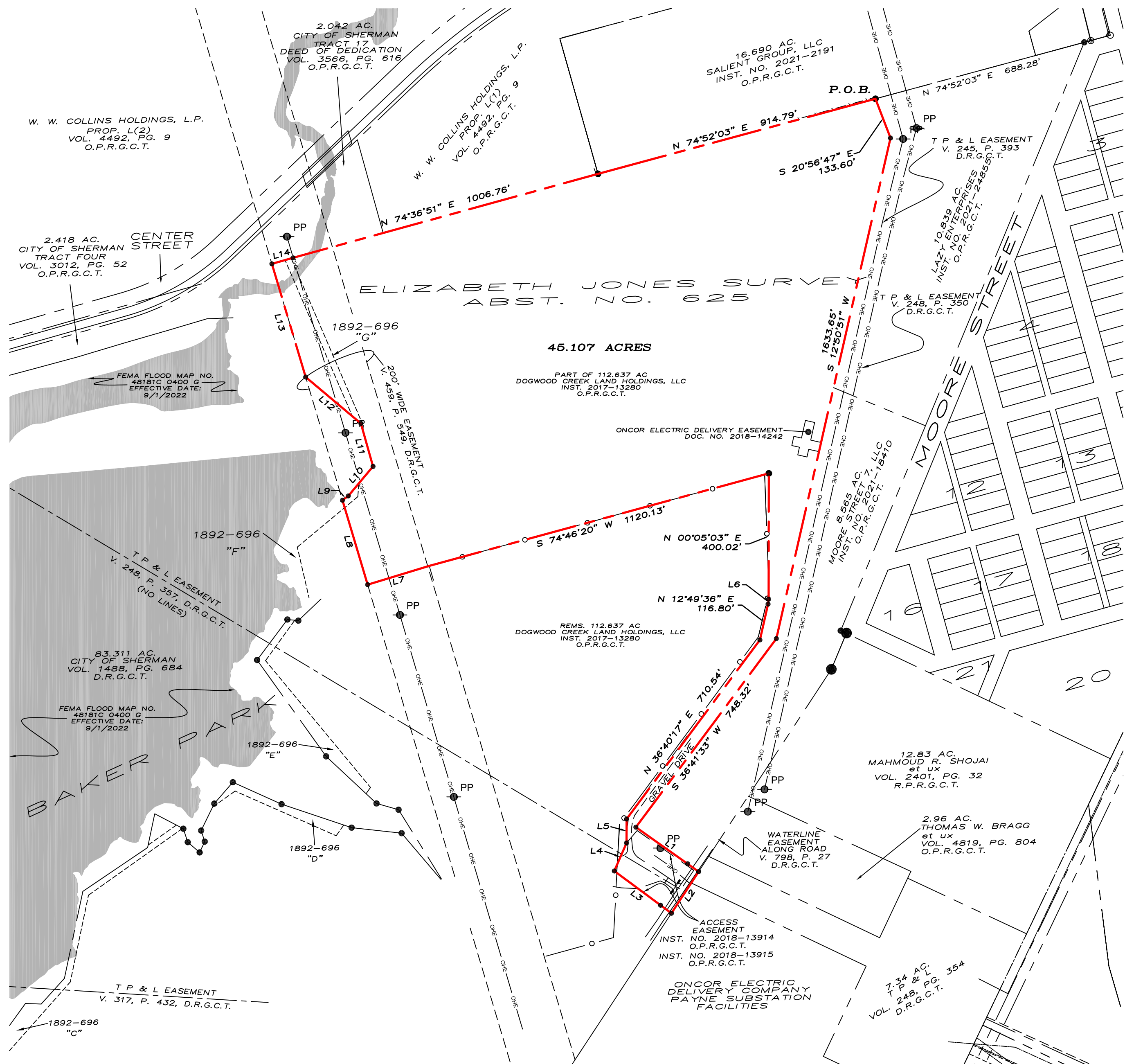
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
▲	FENCE CORNER POST FOUND
PP	POWER POLE
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	CHAINLINK FENCE
---	OVERHEAD ELEC.

Flood Information

By graphic plotting only, a portion of the subject tract lies within Zone "A" (Without Base Flood Elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0400 G, which bears an effective date of September 1, 2022.

Basis of Bearings

~ Bearings are based ~
GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

Surveyor's Notes

- The property has a total area of 47.309 acres of land.
- There are no visible signs of cemeteries observed at the time of this survey.
- All visible above ground indications of public utilities are depicted hereon.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- There is no evidence of recent street or sidewalk construction.
- There is no evidence of recent dirt work on the site.
- The subject tract has direct access to Moore Street, a public road maintained by the City of Sherman.

LINE	BEARING	DISTANCE
L1	S 54°44'23" E	244.84'
L2	S 33°14'55" W	158.14'
L3	N 53°33'15" W	226.03'
L4	N 23°36'15" E	97.35'
L5	N 00°03'38" E	76.17'
L6	N 06°26'37" E	16.00'
L7	S 73°00'45" W	204.88'
L8	N 16°37'34" W	280.39'
L9	N 53°38'55" E	23.02'
L10	N 40°01'55" E	122.59'
L11	N 15°47'05" W	142.08'
L12	N 49°57'05" W	229.64'
L13	N 16°37'34" W	375.84'
L14	N 74°07'00" E	170.00'

Zoning Information

The subject tract lies within the limits of the following zones: R-6 (Single-Family Residential) district. Requirements of these zones are as follows:
R-6 (Single-Family Residential) district:
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback: 6 feet
Max. Height: No building shall exceed 35 feet

Title Description

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of that 48.178 acre tract, recorded in Document Number 2022-12936, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the northeast corner of said 48.178 acre tract, common to the northwest corner of a called 10.839 acre tract of land described in the deed to Cedar Ridge Development, recorded in Document Number 2022-37076, said Official Public Records, and on the westerly line of a called 16.690 acre tract of land described in the deed to Solient Group, LLC, recorded in Document Number. 2021-2191, said Official Public Records;

Thence South 20°56'47" East, with the easterly line of said 48.178 acre tract, and with the westerly line of said 10.839 acre tract, a distance of 133.60 feet to a previously set 1/2" steel rod;

Thence South 12°50'51" West, continuing with the easterly line of said 48.178 acre tract, and continuing with the westerly line of said 10.839 acre tract, and with the westerly line of a called 8.565 acre tract of land described in the deed to Moore Street 7, LLC, recorded in Document Number 2021-18410, said Official Public Records, a distance of 1633.65 feet to a previously set 1/2" steel rod;

Thence South 36°41'33" West, continuing with the easterly line of said 48.178 acre tract, and with the northwesterly line of said 8.565 acre tract, a distance of 748.32 feet to a previously set 1/2" steel rod;

Thence South 54°44'23" East, with the southwesterly line of said 8.565 acre tract, crossing said Moore Street, a distance of 244.84 feet to a previously set 1/2" steel rod;

Thence South 33°14'55" West, on the southeasterly side of said Moore Street, a distance of 158.14 feet to a set 1/2" steel rod;

Thence with the westerly line of said 48.178 acre tract, the following 7 courses:

- North 53°33'15" West, a distance of 226.03 feet to a set 1/2" steel rod;
- North 23°36'15" East, a distance of 97.35 feet to a set 1/2" steel rod;
- North 00°03'38" East, a distance of 76.17 feet to a set 1/2" steel rod;
- North 36°40'17" East, a distance of 710.54 feet to a set 1/2" steel rod;
- North 12°49'36" East, a distance of 116.80 feet to a set 1/2" steel rod;
- North 06°26'37" East, a distance of 16.00 feet to a set 1/2" steel rod;
- North 00°05'03" East, a distance of 400.02 feet to a set 1/2" steel rod;

Thence South 74°46'20" West, with the southerly line of said 48.178 acre tract, a distance of 1120.13 feet to a found metal fence corner post;

Thence South 73°00'46" West, continuing with the southerly line of said 48.178 acre tract, a distance of 204.88 feet to a 1/2" steel rod set for the western-most southwest corner of the herein described tract of land;

Thence North 16°37'34" West, crossing said 48.178 acre tract, a distance of 280.39 feet to a set 1/2" steel rod, and on the westerly line of said 48.178 acre tract, and on the easterly line of a called 83.311 acre tract of land described in the deed to the City of Sherman, recorded in Volume 1488, Page 684, Deed Records, Grayson County, Texas;

Thence continuing with the westerly line of said 48.178 acre tract, and with the easterly line of said 83.311 acre tract, the following 10 courses:

- North 53°38'55" East, a distance of 23.02 feet to a set 1/2" steel rod;
- North 40°01'55" East, a distance of 122.59 feet to a set 1/2" steel rod;
- North 15°47'05" West, a distance of 142.08 feet to a set 1/2" steel rod;
- North 49°57'05" West, a distance of 229.64 feet to a set 1/2" steel rod;

Thence North 16°37'34" West, crossing said 48.178 acre tract, a distance of 375.84 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land, and on the northerly line of said 48.178 acre tract, and on the southerly line of a called 2.042 acre tract of land described as Tract 17 in the deed to City of Sherman, recorded in Volume 3566, Page 616, said Official Public Records;

Thence North 74°07'00" East, with the northerly line of said 48.178 acre tract, and with the southerly line of said 2.042 acre tract, a distance of 70.00 feet to a set 1/2" steel rod;

Thence North 74°36'51" East, continuing with the northerly line of said 48.178 acre tract, and continuing with the southerly line of said 2.042 acre tract, and with the southerly line of a tract of land described in the deed to Meritage Homes of Texas, LLC, recorded in Document Number 2023-6873, said Official Public Records, a distance of 1006.76 feet to a set 1/2" steel rod;

Thence North 74°52'03" East, continuing with the northerly line of said 48.178 acre tract, and with the southerly line of aforesaid 16.690 acre tract, a distance of 914.79 feet the Point-of-Beginning, and containing 45.107 acres of land (1,964,880 square feet), more or less

Title Information

The Title Description and Schedule B items herein are from Fidelity National Title Insurance Company, commitment # FT-44122-9001222301273-TW, Effective Date June 11, 2023.

Schedule "B" Items

The property described herein is the same property described in Fidelity National Title Insurance Company Commitment # FT-44122-9001222301273-TW, effective date June 11, 2023.

f. Easement to Texas Power & Light Company, dated May 5, 1917, recorded June 4, 1917 in Volume 245, at Page 393 Real Property Records of Grayson County, Texas.

BLANKET EASEMENT AFFECTS THE LARGER TRACT OF LAND FROM WHICH THE SURVEYED PROPERTY WAS CARVED OUT OF AFFECTS BY INGRESS AND EGRESS.

g. Easements to Texas Power & Light Company dated May 28, 1917 in Volume 248, Page 357 of the Real Property Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

h. Perpetual Easement to the United States of America dated September 7, 1944, recorded September 25, 1944 in Volume 459, at Page 549 of the Real Property Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

i. Easements to Texas Power and Light Company dated March 25, 1955, recorded April 6, 1955 in Volume 798, at Pages 27 of the Real Property Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

j. Easement to City of Sherman dated February 3, 1987, recorded February 9, 1987 in Volume 1892, at Page 696, of the Real Property Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

k. Easement granted to Oncor Electric Delivery Company LLC, recorded in Clerk's File No. 2018-14242, Real Property Records, Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

p. Access Easement as evidenced in Amended and Restated Memorandum of Ground Lease Agreement recorded under Clerk's File No. 2018-13915, Real Property Records, Grayson County, Texas and as affected by Amended and Restated Memorandum of Ground Sublease Agreement recorded under Clerk's File No. 2018-13915, Real Property Records, Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

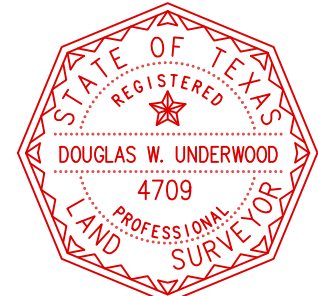
Surveyor's Certification

To: Black Mountain Energy Storage II, LLC; Cedar Ridge Development; Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, and 19 of Table A thereof.

The fieldwork was completed on October 11th, 2023
Date of Plat or Map: October 12th, 2023
Revised: October 19th, 2023

Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300



ALTA/NSPS LAND TITLE SURVEY



3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465-2151
FAX (903)465-2152

Project Location
GRAYSON COUNTY

Prepared For:

BLACK MOUNTAIN
ENERGY STORAGE II, LLC

Project Address
TBD WEST MOORE STREET
CITY OF SHERMAN

Project Name

Job Number 23070745A

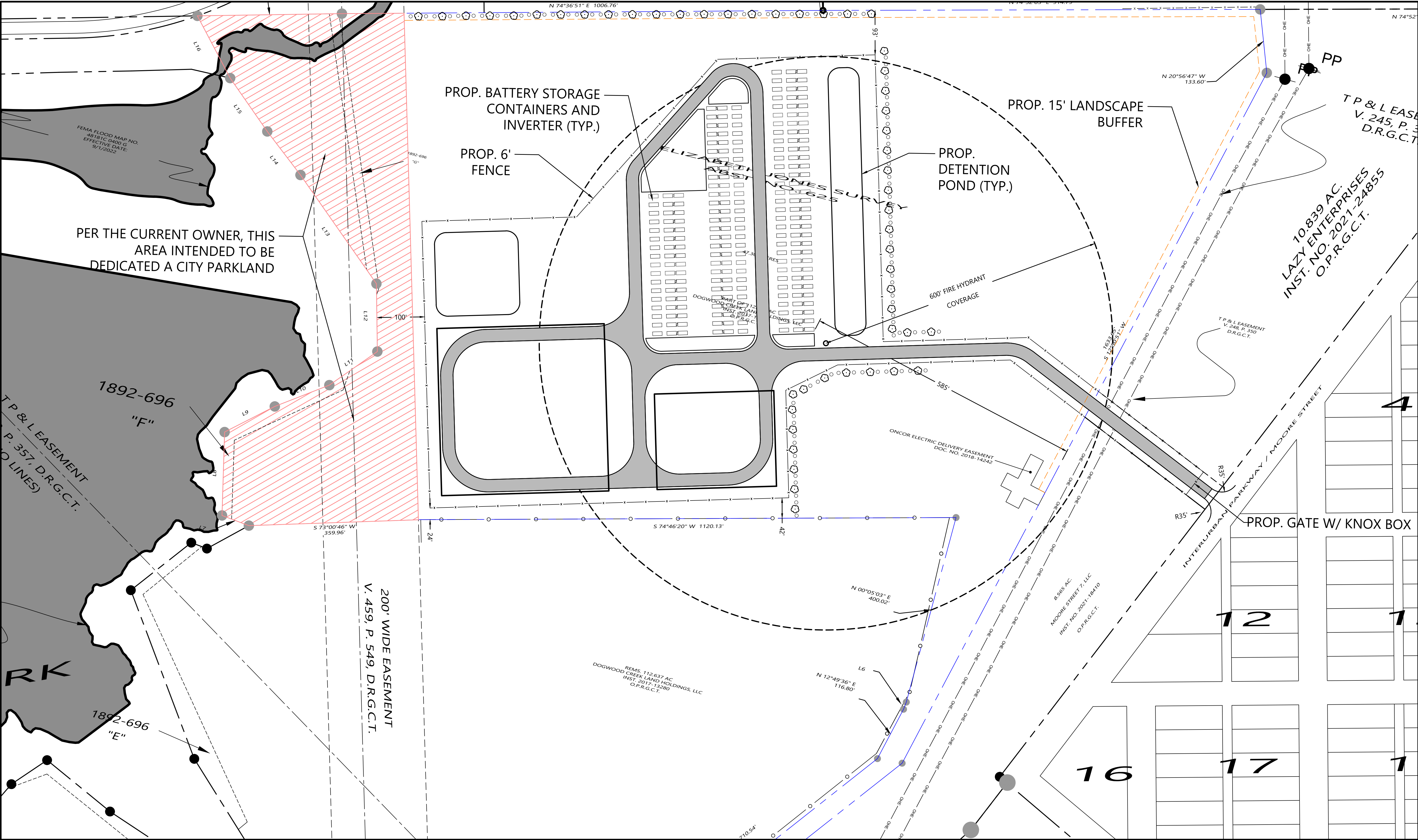
Sheet 1 of 1

Date	10/12/23	Revisions		Date	10/12/23
Dwn. By	BNH	REVISED			
Aprvd. By	DWU				
Dwg. No.	23070745A				
Scale	1" = 250'				

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LEGEND:

- PROP. GRAVEL FIRE LANE (MIN. TURNING RADIUS 38' AND 26' WIDTH)
- PROP. FIRE HYDRANT
- PROP. ORNAMENTAL/SHADE TREE (TYPE FROM APPROVED TABLE 14.1 IN LANDSCAPE ORDINANCE NO. 6692)

NOTES:

503.1.1 AMENDED – APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. EXCEPT FOR ONE- OR TWO-FAMILY DWELLINGS, THE PATH OF MEASUREMENTS SHALL BE ALONG A MINIMUM TEN FOOT (10') WIDE LEVEL (NOT EXCEEDING 3 PERCENT GRADE) AND UNOBSTRUCTED PATHWAY AROUND THE EXTERNAL WALLS OF THE STRUCTURE. (LOCATED IN CITY ORDINANCES AMENDMENTS)

507.5.1 – WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400' FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

SITE TABULATION TABLE:

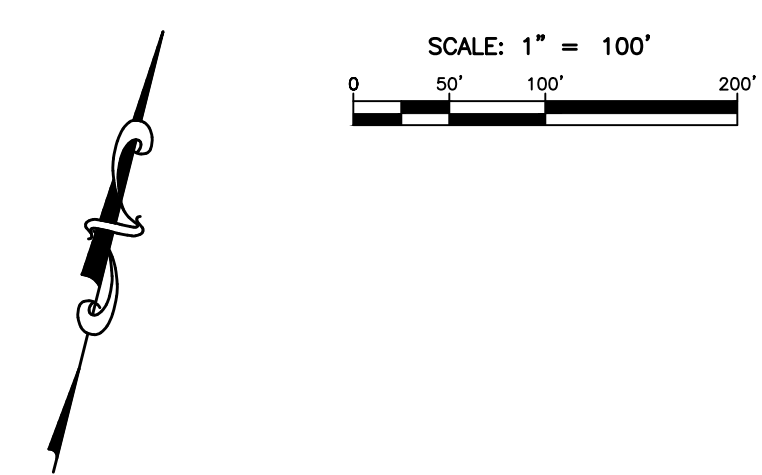
TOTAL STRUCTURE AREA:	43,725 GSF
TOTAL PROPERTY AREA:	1,976,186 GSF
REQUIRED PARKING:	0
PARKING PROVIDED:	0
CURRENT ZONING:	R-6
PROPOSED ZONING:	R-6 (ALLOWED USE W/ SUP)
IMPERVIOUS AREA:	427,693 SF
LANDSCAPED AREA:	43,504 SF
FAR:	N/A
MAX HEIGHT OF BATTERY CONTAINERS:	8 FT
MAX HEIGHT OF SUBSTATION:	45 FT

LANDSCAPE CALCULATIONS:

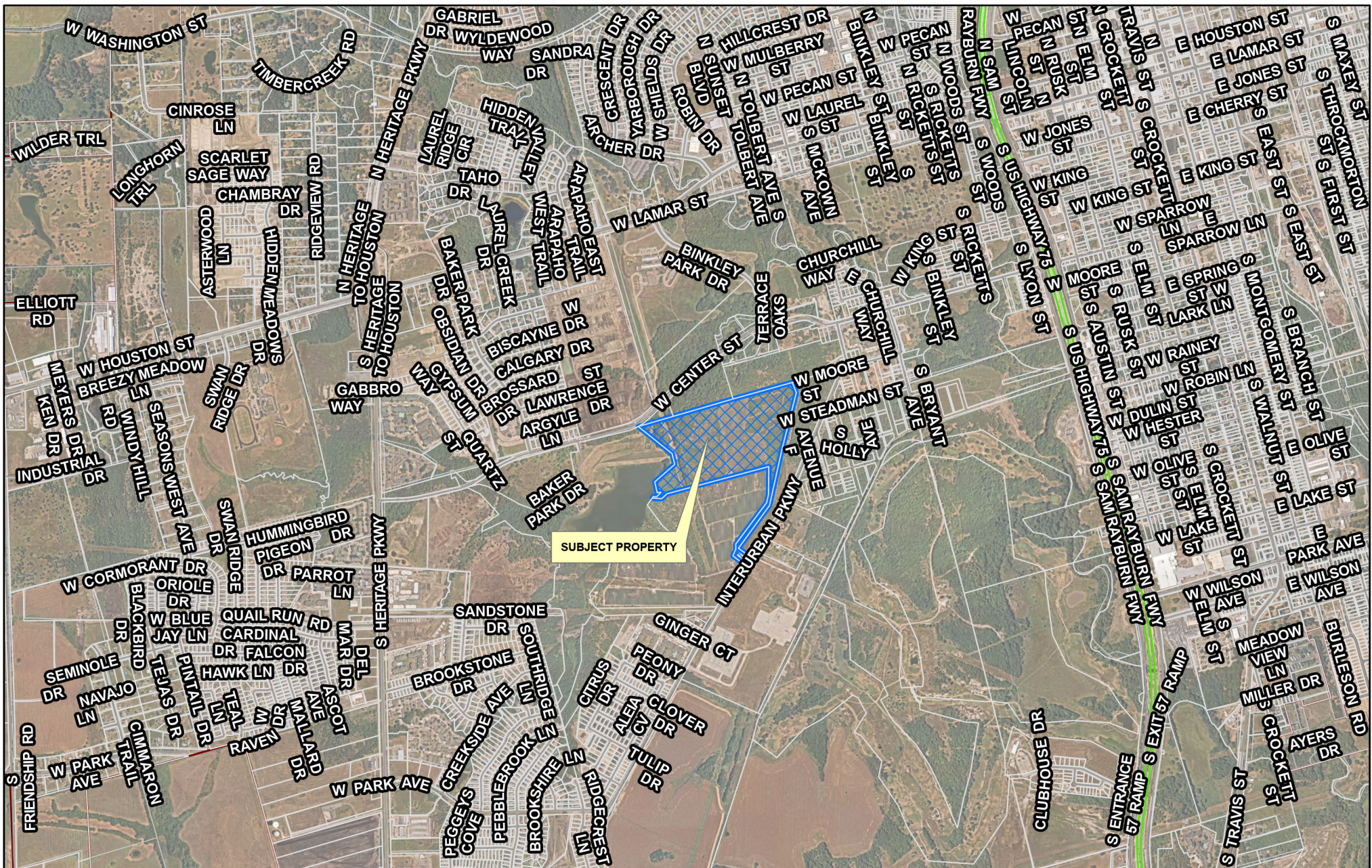
15--FT BUFFER YARD BETWEEN EASTERN AND NORTHERN PROPERTY LINES
TOTAL AREA: 43,504 SF

PLANTING REQUIREMENTS: 1 SHADE TREE + 2 ORNAMENTAL TREES / 1000 SF
MIN. 44 SHADE TREES REQUIRED + 88 ORNAMENTAL TREES REQUIRED

ANY PROTECTED TREES TO BE REMOVED WILL BE REPLACED PER THE APPROVED CITY TREE ORDINANCE.



SITE & LANDSCAPE PLAN						
HOLLEY JOLLY BESS						
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS						
DESIGN	DATE	SCALE	MARKET			NO.
CEO	11/02/23	1"=100'	ERCOT			01

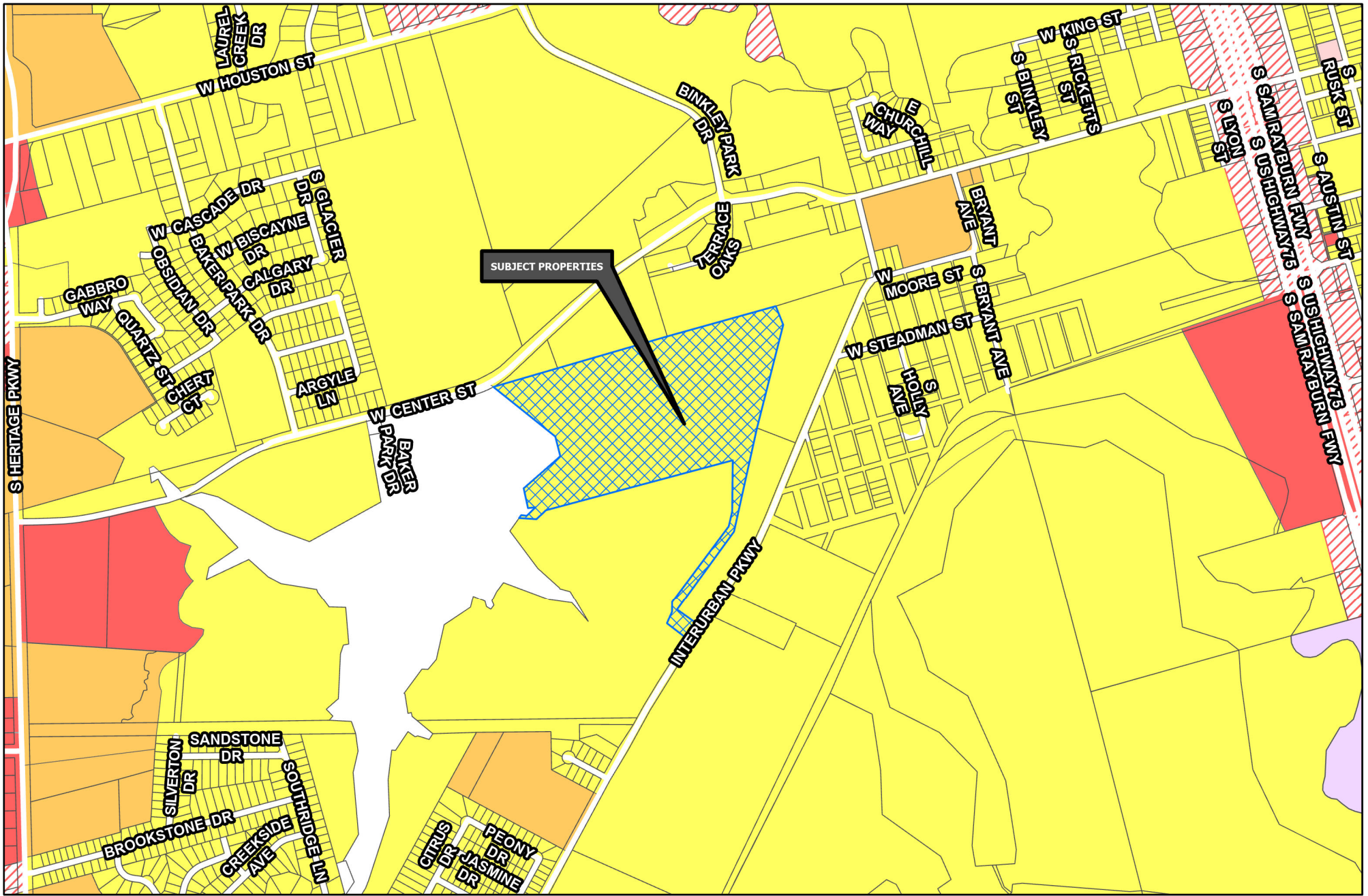


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1512 INTERURBAN PKWY



Date: 2/26/2024 3:30 PM

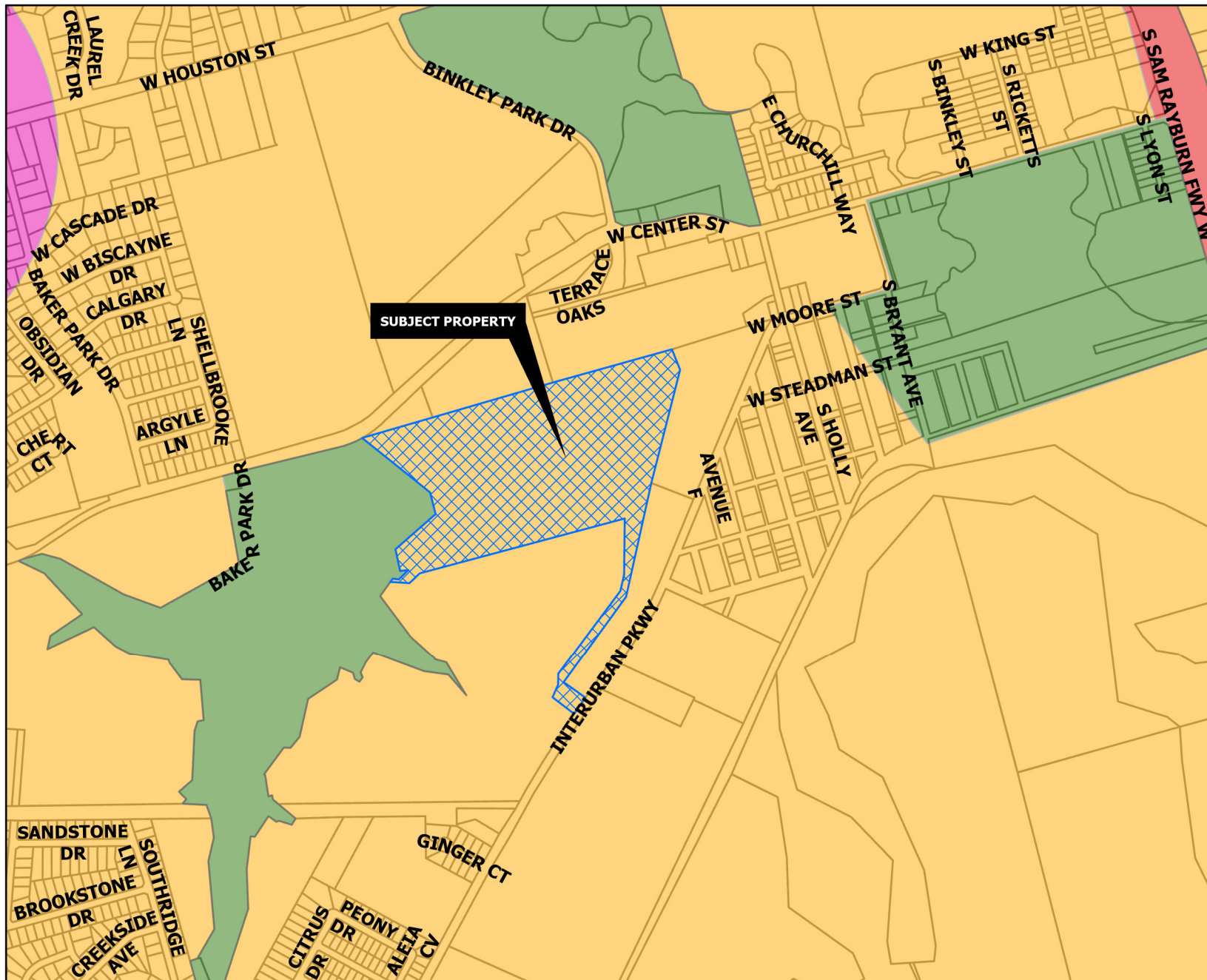


Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
1512 INTERURBAN PKWY





CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

	Agriculture/Rural		Core Neighborhood		Technology Hub
	Airport		Downtown		Planning & Zoning
	City Parkland		Regional Commercial		
	Community Commercial		Suburban Neighborhood		

CITY OF SHERMAN
FUTURE LAND USE MAP
1512 INTERURBAN PKWY



Date: 7/26/2023 1:00 PM



Add a Caption

Wednesday • Jun 5, 2024 •
3:38 PM

Adjust

 IMG_3975

Apple iPhone 13 Pro

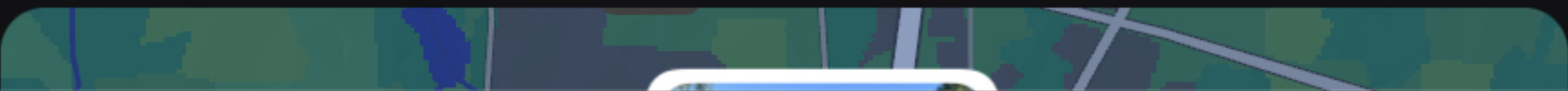
HEIF

Wide Camera — 26 mm *f*1.5

12 MP • 3024 × 4032 • 5.2 MB

VIBRANT

ISO50 | 26mm | 0ev | *f*1.5 | 1/4831s



May 7, 2024

Planning & Zoning Commission
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Holley Energy Solutions LLC

RE: Parcel #443307, G-0625, JONES ELIZABETH A-G0625, ACRES 48.178

To Whom It May Concern:

Holley Energy Solutions LLC is requesting a special use permit for the site located along Moore St / Interurban Parkway to allow the proposed use of a BESS (Battery Energy Storage System) project. The site is currently vacant and the adjacent property to the south is currently being utilized as a solar farm. The proposed BESS project contributes to increased power reliability for the residents of the City of Sherman by preventing brown and blackout events and providing increased stability to the local grid during times of power instability. The facility will also limit transmission congestion and increase operating reliability for the nearby Oncor substation. If you have any questions or require any additional information, please contact me at your convenience.

Thank you,

Holley Energy Solutions LLC





SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SSCGC, LLC (OWNERS),
SHANE SHIELDS (REPRESENTATIVE) AND CYPRESS
CREEK RENEWABLES (SOLAR COMPANY)
CONCERNING THE PROPERTY LOCATED IN THE
900-2000 BLOCKS WEST MOORE STREET, BEING
112.6372 ACRES IN THE ELIZABETH JONES
SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A)
TO ALLOW A SOLAR ENERGY FACILITY IN AN R-1
(ONE FAMILY RESIDENTIAL) DISTRICT.

SUP & SITE PLAN –
SOLAR ENERGY
FACILITY
900-2000 BLKS. W.
MOORE
(SSCGC, LLC)

They essentially take a tract of land that is crisscrossed
with utility easements and put a \$17,000,000 investment on it;
that includes the land and the equipment.

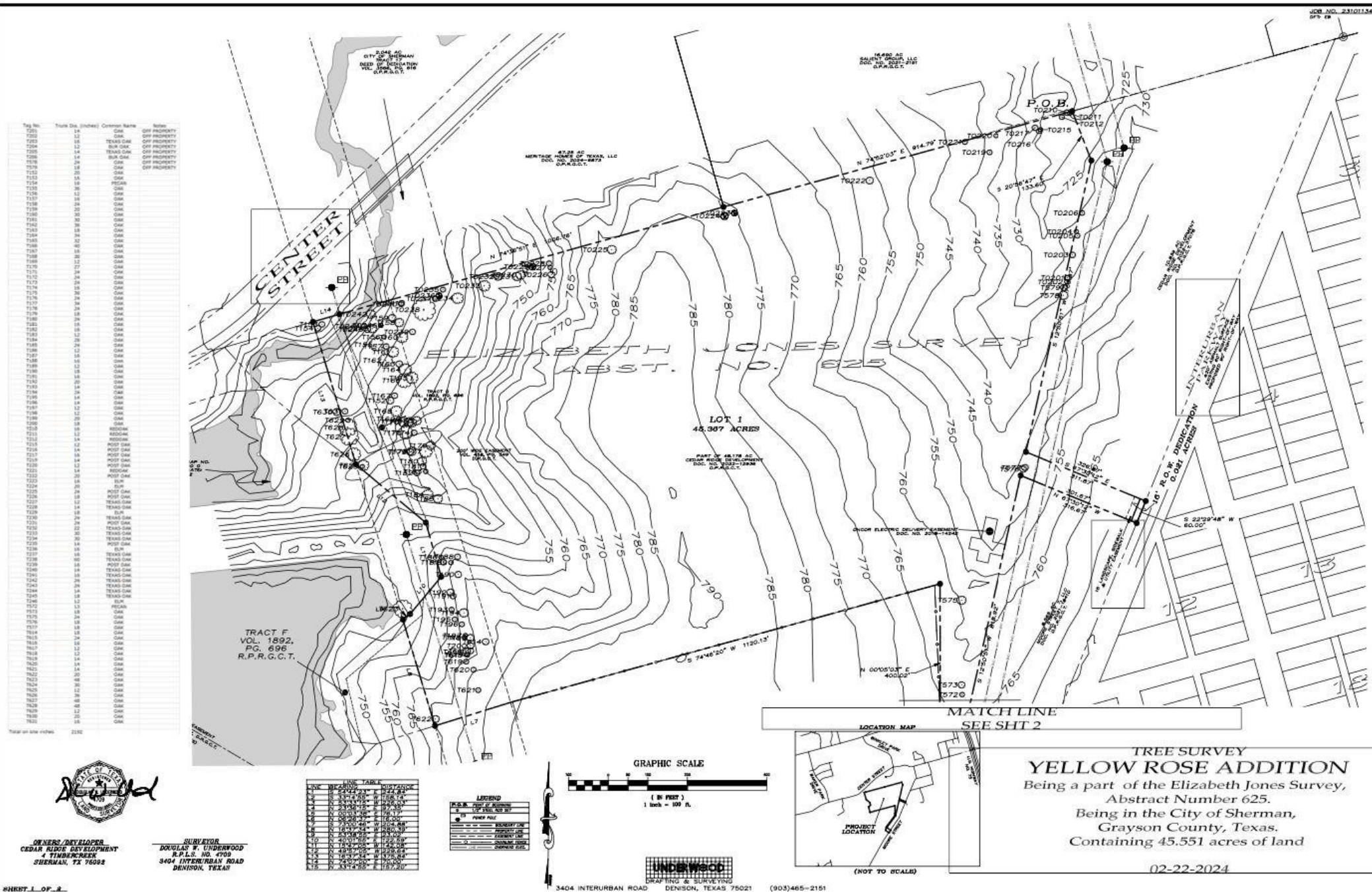
Mr. Shadden said the solar energy facility will be located on 112
plus acres off of Moore Street, however you can't see the site from
Moore Street.

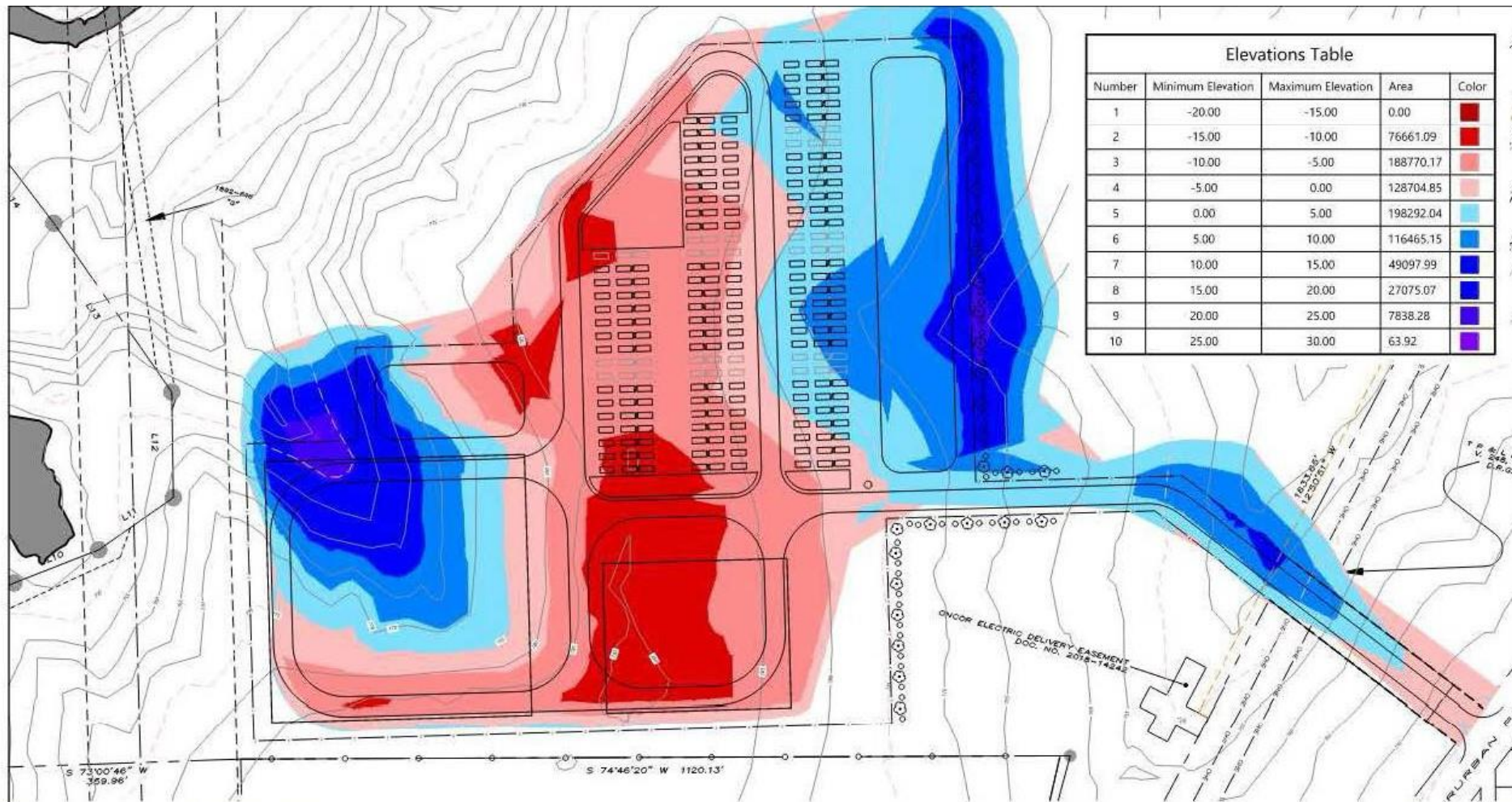
The site will generate almost no traffic and will not be staffed
daily.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER,
VELLOTTI, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED THE COMMISSION FOUND THE REQUEST





Item	Detail
Cut/Fill (Cubic Yards)	- Total Cut: 97,134 CY (shown in red) - Total Fill: 95,6670 CY (shown in blue) - Net: Cut 1,464 CY
Summary	- Based on a 1:1 cut/fill analysis, this high-level grading plan proposes net 1,464 CY of cut which can be spread out on the undeveloped portion of the site to minimize haul-off as designed - Upon detailed engineering we expect the site to balance with minimal impacts to overall grade and design



PROJECT OVERVIEW

YELLOW ROSE BESS

LAND

- **Land Control:** 40 acres (purchase option)
- **Location:** Grayson County, TX – Sherman City Limits

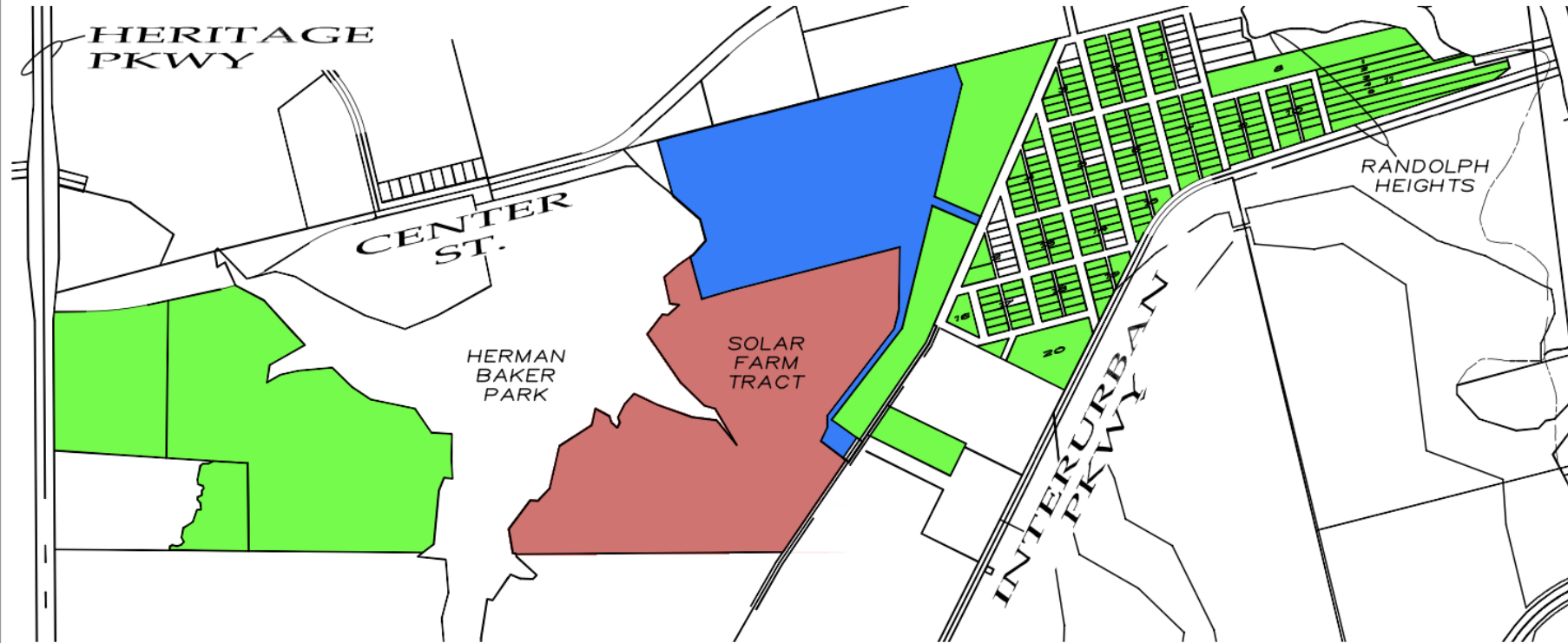
INTERCONNECTION / CONSTRUCTION

- **Proposed Size:** 200MW x 2h
 - 125,000 homes x 2 hours
- **Proposed POI:** Oncor 138kV Line Tap – Valley Switch to Stone Creek Switch
- **Filing Date:** 10/9/2023
- **Estimated Operation Date:** Q1 2027
- **Estimated Construction Start:** Q1 2026

ADDITIONAL INFORMATION

- **Full-Time Employees:** 0 (unmanned facility)
 - 100 – 200 construction jobs
- Landscaping for site maintenance
- **Project Cost:** ~\$170MM
- **Estimated Property Taxes:** \$32,833,953
(Over 25 years)





SUBJECT PROPERTY
CEDAR RIDGE DEVELOPMENT
DOC. NO. 2022-12936
R.P.R.G.C.T.

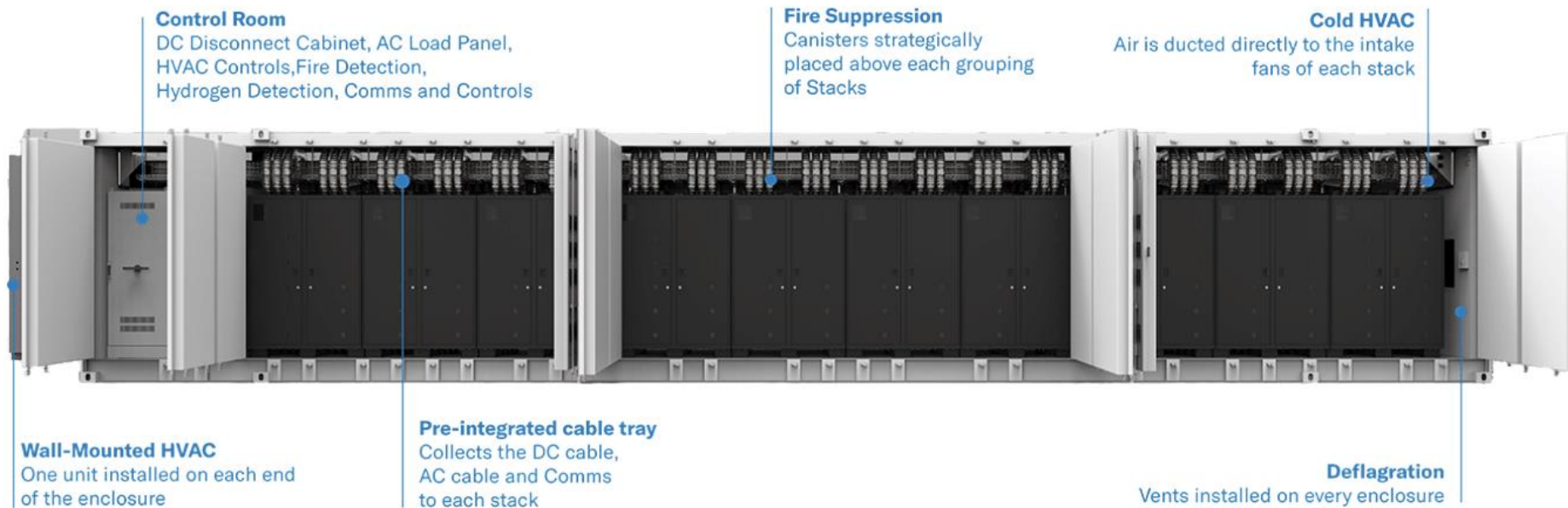
SURROUNDING SUPPORT

PROPOSED
YELLOW ROSE ADDITION
ELIZABETH JONES SURVEY,
ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BATTERY ENERGY STORAGE SYSTEMS EXPLAINED

Utility-scale BESS facilities are connected directly to the electric grid and consist of:

- Lithium-ion batteries & battery racks
- Battery enclosure containers
- Inverters to convert between DC and AC electricity
- During normal operations, the batteries are completely solid with a contained paste-like electrolyte, so off-gassing and leakage will not occur even if physically damaged
- Energy/Battery Management System (EMS/BMS) to control and monitor all equipment



BUILT-IN SAFETY FEATURES



1. Energy/Battery Management System (EMS/BMS)
 - The EMS constantly monitors all equipment and is programmed to automatically disconnect battery cells in the event of abnormal temperature or voltage conditions.
2. Unprevented Fire Event
 - National Fire Protection Association code recommends a let-it-burn approach.
 - BESS containers are adequately spaced to prevent fire propagation from one container to another.
 - Individual units are designed to completely burn within a matter of hours. Once a container is finished burning, it is craned off-site and replaced.
 - Smoke from BESS fires is similar in toxicity to that of a typical house fire and less toxic than that of a typical passenger vehicle fire.

BENEFITS TO SHERMAN AND THE SURROUNDING AREA



Increases Electric Reliability

BESS facilities store electricity to respond to supply shortages. This directly improves grid resilience, leading to fewer blackouts and brownouts for residents and businesses in the area.



Resolves Transmission Inefficiencies

Growth in renewable energy resources and the rapidly increasing demand for electricity leads to transmission inefficiencies. Battery storage facilities are strategically placed to respond.



Significant Tax Contributions

With a proposed capital investment of ~\$170MM and an operational lifespan of 20+ years, the proposed facility will become a meaningful tax contributor for decades to come.

RELIABLE POWER FOR INDUSTRIAL GROWTH

Bringing energy efficiency to the fab

Large semiconductor fabs use as much as 100 megawatt-hours of power each hour, which is more than many automotive plants or oil refineries do. In some markets, electricity can account for up to 30 percent of fab operating costs, so there is significant opportunity in rethinking power usage and management.

Steve Chen,
Apoorv Gautam, and
Florian Weig

A typical semiconductor fabrication plant, or fab, will use as much power in a year as about 50,000 homes. In fact, the larger “megafabs” can consume more electricity than auto plants and refineries. Some facilities have even built their own captive power plants.

While the power consumed by semiconductor chips has been reduced significantly in the past decade, improvements in the energy used during the chip-production process have lagged behind. Energy costs can account for 5 to 30 percent of fab operating expenses, depending on local electricity prices. High-tariff markets include semiconductor hot spots like Japan and Singapore.

Given the competitive intensity of the industry, it is not surprising that integrated device manufacturers and foundries have invested to achieve energy-efficient solutions (sometimes in collaboration with “green” nongovernmental organizations). We often find, however, that less work has been put into ensuring that the company’s infrastructure is run in the most efficient manner. Instead, reliability is frequently the primary, and sometimes the only, consideration when it comes to utility requirements. Few measurements are taken, and at many fabs, there is only one power meter for the entire clean room, despite the dozens of power-intensive tools contained therein. About \$20 million to \$30 million in electricity

McKinsey & Company - [LINK](#)

TECHNOLOGY AND IIOT > ENERGY

The Success of US Chip Manufacturing Hinges on Our Electric Grid

March 12, 2024

Advanced semiconductor equipment requires 10 times more power. Our grid is not up to the task.

Sarah Shinton

Industry Week - [LINK](#)

INDUSTRY ARTICLE

Protecting Critical Power Supplies With 24/7 Chip Production

January 28, 2024 by Danel Turk, ABB



As semiconductor shortages cause disruption worldwide, production facilities are being commissioned to meet demand. Uptime is crucial, as these facilities must run around the clock to fill backlogs and future orders. This article examines the electrification specification required to protect critical power supplies and keep semiconductor production rolling.

EE Power - [LINK](#)

Energy Considerations at the Dawn of Strategic Manufacturing



Center For Strategic & International Studies - [LINK](#)

YELLOW ROSE BESS SUMMARY

1. The SUP unanimously passed in 2017 forever changed the highest and best use of the remaining tract.
2. Surrounding neighbors overwhelmingly support this plan.
3. The proposed site will be 900' – 1600' from the road, secluded by trees and a ridge
4. Moving the property line 8 acres and 200' to the east side of the Oncor power lines makes the development virtually undetectable from the road or park.
5. The project is passive, provides more extensive green space than originally approved.
6. It will preserve trees, expand Baker Park and generate substantially more tax revenues than ANY other permitted use,
7. It provides significant economic benefits and consistent power to our corporate citizens.

June 11, 2024

RE: 1512 Interurban Parkway, request for specific use permit by Cedar Ridge Development and Holley Energy Solutions, LLC.

Dear Mr. Rob Rae, AICP, and members of the Planning and Zoning Commission

Please accept my apology that I cannot attend the June 18 session of the P & Z Commission.

As the owner of 1505 Interurban Parkway (the front door neighbor of the solar field at 1512 Interurban Parkway) I wish to modify my letter of March 11, Re: My request to deny permit.

Having been contacted by another respondent to the specific use permit, I am now satisfied that there is no intent to construct wind generation tower(s) in this development and that this is the addition of an energy storage (battery?) system as an energy source in conjunction with the solar generation system located on the same site.

Based upon my more complete knowledge of this project I would like to approve the permit.

Respectfully yours,


Thomas W. Bragg

June 13, 2024

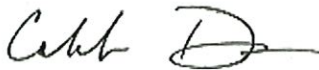
Planning and Zoning Commission
City of Sherman
220 W. Mulberry Street
Sherman TX 75090

Honorable Chairman and Commissioners,

We are writing in support of the proposed Yellow Rose BESS development. As members of Moore Street 7, LLC, we own the contiguous 8.65 acres to the proposed development. Our tract serves as a 200'-325' buffer between the tract and Interurban Way. We support the continued commercial development of this tract as the highest and best use due to the power line easements surrounding the tract the existing solar farm and the secluded nature of the tract. Furthermore, we believe the passive nature of this project will compliment future commercial development along Interurban, a minor arterial and accelerate the improvement of this vital corridor.

A battery energy storage facility in the community would serve the local electric grid during times of electricity shortage and furthermore work to prevent power outages in the area. We believe this support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources and will also help keep energy prices steady for us, the consumers. Additionally, this investment will also generate significant tax revenue for the City of Sherman, Sherman ISD, and Grayson County to help with necessary infrastructure initiatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caleb Dupuis', with a stylized flourish at the end.

Caleb Dupuis

HOLLEY JOLLY HOMES, LLC,

June 13, 2024

Planning and Zoning Commission
City of Sherman
Chairman Clay Mahone and Commissioners
220 W. Mulberry Street
Sherman TX 75090

RE: Holley Jolly Homes, LLC support for Yellow Rose BESS development

Mr. Chairman and Commissioners,

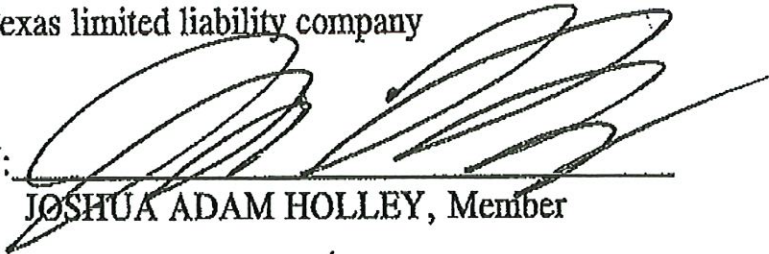
I am writing in support of the Yellow Rose BESS development as a partner in the project but also as the Managing Partner of Holley Jolly Homes, LLC. Holley Jolly Homes is the developer of Hanolley Hills Addition, a forty-three, (43) lot sub-division, surrounded by Interurban Way, Moore Street, Bryant Street and Steadman Street. The Yellow Rose BESS development will generate significant tax revenue for the City of Sherman, the Sherman ISD, and Grayson County and will be a passive commercial development which will positively impact the quality of life for the residents of Hanolley Hills and throughout Sherman.

A battery energy storage facility would serve the local electric grid during times of electricity shortage and furthermore work to prevent power outages in the area. I believe this support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources. This type of development helps keep energy prices steady for consumers and the manufacturers building FABs here in Sherman. Additionally, this development will produce "clean" energy and should help local industries maintain a lower carbon footprint.

Finally, while this development along Interurban Way will produce very little traffic but will help expedite the construction of Interurban Way and provide a needed, concrete, curb and gutter street to help students and parents drive safely to Sherman High School from Hanolley Hills.

Given the above, thank you for your support of the Yellow Rose BESS development.

HOLLEY JOLLY HOMES, LLC,
a Texas limited liability company

BY: 

JOSHUA ADAM HOLLEY, Member

June 13, 2024

Planning and Zoning Commission
c/o Rob Rae
City of Sherman
220 W. Mulberry Street
Sherman TX 75090

RE: SSCGC Holdings LLC and Lazy L Enterprises support for Yellow Rose BESS development

Chairman Mahone and Honorable Commissioners,

I am writing in my capacity as a Member of SSCGC Holdings, LLC and the Owner of Lazy L. Enterprises supporting the proposed Yellow Rose BESS development. Together these entities own 172 of the 198 platted lots in the Randolph Heights Addition located directly across Interurban Way from the proposed development. In 2017, P and Z unanimously granted an SUP for a 112 acre solar farm to utilize and enhance the power generation of the Stone Creek Substation and Switch.

Currently, an unused portion of this tract is now being proposed to be re-purposed as a battery storage facility. This tract is secluded, sitting 200'-680' off Interurban, bounded to the east and west by a large wide power line easement as well as a deep creek, to the south by the existing solar farm and to the north by a steep wooded incline. A battery energy storage facility in our community will serve the local electric grid during times of electricity shortage, work to prevent power outages in the area and support the high tech manufacturers moving into Sherman.

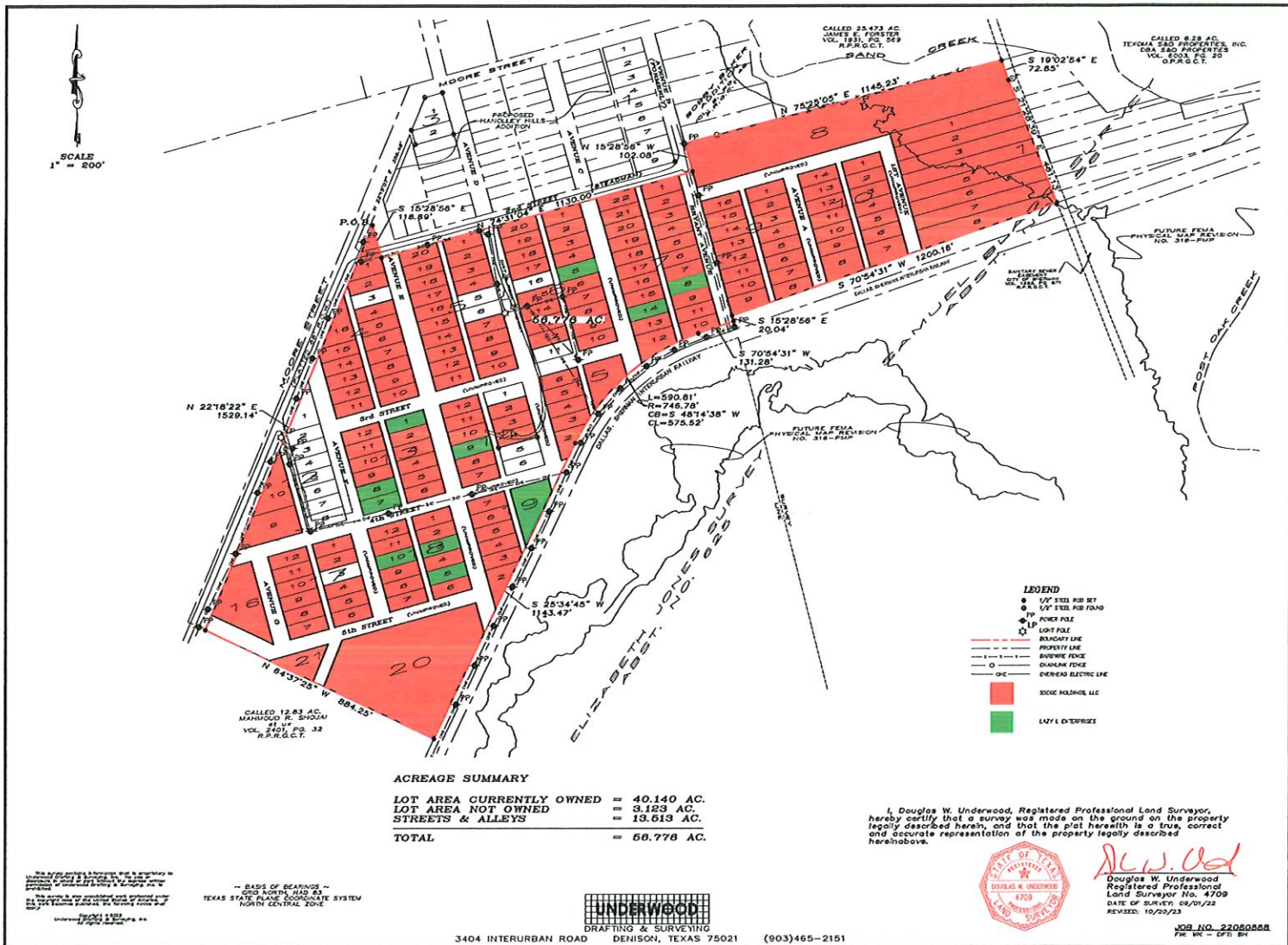
This support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources and will also help keep energy prices steady for all consumers, both residential and commercial. Additionally, this investment will generate significant tax revenues for the City of Sherman, Sherman ISD and Grayson County to help fund ongoing infrastructure initiatives. Finally, commercial development along Interurban Way will help spur the construction of this vital minor arterial roadway designed to provide safe access to Sherman High School and the surrounding neighborhoods.

Thank you for your support of this clean energy alternative, a revenue generator for the City of Sherman and Sherman ISD and is the highest and best use of the tract.

Sincerely,



William L. Magers
SSCGC Holdings, LLC
Lazy L. Enterprises



STAFF REVIEW LETTER

June 11, 2024

Sent via Email

Cedar Ridge Development
P.O. Box 911003
Sherman, TX 75090

Holley Energy Solutions, LLC
3348 West Stafford Drive
Denison, TX 75020

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Electric power substation or generating including ground-mounted solar and wind in a R-6 (Single Family Residential) District located at 1512 Interurban Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 18, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. Platting of the property is required. *Code of Ordinances Chapter 10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
13. 15' Landscape Buffer along Interurban Parkway is required. Landscape Buffer is to be adjacent to Utility Easement. *City of Sherman Ordinance No. 6692.*
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Dillon Stewart, Fire Chief
	Clint Philpott, Asst. City Manager	Amber Doan, Engineering Coordinator
	Wayne Lee, P.E., Director of Engineering	Christopher Armstrong, Asst. City Engineer
	Tom Pruitt, Utility Engineer	
	The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	

PROJECT OVERVIEW

YELLOW ROSE BESS

LAND

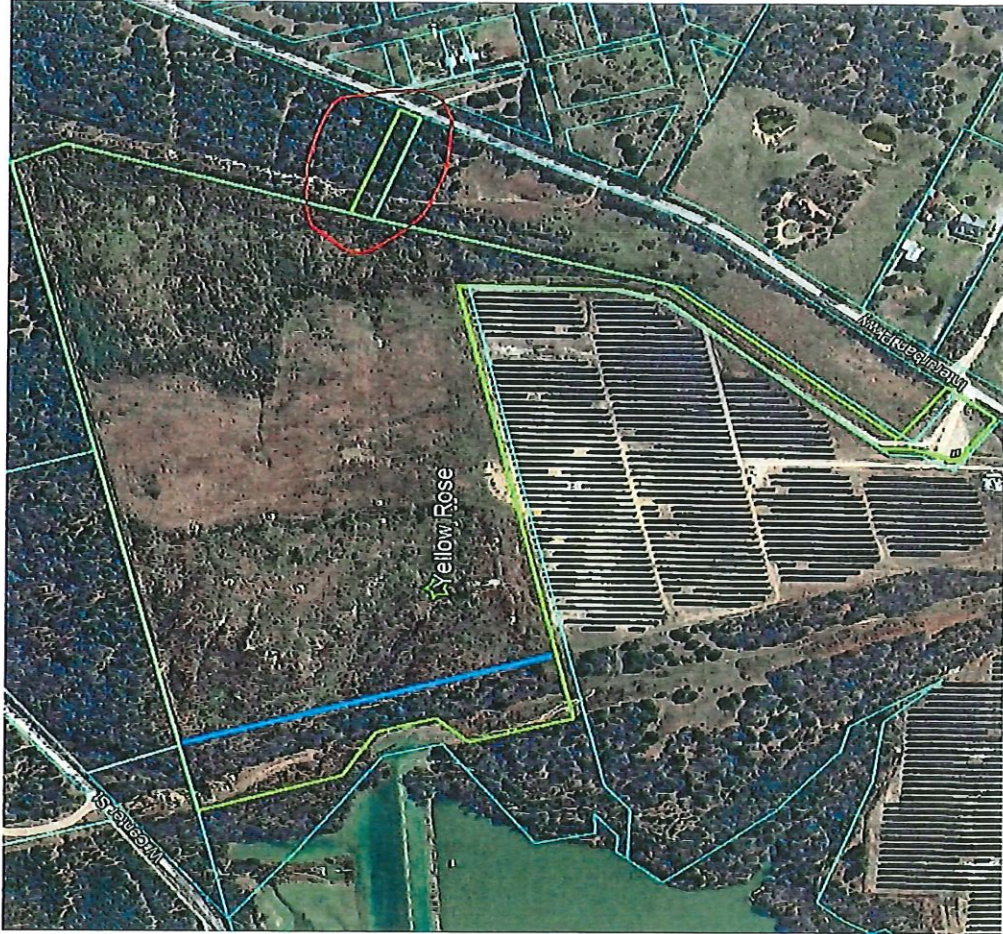
- Land Control: 40 acres (purchase option)
- Location: Grayson County, TX – Sherman City Limits

INTERCONNECTION / CONSTRUCTION

- Proposed Size: 200MW x 2h
 - 125,000 homes x 2 hours
- Proposed POI: Oncor 138kV Line Tap – Valley Switch to Stone Creek Switch
- Filing Date: 10/9/2023
- Estimated Operation Date: Q1 2027
- Estimated Construction Start: Q1 2026

ADDITIONAL INFORMATION

- Full-Time Employees: 0 (unmanned facility)
 - 100 – 200 construction jobs
- Landscaping for site maintenance
- Project Cost: ~\$170MM
- Estimated Property Taxes: \$32,833,953
(Over 25 years)















SHERMAN CITY COUNCIL Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.1.

Meeting Date: 8/19/2024

Prepared By:

Approved By:

Caption:

Close Public Hearing

Consider Adoption of Ordinances 6759, 6760, 6761, 6762, 6763, 6764 & 6765

Issue:

D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6759

Adopting a Budget and Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Declaring that this Budget Will Raise More Total Property Taxes than Last Year's Budget by \$13,381,000 and 48%, and of that Amount \$11,389,000 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and Effective Date; Providing for the Publication of the Caption Hereof

D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6760

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2024; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law; Providing for a Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon; Providing a Penalty Clause, Savings/Repealing Clause, Severability Clause and An Effective Date.

D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6761

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.632 Acres Being Lot 1 And A Part Of Lot 2, Block 31, Hilltop Estates, City Of Sherman, Grayson County, Texas, Located In The 4300 Block Cox Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-5 (Single Family Residential) District Zoning Classification, Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6762

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas, Located in the 4200 Block North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6763

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/75 & 82 Overlay District, Located in the 4200 Block North Loy Lake Road, Consisting Of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, City Of Sherman, Grayson County, Texas A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6764

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat, Or Trailer Sales, New Or Used, Automobile Repair, Body Work, Or Painting And Automobile Laundry, Carwash In A C-2 (General Commercial) District/75 & 82 Overlay District, Located At 2525 Texoma Parkway, Consisting Of 9.995 Acres Being Lot 1 In Block 1 Of Bob Utter Addition, City Of Sherman, Grayson County, Texas Bob Utter (Owner), David Pryor (Representative) And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D. 8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6765

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow An Electric Power Substation or Generating including Ground-Mounted Solar and Wind in an R-6 (Single Family Residential) District, Located At 1512 Interurban Parkway, Consisting Of 45.107 acres being a part of the Elizabeth Jones Survey, Abstract 628, City Of Sherman, Grayson County, Texas Cedar Ridge Development (Owner), Holley Energy Solutions, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Background:

Origination:

Financial Consideration:

Staff Recommendation:

Alternatives:

Attachments:

None



City Council Regular Meeting

Agenda Item No. F.1.

Meeting Date: 8/19/2024

Prepared By: Craig Long, Budget Analyst

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 7346

Approving and Adopting a Five-Year Capital Improvement Program for the City of Sherman, Texas

Issue:

To approve and adopt the City of Sherman's Capital Improvement Program 2024-2029

Background:

Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a Capital Improvement Program. As required, before consideration of the resolution, the City published a summary of the Program on the City of Sherman website and gave notice of a public hearing in a newspaper of general circulation in the City and also held the required public hearing on the Program.

Origination:

Finance Department

Financial Consideration:

The first year of projects for the General, Utility and Stormwater Capital Improvement Programs are included in the proposed fiscal year (FY) 2024-2025 budget. Therefore, there is no additional financial consideration to adopting the Capital Improvement Program.

Staff Recommendation:

The staff recommends approval of the five-year Capital Improvement Plan

Alternatives:

The Council may amend the Program and then adopt the Program with or without amendments.

Attachments:

1. Resolution No. 7346
2. FY 2024-2029 CIP--DRAFT

RESOLUTION NO. 7346

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 5th day of August, 2024, at a regular City Council meeting;

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

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit “A” and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 19th day of August, 2024.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Capital Improvement Plan of the City of Sherman

October 1, 2024 - September 30, 2029



David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Daron Holland
Josh Stevenson
Pamela Howeth
Henry Marroquin
Juston Dobbs

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2024 - SEPTEMBER 30, 2029

CITY COUNCIL

David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Pamela L. Howeth
Daron Holland
Josh Stevenson
Justin Dobbs
Henry Marroquin



Robby Hefton, City Manager

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City of Sherman, Texas

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The Honorable David Plyler, Mayor, and Members of the City Council

Subject: 2024-2025/2028-2029 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period beginning October 1, 2024 through September 30, 2029.

Our community continues to experience growth and potential for growth and, in order to meet the needs of the future, we must plan. The Capital Improvement Program forecasts our major capital improvement needs on a yearly priority basis. The plan requires annual revision in order to ensure that it meets the public safety, health and welfare needs of the citizens of Sherman, as well as our ability to finance those needs.

The Capital Improvement Program provides you with a comprehensive planning forecast of Capital Improvement needs. It outlines the recommended projects by fiscal year and estimates cost and funding sources. Each project is described by a brief narrative. The process of reviewing and approving this document requires that you concentrate on the priorities of the projects, due to funding limitations.

The Capital Improvement Program is separated into two functions, that of governmental and of proprietary. The governmental function is accounted for in the General Fund services; and the Capital Improvement Projects under this section are associated with general government and financed by taxation, grants and other General Fund sources. These projects are in the nature of streets, parks, drainage, flood control, refuse, and public safety improvements. The proprietary function is accounted for in the Utility Services section. Projects under this section are primarily for water and sewer improvements. Stormwater Fund capital improvement projects are supported and serviced by the Stormwater Fee. Summaries by fiscal year for General Services, Utility Services, and Stormwater Services are for years one through five.

This Capital Improvement Program has been reviewed and is hereby respectfully submitted for your consideration.

Very truly yours,



Robby Hefton
City Manager

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
AIRPORT SERVICES					
Airport Pavement Maintenance	\$ 199,500	\$ -	\$ -	\$ -	\$ -
Total Airport Services Department	\$ 199,500	\$ -	\$ -	\$ -	\$ -
ENGINEERING SERVICES					
Design & Construct Lone Star Parkway and Heritage Ranch Trail	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -
Three Oaks Infrastructure	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Pecan Grove Estates Infrastructure	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Travis Heights/Bel Air Boulevard	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Cherry Street Rebuild	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Washington Street Rebuild	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Sunset Street Rebuild	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Engineering - New Streets, Rebuild Existing Streets, & New Development	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Crossroads Infrastructure	\$ 10,500,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Blanton Drive Storm Drainage System - Birge to McGee	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Lamberth Road Channel Erosion Repair - N. Cornerstone Drive to US-75 Frontage	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - Progress Drive to Shepherd	\$ -	\$ 5,000,000	\$ 5,800,000	\$ 23,000,000	\$ 2,500,000
TIF #2 - Downtown General Improvements	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Phased Design & Construction of Friendship Road - SH 56 to Lamberth	\$ -	\$ 2,200,000	\$ 3,000,000	\$ 6,800,000	\$ -
Conduct Traffic Study, Followed by Phased Design & Construction of Friendship Road	\$ -	\$ 25,000	\$ 1,000,000	\$ 13,600,000	\$ -
Design & Construct East Street Extension - Sherman Street to Shark Tooth Park Parking Facility	\$ -	\$ 500,000	\$ 4,500,000	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - Center to Park Street	\$ -	\$ 8,000,000	\$ -	\$ -	\$ -
Wells Street Extension - East of Patricia Drive to Projected Stephens Road Intersection	\$ -	\$ 651,000	\$ -	\$ -	\$ -
FM 1417 Design & ROW Acquisitions - SH 56 to Travis Street	\$ -	\$ 3,300,000	\$ -	\$ -	\$ -
Phased Design & Construction for Lamberth Road & Shady Oaks Improvements	\$ -	\$ 6,700,000	\$ -	\$ -	\$ -
Phased Design & Construction of Interurban Parkway - FM 1417 to Progress	\$ -	\$ 8,700,000	\$ -	\$ -	\$ -
Improve Sherman Street to 31-Foot Road - Montgomery Street to East Street	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -
Engineer & Construct McGee Street Bridge Across Sand Creek	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Engineer & Design McGee/Washington Street - Washington to SH 289	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Develop an Intelligent Traffic System Master Plan	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Design & Construction of Park Street - Lake Street to SH 11	\$ -	\$ -	\$ 360,000	\$ 2,100,000	\$ -
Total Engineering Services	\$ 36,200,000	\$ 38,526,000	\$ 14,710,000	\$ 45,550,000	\$ 2,550,000

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
FACILITY MAINTENANCE					
Creek Erosion Control at West Hill Cemetery	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Design New Public Works Facility	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Municipal Building Improvements	\$ 807,500	\$ -	\$ -	\$ -	\$ -
Mausoleum Repairs at West Hill Cemetery	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Install New Columbarium at West Hill Cemetery	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Remodel Animal Shelter Lobby and Replace HVAC	\$ 120,800	\$ -	\$ -	\$ -	\$ -
Total Facility Maintenance Department	\$ 4,673,300	\$ -	\$ -	\$ -	\$ -
FIRE DEPARTMENT					
Acquire Land for Fire Station No. 5	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Remodel & Expand Fire Station No. 3	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Design & Construct New Fire Station No. 5	\$ -	\$ 700,000	\$ 6,300,000	\$ -	\$ -
Construct Training Tower at Fire Station No. 4	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Acquire Land for Fire Station No. 6	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Total Fire Department	\$ 3,500,000	\$ 2,200,000	\$ 6,300,000	\$ -	\$ -
PARKS AND RECREATION					
Design & Install Branded Park Signage	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Acquire land for Future Park Development	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
Install Accessible Restrooms & Improve Entrance Accessibility at Sherman Senior Center	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Outdoor Aquatics Facility	\$ -	\$ 400,000	\$ 15,000,000	\$ -	\$ -
Expand Existing Skate Park at Hawn Park	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Install Restroom & Expand Parking at Binkley Park	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Design & Construct Southwest Trail	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -
Construct Shark Tooth Park	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -
Install Outdoor Exercise Equipment at Fairview Park	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Design & Install Fishing Pier and Kayak Drop at Pecan Grove East	\$ -	\$ 700,000	\$ -	\$ -	\$ -
Various Upgrades to Rosedale Ballfield - Parking, Lighting, Restroom Facility, Etc.	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -
Install Covering for Outdoor Basketball Courts at Multiple Parks	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Design & Build Food Truck Park	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Install Pavilion at Herman Baker Park	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Expand Parking at Center Street Park	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
Design & Install Additional Dog Park	\$ -	\$ -	\$ 250,000	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Install Pedestrian/Trail Bridge Over Sand Creek	\$ -	\$ -	\$ 700,000	\$ -	\$ -
Replace Restroom Facility at Hawn Park	\$ -	\$ -	\$ 700,000	\$ -	\$ -
Design & Construct Large Athletic Complex	\$ -	\$ -	\$ -	\$ 400,000	\$ 40,000,000
Replace Restroom Facility at Herman Baker Park	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Future Trail Development Project	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Total Parks & Recreation	\$ -	\$ 20,450,000	\$ 16,650,000	\$ 1,150,000	\$ 45,000,000

POLICE DEPARTMENT

Replace Body Camera Equipment & Transfer to Cloud-Based Service	\$ 97,722	\$ 97,722	\$ 97,722	\$ 97,722	\$ 97,722
Design Public Safety Training Facility	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -
Design & Construct Sherman Police Department Gun Range	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -
Design & Construct New Animal Shelter Facility	\$ -	\$ 6,500,000	\$ -	\$ -	\$ -
Total Police Department	\$ -	\$ 10,500,000	\$ -	\$ -	\$ -

SOLID WASTE DEPARTMENT

Replace Transfer Hill at Solid Waste Facility	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -
Total Solid Waste Department	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -

STREET MAINTENANCE DEPARTMENT

Street Materials	\$ 1,944,000	\$ -	\$ -	\$ -	\$ -
Total Street Maintenance Department	\$ 1,944,000	\$ -	\$ -	\$ -	\$ -

Total General Services	\$48,714,522	\$79,423,722	\$37,907,722	\$48,947,722	\$47,647,722
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UTILITY

SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
CITY FUNDED					
Annual Sewer Line Replacements	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Oversizing Costs for Annual Water & Sewer Projects	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 500,000
Continue High Country Estates Water System Upgrades	\$ 140,000	\$ 70,000	\$ 75,000	\$ -	\$ -
Increase Existing 6-Inch Water Line to 12-Inch Line Across SH 289	\$ 82,700	\$ 1,200,000	\$ -	\$ -	\$ -
Install Temporary WWTP Building & Design-Build Permanent Staff Office Facility	\$ 150,000	\$ -	\$ 325,000	\$ 2,500,000	\$ -
Abandon Preston Club WWTP and Lift Stations	\$ 175,000	\$ -	\$ -	\$ -	\$ -
Groundwater Pump Stations Upgrades	\$ 263,200	\$ -	\$ -	\$ -	\$ -
Replace Base & Apply New Surface Course for WWTP Road	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Total City Funded	\$ 2,155,900	\$ 3,570,000	\$ 2,700,000	\$ 4,800,000	\$ 2,500,000
GTUA FUNDED					
Lead & Copper Rule Revision - Phases III Through VI	\$ 270,000	\$ 219,000	\$ 210,000	\$ 8,000,000	\$ -
Design & Construct New 18-Inch Wastewater Line Along Choctaw Creek	\$ 3,000,000	\$ 20,000,000	\$ -	\$ -	\$ -
Rehabilitate & Replace East Side Lift Station, Pumps, Electrical & Generator	\$ 750,000	\$ 5,000,000	\$ -	\$ -	\$ -
Procure Materials for Lake Texoma Pump Station Upgrades	\$ 400,000	\$ 3,700,000	\$ -	\$ -	\$ -
Engineering - New Utility Lines, Repair Existing Utility Lines, New Development	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -
Post Oak WWTP MBR 1a Industrial Expansion	\$ 57,000,000	\$ -	\$ -	\$ -	\$ -
Post Oak WWTP Expansion 1b - Engineering Phase	\$ 5,600,000	\$ -	\$ -	\$ -	\$ -
Conduct Wastewater Reuse Study	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Groundwater Deep Well Pump/Motor Improvements	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Replace Dripping Springs Road Waterline	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Conduct North WWTP Upgrades Study	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Replace Water & Sewer Utilities - Montgomery Street to East Street	\$ 320,000	\$ -	\$ -	\$ -	\$ -
Install Collection System Sewer Line - Heritage Ranch	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Replace 2-Inch Shepherd Drive Water Line With 6-Inch Line	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Rehab Stephens Pump Station & Ground Storage Tank	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -
WTP Electrical Room Expansion	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Convert Water Well Luella 4T to Submersible Pump & Motor	\$ 400,000	\$ -	\$ -	\$ -	\$ -
WTP Facility Door, Office & Breakroom Improvements	\$ 320,000	\$ -	\$ -	\$ -	\$ -
NFPA Upgrades to Grit Building at WWTP	\$ 330,000	\$ -	\$ -	\$ -	\$ -
Clarifier #3 Rehabilitation at WWTP	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Annual Water Line Replacements	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Replace Various Existing Sanitary Sewer Lines Along Post Oak Creek to WWTP	\$ -	\$ 7,332,000	\$ 9,400,000	\$ 3,800,000	\$ -
Add 8-Inch Water Line Across US 75 for Elevated Tank Level Stabilization	\$ -	\$ 78,200	\$ 521,000	\$ -	\$ -
Upsize 21-Inch Sanitary Sewer Line to 60-Inch Line - Choctaw	\$ -	\$ 1,000,000	\$ 7,000,000	\$ -	\$ -
Upsize 42-Inch Sanitary Sewer Line to 60-Inch Line - Post Oak Road	\$ -	\$ 130,000	\$ 8,700,000	\$ -	\$ -
Design & Replace Downtown Sewer Lines - Phase II	\$ -	\$ 800,000	\$ 4,200,000	\$ -	\$ -
Rehab Backwash Tank at WTP	\$ -	\$ 600,000	\$ 4,000,000	\$ -	\$ -

UTILITY

SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Design & Construct Extension to Demineralization Building at WTP	\$ -	\$ 225,000	\$ 2,000,000	\$ -	\$ -
Rehabilitation & Safety Improvements to Decant Lift Station at WWTP	\$ -	\$ 50,000	\$ 430,000	\$ -	\$ -
Upsize 15-Inch Sanitary Sewer Line to 24-Inch Line - Shepherd Drive	\$ -	\$ 600,000	\$ -	\$ 4,000,000	\$ -
Relocate New Shepherd Elevated Tank & Abandon Old Elevated Tank	\$ -	\$ 16,700,000	\$ -	\$ -	\$ -
Aston Drive Utilities	\$ -	\$ 15,600,000	\$ -	\$ -	\$ -
Crossroads Wastewater Extension	\$ -	\$ 1,550,000	\$ -	\$ -	\$ -
Abandon Old 18-Inch & 24-Inch South Industrial Sewer Line	\$ -	\$ 61,000	\$ -	\$ -	\$ -
Complete Deteriorated Southside Industrial Sewer Replacement	\$ -	\$ 1,850,000	\$ -	\$ -	\$ -
Upgrade 6-Inch Rural Water Line to 12-Inch Line	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Bel Air Construction - Phase II	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -
Bel Air Construction - Phase III	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Construct 84-Inch Water Line From Lake Texoma to WTP	\$ -	\$ 56,600,000	\$ -	\$ -	\$ -
Upgrade Backwash Blower Controls at WTP	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Rehab, Resurface & Replace Components of WTP Filter Basin	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Miscellaneous WWTP Improvements	\$ -	\$ 170,000	\$ -	\$ -	\$ -
Rehab Fairview Ground Water Pump Station & Ground Storage Tank	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -
Demolish Old Sludge Drying Beds	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Improve Safety & Operability of WWTP Electrical System	\$ -	\$ 8,250,000	\$ -	\$ -	\$ -
Construction Phase of Equalization Basin Blower Rehabilitation at WWTP	\$ -	\$ 9,120,000	\$ -	\$ -	\$ -
Increase Raw Water Pump Capacity by 32 MGD at Lake Texoma Pump Station	\$ -	\$ -	\$ 3,000,000	\$ 30,000,000	\$ -
Sample & Investigate WWTP Pond System	\$ -	\$ -	\$ 20,000	\$ 350,000	\$ -
Rehab Two Ground Water Pump Stations & Ground Storage Tanks	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Rehab Existing Underdrainage & Pumps Around WTP Structures & Pump Station	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Rehab Dorchester Ground Water Pump Station & Ground Storage Tank	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
Rehab Concrete Ground Storage Tanks & Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Total GTUA Funded	\$ 82,260,000	\$ 160,566,200	\$ 47,521,000	\$ 40,150,000	\$ 6,500,000
Total Utility Services	\$ 84,415,900	\$ 164,355,200	\$ 50,431,000	\$ 52,950,000	\$ 9,000,000

UTILITY SERVICES

DEMAND-DRIVEN MAJOR UTILITY PROJECTS

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
Convert Wastewater to Re-Use & Send to Lake Texoma	\$ -	\$ 10,000,000	\$ 60,000,000	\$ -	\$ -
Design & Construct 4 MGD South WWTP Expansion - Phase 1B	\$ -	\$ 178,000,000	\$ -	\$ -	\$ -
Install 36-Inch Medium Pressure Line to Service Southern Sherman	\$ -	\$ -	\$ 8,000,000	\$ 100,000,000	\$ -
Upgrade North Conventional WWTP from 10 MGD to 14 MGD	\$ -	\$ -	\$ 80,000,000	\$ -	\$ -
Design & Construct WTP Expansion to 30 MGD UF/RO & Install Components for Additional 15 MGD	\$ -	\$ -	\$ 300,000,000	\$ -	\$ -
Additional WTP Expansion Construction to Increase South Plant UF/RO Capacity by Additional 10 MGD	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000
Total Utility Services -- Demand-Driven	\$ -	\$ 188,000,000	\$ 448,000,000	\$ 100,000,000	\$ 30,000,000

STORMWATER SERVICES

PROJECT	FY 2025 Budgeted	FY 2026 Proposed	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Proposed
McGee Street Bridge - Erosion Repairs & Deck Overlay	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
Hillcrest/Woods Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Taylor/Washington Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Increase Culvert Capacity Under Gribble Street	\$ -	\$ -	\$ 385,000	\$ -	\$ -
Pecan/Ricketts/Centennial/Blue Flame Bridges - Erosion Repairs & Deck Overlay	\$ -	\$ -	\$ 250,000	\$ -	\$ -
Total Stormwater Services	\$ -	\$ 2,200,000	\$ 635,000	\$ -	\$ -

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 5th day of August, 2024, at a regular City Council meeting;

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

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit “A” and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 19th day of August, 2024.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the ____ day of _____, 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

CAPITAL BUDGET

2024 - 2029

GENERAL SERVICES

2024 - 2029

GENERAL SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

2024-2025

PROJECT YEAR: 2024 - 2025

RUNWAY RESURFACING AND LIGHTING AT THE SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Runway resurfacing and lighting at the Sherman Municipal Airport.
ESTIMATED COST:	\$199,500
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	These estimated costs are matching City funds (10%) required by the TxDOT Airport Infrastructure Grant.
DEPARTMENT/DIRECTOR:	Public Works Manager, Eric Sandberg

DESIGN & CONSTRUCT LONE STAR PARKWAY AND HERITAGE PARK TRAIL

DESCRIPTION:	Construct Lone Star Parkway, a minor arterial with a round-about at intersection of Heritage Ranch Trail. Additionally, construct Heritage Ranch Trail from the intersection of FM 1417 east approximately 3,500 linear feet.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project required to better address the increased flow of traffic in the area of Heritage Ranch.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

THREE OAKS INFRASTRUCTURE

DESCRIPTION:	Extend a collector street from either Park Street or Travis Street to the Three Oaks development.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	A collector is necessary to address increasing traffic flow to new development and to Shark Tooth Park area.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PECAN GROVE ESTATES INFRASTRUCTURE

DESCRIPTION:	Construction of collector streets through the phased development of Pecan Grove Estates. The City will reimburse the developer upon completion of each phase.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Infrastructure needed as phased development continues for Pecan Grove. Project is included in the Sherman Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

TRAVIS HEIGHTS / BEL AIR BOULEVARD

DESCRIPTION:	Construction of minor arterials through the Bel Air development will include four-lane, median-divided street, with water, sewer, and drainage system. Will include fifty percent reimbursement to the City.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees / Developer Reimbursement
PROJECT NECESSITY:	This project is included in the Sherman Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CHERRY STREET REBUILD

DESCRIPTION:	Remove and replace Cherry Street from Grand Avenue to East Street.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

WASHINGTON STREET REBUILD

DESCRIPTION:	Milling and overlay replacement of Washington Street, with curb and gutter rebuilt as needed.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

SUNSET STREET REBUILD

DESCRIPTION:	Milling and overlay replacement of Sunset Street, with curb and gutter rebuilt as needed.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current overlay has reached the end of its useful life and requires rebuilding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

ENGINEERING - NEW STREETS, REBUILD EXISTING STREETS & NEW DEVELOPMENT

DESCRIPTION:	Engineering costs associated in the design for new streets, rebuilding existing streets & with new development.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	As development increases, design consultation is necessary for direction.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CROSSROADS INFRASTRUCTURE

DESCRIPTION:	Construction of street, water and sewer, and storm drainage improvements for the Crossroads area.
ESTIMATED COST:	\$10,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Continued growth in near Crossroads requires expansion of City infrastructure.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT BLANTON DRIVE STORM DRAINAGE SYSTEM - BIRGE TO MCGEE

DESCRIPTION:	Design and construct a storm drainage system under Blanton Drive from Birge Street to McGee Street.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Drainage system is necessary to convey large weather event drainage to Post Oak Creek.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD CHANNEL EROSION REPAIR

DESCRIPTION:	Channel erosion repair of Lamberth Road, from N. Cornerstone Drive to US-75 Frontage Road.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Erosion repair required to address existing channel damage and prevent further erosion issues.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

CREEK EROSION CONTROL AT WEST HILL CEMETERY

DESCRIPTION:	Address creek erosion control issues at West Hill Cemetery.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Sand Creek has eroded a portion of the cemetery grounds.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores



DESIGN NEW PUBLIC WORKS FACILITY

DESCRIPTION:	Design phase for the construction of a new public works facility.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Existing facilities have reached the end of their useful life and cannot properly house expanding staff.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores



PROJECT YEAR: 2024 - 2025

MUNICIPAL BUILDING IMPROVEMENTS

DESCRIPTION:	Various improvements include second-floor restrooms and other areas or general maintenance in the Sherman Municipal Building.
ESTIMATED COST:	\$807,500
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	The project is required to address general maintenance required to extend the useful life of the historical facility.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

MAUSOLEUM REPAIRS AT WEST HILL CEMETERY

DESCRIPTION:	Perform needed repairs to the West Hill Cemetery mausoleum structure.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Repairs and expansion are necessary for upgrading and extending the West Hill Cemetery mausoleum useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

PROJECT YEAR: 2024 - 2025

INSTALL NEW COLUMBARIUM AT WEST HILL CEMETERY

DESCRIPTION:	Install new columbarium at the West Hill Cemetery.
ESTIMATED COST:	\$45,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	Continued improvements to West Hill Cemetery are required to meet the needs of the City of Sherman.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

REMODEL ANIMAL SHELTER LOBBY & REPLACE HVAC

DESCRIPTION:	Upgrades, especially security features, to the animal shelter lobby and replacement of HVAC unit.
ESTIMATED COST:	\$120,800
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	The project is necessary to address security concerns and to replace an HVAC unit at the end of its useful life.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2024 - 2025

ACQUIRE LAND FOR FIRE STATION NO. 5

DESCRIPTION:	Land acquisition for future site of a new Fire Station No. 5 facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Future relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

REMODEL & EXPAND FIRE STATION NO. 3

DESCRIPTION:	Remodel and expand existing facility for Fire Station No. 3.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Fire Station No. 3 was originally constructed in 2001. Remodeling and expansion will address structure wear & tear, as well as growth needed for expanding staff needs.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

PROJECT YEAR: 2024 - 2025

INSTALL ACCESSIBLE RESTROOMS & ENTRANCE TO SENIOR CITIZENS CENTER

DESCRIPTION:	Remodel existing front entrance and restrooms; additionally, add two additional restrooms at Senior Citizens Center.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	The existing restrooms and entrance to the Senior Citizens Facility are not currently ADA compliant. Converting available space to add two additional restrooms will help meet needs of increasing patron demand.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Project to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2024 - 2025

DESIGN PUBLIC SAFETY TRAINING FACILITY

DESCRIPTION:	Design consultation of an onsite public safety training facility at the Sherman Police Department.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Consultation necessary to determine optimal design of an onsite training facility. Currently, staff must utilize offsite vendors for gun range exercises.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

STREET MATERIALS

DESCRIPTION:	Aggregate materials of asphalt and concrete for in-house rebuilding of local streets.
ESTIMATED COST:	\$1,944,000
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Local street rebuilding with in-house crews will require materials and necessary to address aging City infrastructure.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

2025-2026

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Conduct a traffic study, to be followed by phased design and construction of a four-lane minor arterial.
ESTIMATED COST:	\$25,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT EAST STREET EXTENSION

DESCRIPTION:	Design phase to extend East Street north of the intersection with Sherman Street. Construction consists of 2,500 linear feet to connect with Shark Tooth Park parking facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Collector street is required for Shark Tooth Park and nearby residential expansion.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - CENTER TO PARK

DESCRIPTION:	Project to continue the phased design and construction of the Interurban Parkway, between Center Street and Park Street.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

WELLS STREET EXTENSION

DESCRIPTION:	Extend Wells Street from the intersection of Patricia Drive east approximately 370 linear feet to just east of South Valentine Drive; schematic from S. Valentine Drive east to projected Stephens Road intersection.
ESTIMATED COST:	\$651,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The project for public street expansion is necessary to eliminate long, dead-end roads for more efficient traffic flow.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

FM 1417 DESIGN & ROW ACQUISITIONS - SH 56 TO TRAVIS STREET

DESCRIPTION:	Design and right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$3,300,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

PHASED DESIGN & CONSTRUCTION OF LAMBERTH ROAD TO SHADY OAKS

DESCRIPTION:	Phased design and construction of Lamberth Road from east of Shady Oaks Lane intersection west to proposed 5-lane road. Project also connects Shady Oaks Lane to Shady Oaks Circle intersection.
ESTIMATED COST:	\$6,700,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The minor thoroughfare is necessary to meet current City design standards.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - FM 1417 TO PROGRESS

DESCRIPTION:	Continue phased design and construction of Interurban Parkway. This phase connects FM 1417 to Progress Drive.
ESTIMATED COST:	\$8,700,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommended a minor thoroughfare connecting FM 1417 to Progress Drive.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

IMPROVE SHERMAN STREET TO 31-FT ROAD - MONTGOMERY TO EAST STREET

DESCRIPTION:	Project to improve Sherman Street to a 31-foot back-to-back road, between Montgomery Street and East Street.
ESTIMATED COST:	\$1,400,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	With the development of the Three Oaks subdivision to the south, Sherman Street requires expansion to a standard size City street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEER & CONSTRUCT MCGEE STREET BRIDGE ACROSS SAND CREEK

DESCRIPTION:	Engineer and construct a bridge across Sand Creek on McGee Street.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This design will assist in the areas of development in West Sherman. The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

ENGINEER & DESIGN MCGEE/WASHINGTON STREET - WASHINGTON TO SH 289

DESCRIPTION:	Engineer and design phase for the future construction of McGee/Washington Street, from Washington Street to SH 289.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This design will assist in the areas of development in West Sherman. The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DEVELOP INTELLIGENT TRAFFIC SYSTEM MASTER PLAN

DESCRIPTION:	Develop an Intelligent Traffic System (ITS) Master Plan for the City of Sherman.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	A master plan is necessary for City-wide evaluation and planning of the traffic signal network.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Zachary Flores

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT NEW FIRE STATION NO. 5

DESCRIPTION:	Design phase to construct a new fire station No. 5 at new location.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Future relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

CONSTRUCT TRAINING TOWER AT FIRE STATION NO. 4

DESCRIPTION:	Construct a training facility at Station No. 4, including a tower and burn buildings.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

PROJECT YEAR: 2025 - 2026

ACQUIRE LAND FOR FIRE STATION NO. 6

DESCRIPTION:	Purchase land for future construction of Fire Station No. 6.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

ACQUIRE LAND FOR FUTURE PARK DEVELOPMENT

DESCRIPTION:	Acquire land for the development of a large regional City park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & CONSTRUCT OUTDOOR AQUATICS FACILITY

DESCRIPTION:	Design phase to construct a new outdoor aquatics center.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Splash is over twenty years old. Growing demands will necessitate expansion of aquatic amenities within the City. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

EXPAND EXISTING SKATE PARK AT HAWN PARK

DESCRIPTION:	Continue expansion of the existing skatepark located at Hawn Park.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increasing public activity at the Hawn Park skatepark suggests the need to expand amenity options. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL RESTROOM & EXPAND PARKING AT BINKLEY PARK

DESCRIPTION:	Install a restroom facility and expand existing parking at Binkley Park.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	A restroom facility and additional parking is needed to accommodate increasing usage at the Binkley Park Mountain Bike Trail.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT SOUTHWEST TRAIL

DESCRIPTION:	Design and construct a trail connecting Sherman High School, Herman Baker Park, Sory Elementary, Center Street Park, Binkley Park, and several additional neighborhoods in southwest Sherman.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The 2022 Trails Master Plan identified the Southwest Trail as a desirable alignment for connectivity from schools to the surrounding neighborhoods, creating safe routes to school.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

CONSTRUCT SHARK TOOTH PARK

DESCRIPTION:	Construction phase of a design-build for Shark Tooth Park, to be located on Post Oak Creek east of South Travis Street.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Expansion of current park infrastructure is required to meet increasing growth and demand. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

INSTALL OUTDOOR EXERCISE EQUIPMENT AT FAIRVIEW PARK

DESCRIPTION:	Install outdoor exercise equipment for use at Fairview Park.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Fairview Park suggests the need for additional park amenities. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & INSTALL FISHING PIER & KAYAK DROP AT PECAN GROVE EAST

DESCRIPTION:	Design and installation of a fishing pier, along with a kayak drop, at Pecan Grove East Park.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Pecan Grove East Park suggests the need for more improvements. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

VARIOUS UPGRADES TO ROSEDALE BALLFIELD

DESCRIPTION:	Various upgrades to Rosedale Ballfield include parking, lighting, restroom facility, fencing, sidewalks, irrigation, and ballfield grading.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This project will provide improvements and additional amenities to address increasing park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL COVERING FOR OUTDOOR BASKETBALL COURTS AT MULTIPLE PARKS

DESCRIPTION:	Install shade coverings over basketball courts at Fairview Park, Old Settlers Park, and Pecan Grove West Park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Shade covering installations are necessary to address inclement weather and heat during ballfield usage. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT FOOD TRUCK PARK

DESCRIPTION:	Design and construction of a food truck park, complete with electrical components, picnic table seating and a side stage for musical entertainment.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increasing public activity across the City park system suggests the need to expand amenity options. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

INSTALL PAVILION AT HERMAN BAKER PARK

DESCRIPTION:	Install a new pavilion for Herman Baker Lake.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Herman Baker Lake suggest the need for more park improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2025 - 2026

EXPAND PARKING AT CENTER STREET PARK

DESCRIPTION:	Expand parking area at Center Street Park.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Increased public activities at Center Street Park suggest the need for additional parking. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SYSTEM

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT SHERMAN POLICE DEPARTMENT GUN RANGE

DESCRIPTION:	Design and construct a new Sherman Police Department gun range.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The previous gun range facility was at end of its useful life and property was sold. New training facility will allow in-house training for public safety officers.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

DESIGN & CONSTRUCT NEW ANIMAL SHELTER FACILITY

DESCRIPTION:	Design and construct a new animal shelter facility.
ESTIMATED COST:	\$6,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	New facility is necessary to meet increasing demand by increasing capacity, increasing security, and enhance customer satisfaction.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

PROJECT YEAR: 2025 - 2026

REPLACE TRANSFER HILL AT SOLID WASTE FACILITY

DESCRIPTION:	Replace the current transfer hill located at the Sherman Solid Waste department.
ESTIMATED COST:	\$5,500,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The current facility is over forty years old and is nearing the end of its useful life. The new structure will include a modern covered tipping floor.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

2026-2027

PROJECT YEAR: 2026 - 2027

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$5,800,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Design phase, based on completed traffic study, to be followed by construction of a four-lane minor arterial.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT EAST STREET EXTENSION

DESCRIPTION:	Construction phase to extend East Street north of the intersection with Sherman Street. Construction consists of 2,500 linear feet to connect with Shark Tooth Park parking facility.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Collector street is required for Shark Tooth Park and nearby residential expansion.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN & CONSTRUCTION OF PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	Design phase to connect Park Street from Lake Street to SH 11.
ESTIMATED COST:	\$360,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park Street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT NEW FIRE STATION NO. 5

DESCRIPTION:	Construction phase to construct a new fire station No. 5 at new location.
ESTIMATED COST:	\$6,300,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The relocation of Fire Station No. 5 is necessary to address increasing call demand in the Loy Lake Road area.
DEPARTMENT/DIRECTOR:	Fire Chief, Billy Hartsfield

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT NEW OUTDOOR AQUATICS CENTER

DESCRIPTION:	Construction phase to construct a new outdoor aquatics center.
ESTIMATED COST:	\$15,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	The Splash is twenty years old. Growing demands will necessitate expansion of aquatic amenities within the city. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & INSTALL ADDITIONAL DOG PARK

DESCRIPTION:	Design and installation of a second dog park within the City parks system.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project is consistent with the Trails Master Plan and will address increasing park amenities demand.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

INSTALL PEDESTRIAN / TRAIL BRIDGE OVER SAND CREEK

DESCRIPTION:	Installation of a bridge over Sand Creek to accommodate pedestrian and other trail users.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	This project would provide connectivity from Binkley Park to the Lamar Greenspace.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE RESTROOM FACILITY AT HAWN PARK

DESCRIPTION:	Replace existing restroom facility at Hawn Park.
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Current restroom facility is nearing the end of its useful life and not equipped to accommodate increased park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2026 - 2027

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

2027-2028

PROJECT YEAR: 2027 - 2028

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Project for the phased design and construction of the Interurban Parkway, between Progress Drive & Shepherd Drive
ESTIMATED COST:	\$23,000,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2027 - 2028

PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD - SH 56 TO LAMBERTH

DESCRIPTION:	Complete phased design and construction of Friendship Road, connecting State Highway 56 to Lamberth Road.
ESTIMATED COST:	\$6,800,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TRAFFIC STUDY & PHASED DESIGN & CONSTRUCTION OF FRIENDSHIP ROAD

DESCRIPTION:	Construction phase, based on completed traffic study and subsequent design, to construct a four-lane minor arterial.
ESTIMATED COST:	\$13,600,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	Project is included in the Master Thoroughfare Plan. Additional improvements may be needed as Hickory Hill planned development builds out.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2027 - 2028

DESIGN & CONSTRUCTION OF PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	Construction phase to connect Park Street from Lake Street to SH 11.
ESTIMATED COST:	\$2,100,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park Street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN & INSTALL BRANDED PARK SIGNAGE

DESCRIPTION:	Design and installation of branded City signage throughout the City Park system.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Fund Revenue
PROJECT NECESSITY:	This project would provide connectivity of park locations and label City parks to be more identifiable as City property.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2027 - 2028

ACQUIRE LAND FOR FUTURE PARK DEVELOPMENT

DESCRIPTION:	Acquire land for the development of a large regional City park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DESIGN & CONSTRUCT LARGE ATHLETIC COMPLEX

DESCRIPTION:	Design phase for the construction of a large outdoor athletic complex for the City of Sherman.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Additional outdoor athletic complex locations are required to accommodate recent and future City growth. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2027 - 2028

REPLACE RESTROOM FACILITY AT HERMAN BAKER PARK

DESCRIPTION:	Replace existing restroom facility at Herman Baker Park.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Current restroom facility is nearing the end of its useful life and not equipped to accommodate increased park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

2028-2029

PROJECT YEAR: 2028 - 2029

PHASED DESIGN & CONSTRUCTION OF INTERURBAN PARKWAY - PROGRESS TO SHEPHERD

DESCRIPTION:	Complete construction of the Interurban Parkway, between Progress Drive & Shepherd Drive.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Certificates of Obligation / Impact Fees
PROJECT NECESSITY:	This project is included in the 2020 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	General improvements to the downtown Sherman area.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIRZ #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2028 - 2029

DESIGN & CONSTRUCT LARGE ATHLETIC COMPLEX

DESCRIPTION:	Construction phase for the construction of a large outdoor athletic complex for the City of Sherman.
ESTIMATED COST:	\$40,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Additional outdoor athletic complex locations are required to accommodate recent and future City growth. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

FUTURE TRAIL DEVELOPMENT PROJECT

DESCRIPTION:	Continue development of projects to connect City amenities, schools, and surrounding neighborhoods in Sherman.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Certificates of Obligation
PROJECT NECESSITY:	Project will continue alignment for connectivity from schools to surrounding neighborhoods, creating safe routes to school.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2028 - 2029

REPLACE BODY CAMERA EQUIPMENT & TRANSFER TO CLOUD-BASED SERVICE

DESCRIPTION:	Continue to replace police officer body camera equipment & transfer data to cloud-based services.
ESTIMATED COST:	\$97,722
PROPOSED FINANCING:	Tax Notes
PROJECT NECESSITY:	Renewal of expiring contract will replace outdated equipment and is State-mandated.
DEPARTMENT/DIRECTOR:	Police Chief, Jason Jeffcoat

UTILITY SERVICES 2024 - 2029

UTILITY SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System and having certain types of financing requirements different from those typically used for General Services.

2024-2025

PROJECT YEAR: 2024 - 2025

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$140,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE EXISTING 6-INCH WATER LINE TO 12-INCH LINE ACROSS SH 289

DESCRIPTION:	Increase water line across SH 289 from a 6-inch line to a 12-inch line.
ESTIMATED COST:	\$82,700
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Increasing the size of the water line is necessary to address increased growth and usage in surrounding areas.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build a permanent office facility. FY 2025 involves temporary building installation.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON PRESTON CLUB WWTP & LIFT STATIONS

DESCRIPTION:	Abandon Preston Club wastewater treatment plant and old lift stations.
ESTIMATED COST:	\$175,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Preston Club residents have been moved to the City sewer system. TCEQ requires proper abandonment of old lift stations and wastewater treatment plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

GROUNDWATER PUMP STATION UPGRADES

DESCRIPTION:	Upgrades to the groundwater pump stations include remote well security, adding chlorine analyzers, chlorine detectors, and power monitors.
ESTIMATED COST:	\$263,200
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The upgrades to the groundwater system are crucial to meet rapidly increasing demand and address wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE BASE & APPLY SURFACE COURSE FOR WWTP ROAD

DESCRIPTION:	Replace base material and install new surface course on the Wastewater Treatment Plant (WWTP) access road.
ESTIMATED COST:	\$45,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Plant access road has deteriorated due to heavy construction activities and solid waste equipment use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT NEW 18-INCH WASTEWATER LINE ALONG CHOCTAW CREEK

DESCRIPTION:	Design phase to install a new 18-inch wastewater line along Choctaw Creek.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to address increased development demand in southwest Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHABILITATE & REPLACE EAST SIDE LIFE STATION

DESCRIPTION:	Design to rehabilitate and replace the East Side lift station, including pumps, electrical and generator.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to increase sewer system capacity and replace aging infrastructure in northeast Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ENGINEERING - NEW UTILITY LINES, REPAIR EXISTING LINES & NEW DEVELOPMENT

DESCRIPTION:	Engineering costs regarding new utility lines, repairing existing lines and for new development needs.
ESTIMATED COST:	\$7,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	As development increases, the need for design consultation is necessary for City infrastructure direction.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

POST OAK WWTP MBR 1A INDUSTRIAL EXPANSION

DESCRIPTION:	Expand the Membrane BioReactor (MBR) industrial process at the Post Oak Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$57,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing industrial waste flows require expansion to meet demands at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

POST OAK WWTP EXPANSION 1B - ENGINEERING PHASE

DESCRIPTION:	Engineering phase of expansion 1b to the Membrane BioReactor (MBR) industrial process at the Post Oak Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$5,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing industrial waste flows require continued expansion to the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER REUSE STUDY

DESCRIPTION:	Conduct a wastewater reuse study for the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The study will explore the potential for treating wastewater to be reused for beneficial purposes, such as helping to reduce pressure on water-stressed bodies, and manage nutrients and pollutants in effluents.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

GROUNDWATER DEEP WELL PUMP / MOTOR IMPROVEMENTS

DESCRIPTION:	Improvements to the groundwater deep well pump and motor components of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The aging infrastructure of the groundwater system requires improvements to address aging and wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE DRIPPING SPRINGS ROAD WATERLINE

DESCRIPTION:	Replace the existing undersized waterline along Dripping Springs Road.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The current line heading towards Dos Lagos subdivision is undersized with resulting main break issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONDUCT NORTH WWTP UPGRADES STUDY

DESCRIPTION:	Conduct study to address upgrade options to the North Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Study will provide various options for increasing capacity at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE WATER & SEWER UTILITIES - MONTGOMERY TO EAST STREET

DESCRIPTION:	Replace approximately 800 LF of vitrified clay wastewater pipe, services, and manholes along with replacing and upgrading 430 LF of water line between Montgomery Street and East Street.
ESTIMATED COST:	\$320,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Clay wastewater utilities have reached end of useful life and the water line is in need of replacement and upgrades.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

INSTALL COLLECTION SYSTEM SEWER LINE AT HERITAGE RANCH

DESCRIPTION:	Install a collection system sewer line for the Heritage Ranch development.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Sewer line is required to collect Heritage Ranch sewer output into the City sewer system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$270,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

PROCURE MATERIALS FOR LAKE TEXOMA PUMP STATION UPGRADES

DESCRIPTION:	Procure materials for installation of a backup generator and switchgear at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	In an effort to mitigate delays for lead time issues, material procurement is recommended for the generator and switchgear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE 2-INCH SHEPHERD DRIVE WATERLINE WITH 6-INCH LINE

DESCRIPTION:	Replace existing 2-inch line in Shepherd Drive with new 6-inch water main from Interurban Parkway to Farmington Road.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to address undersizing issues with continued growth in Shepherd Drive area.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

REHAB STEPHENS PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitate the Stephens pump station and ground storage tank.
ESTIMATED COST:	\$2,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The station recently experienced a failure inside the tank during an EPA inspection and was noted for need of immediate repair.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

WTP ELECTRICAL ROOM EXPANSION

DESCRIPTION:	Expand the Water Treatment Plant (WTP) electrical room to form additional space for a new panel and new wiring pulled.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The control panel for the chemical pumps located in the original pump room has obsolete parts and experienced deterioration and corrosion due to years of chemical fumes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONVERT WATER WELL LUELLA 4T TO SUBMERSIBLE PUMP & MOTOR

DESCRIPTION:	Convert the Luella 4T water well to a submersible pump and motor.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Conversion will allow well to be used as a primary source and reduce neighborhood noise issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

WTP FACILITY DOOR, OFFICE & BREAKROOM IMPROVEMENTS

DESCRIPTION:	Improvements to facility doors, windows, HVAC, offices and breakroom at the Water Treatment Plant (WTP)
ESTIMATED COST:	\$320,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Improvements will replace and update Water Treatment Plant facility areas for efficiency and optimization.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

NTPA UPGRADES TO GRIT BUILDING AT WWTP

DESCRIPTION:	Perform NFPA upgrades to the grit building at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$330,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	NFPA upgrades are needed to ensure operator safety and continued operation of the grit building at the Wastewater Treatment Plant (WWTP), as recommended by the WWTP Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CLARIFIER #3 REHABILITATION AT WWTP

DESCRIPTION:	Engineering phase for the rehabilitation of the clarifier #3 at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$120,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Clarifier #3 is aging and in need of rehabilitation to remain in service, as recommended by the WWTP Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2025-2026

PROJECT YEAR: 2025 - 2026

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE EXISTING 6-INCH WATER LINE TO 12-INCH LINE ACROSS SH 289

DESCRIPTION:	Increase water line across SH 289 from a 6-inch line to a 12-inch line.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing the size of the water line is necessary to address increased growth and usage in surrounding areas.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$219,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT NEW 18-INCH WASTEWATER LINE ALONG CHOCTAW CREEK

DESCRIPTION:	Construction phase to install a new 18-inch wastewater line along Choctaw Creek.
ESTIMATED COST:	\$20,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to address increased development demand in southwest Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

REHABILITATE & REPLACE EAST SIDE LIFT STATION

DESCRIPTION:	Rehabilitate and replace the East Side lift station, including pumps, electrical and generator.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is needed to increase sewer system capacity and replace aging infrastructure in northeast Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROCURE MATERIALS FOR LAKE TEXOMA PUMP STATION UPGRADES

DESCRIPTION:	Procure materials for installation of a backup generator and switchgear at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$3,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	In an effort to mitigate delays for lead time issues, material procurement is recommended for the generator and switchgear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	This project consists of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$7,332,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ADD 8-INCH WATER LINE ACROSS US 75 FOR ELEVATED TANK LEVEL STABILIZATION

DESCRIPTION:	Design the addition of an 8-inch water line across US 75 for the Fairview and Harrison elevated tanks.
ESTIMATED COST:	\$78,200
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The addition of the water line will help to stabilize these elevated storage tanks and is included in the Water Master Plan.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPSIZE 21-INCH SANITARY SEWER LINE TO 60-INCH LINE - CHOCTAW

DESCRIPTION:	Upsize the Choctaw sanitary sewer line from a 21-inch line to a 60-inch line to address flow from The Village planned development, south of Sherman High School.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPSIZE 42-INCH SANITARY SEWER LINE TO 60-INCH LINE - POST OAK ROAD

DESCRIPTION:	Upsize the Post Oak Road sanitary sewer line from a 42-inch line to a 60-inch line.
ESTIMATED COST:	\$130,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & REPLACE DOWNTOWN SEWER LINES - PHASE II

DESCRIPTION:	Design of phase II for a multi-phase replacement of sewer lines in downtown Sherman.
ESTIMATED COST:	\$800,000
PROPOSED FINANCING:	GTUA - paid by the Downtown Tax Increment Reinvestment Zone
PROJECT NECESSITY:	The downtown sewer line system is deteriorating and reaching the end of its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

REHAB BACKWASH TANK AT WATER TREATMENT PLANT

DESCRIPTION:	Rehabilitate the Water Treatment Plant (WTP) backwash tank, including all hatches and accesses, ladders, lighting, paint/coat tank and associated equipment.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to extend tank life and meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT DEMINERALIZATION BUILDING EXTENSION

DESCRIPTION:	Design phase to build approximately 100 x 30 foot extension to the east side of the Demineralization Building at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$225,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to increase storage space and restrooms to the demineralization building.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPSIZE 15-INCH SANITARY SEWER LINE TO 24-INCH LINE - SHEPHERD

DESCRIPTION:	Engineering phase to upsize the sanitary sewer line along Shepherd Drive from a 15-inch line to a 60-inch line to address flow.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

RELOCATE NEW SHEPHERD ELEVATED TANK & ABANDON OLD ELEVATED TANK

DESCRIPTION:	Abandon old .75-MG elevated tank; Relocate new 2-MG elevated tank on Shepherd Drive to connect to new 36-inch water line.
ESTIMATED COST:	\$16,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to move new elevated tank in order to connect to the new water line on Shepherd Drive.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ASTON DRIVE UTILITIES

DESCRIPTION:	Paving and drainage improvements for new road, Aston Drive, in the Crossroads development.
ESTIMATED COST:	\$15,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is necessary for expanding the infrastructure at Crossroads to meet development demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CROSSROADS WASTEWATER EXTENSION

DESCRIPTION:	Extend the sewer for development in the Crossroads area.
ESTIMATED COST:	\$1,550,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The project is necessary for expanding the wastewater infrastructure to address continued growth of the Crossroads development.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

ABANDON OLD 18-INCH & 24-INCH SOUTH INDUSTRIAL SEWER LINES

DESCRIPTION:	Abandon the old 18-inch and 24-inch South Industrial sewer line, approximately 1,900 linear feet from new line to the Wastewater Treatment (WWTP).
ESTIMATED COST:	\$61,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	With the addition of the new line, the old South Industrial sewer line is obsolete and no longer required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

COMPLETE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER REPLACEMENT

DESCRIPTION:	Complete replacement of the deteriorated Southside Industrial Sewer behind the Wastewater Treatment Plant (WWTP), extending to Bel Air.
ESTIMATED COST:	\$1,850,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Current portion of the industrial sewer has deteriorated and is in need of replacement to maintain pipe integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPGRADE 6-INCH RURAL WATER LINE TO 12-INCH LINE

DESCRIPTION:	Upgrade the old 6-inch rural water line servicing Dos Lagos to 12-inch Sherman Standard PVC pipe.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Old rural line is undersized and requires upgrading to bring to City standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

BEL AIR CONSTRUCTION - PHASE II

DESCRIPTION:	Phase II consists of relocating existing groundwater line to follow the creek, with new pressure vault at FM 1417. Additionally, the phase includes a new 20-inch surface water line. Phase II stops at US 75.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary infrastructure to service Bel Air development and tie into the new Legacy water line.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

BEL AIR CONSTRUCTION - PHASE III

DESCRIPTION:	Construct 20-inch surface water line from creek crossing to end of Phase I line. Includes relocation existing groundwater line to follow creek, as well as constructing a new pressure vault at FM 1417. Phase III extends from Legacy Boulevard to west side of US 75.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary infrastructure to service Bel Air development and tie into the new Legacy water line.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT 84-INCH WATER LINE FROM LAKE TEXOMA TO WTP

DESCRIPTION:	Construction phase for a new 84-inch raw water line, parallel to existing 72-inch line, from Lake Texoma to the Water Treatment Plant (WTP).
ESTIMATED COST:	\$56,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Required City contribution by the North Texas Municipal Water District (NTMWD) for an additional raw water pipeline from the Lake Texoma Pump Station to the Water Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

UPGRADE BACKWASH BLOWER CONTROLS AT WTP

DESCRIPTION:	Rehabilitation to upgrade the backwash blower controls for the backwash tank at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required because the existing controls are obsolete.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB, RESURFACE & REPLACE COMPONENTS OF FILTER BASIN AT WTP

DESCRIPTION:	Rehabilitate four filter basins, replace filter media, and resurface concrete basin floors and walls at Water Treatment Plant (WTP); Additionally, replace the weir troughs.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to extend filter basin life and address erosion issues.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

MISCELLANEOUS WWTP IMPROVEMENTS

DESCRIPTION:	Address multiple immediate and near-term improvements, including improving outfall access safety elements, sludge dewatering building improvements for corrosion, replace light fixtures with LEDs, and seal EQ basin seams.
ESTIMATED COST:	\$170,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Improvements to the Wastewater Treatment Plant (WWTP) were recommended in the WWTP Condition Assessment study.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB FAIRVIEW GROUNDWATER PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitation of the Fairview groundwater pump station and groundwater storage tank.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Tank structures replaced and/or modified required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

DEMOLISH OLD SLUDGE DRYING BEDS

DESCRIPTION:	At the Wastewater Treatment Plant, remove sludge drying beds that are no longer involved in the treatment process.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Removal of these drying beds would allow for future expansions of the wastewater treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

IMPROVE SAFETY & OPERABILITY OF WWTP ELECTRICAL SYSTEM

DESCRIPTION:	Install safety and operability improvements to the Wastewater Treatment Plant (WWTP) electrical system.
ESTIMATED COST:	\$8,250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Critical electrical improvements are required to ensure the operability and safety of the WWTP system. The new system upgrades also set the groundwork for the new emergency backup generator.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2025 - 2026

CONSTRUCTON PHASE OF EQUALIZATION BASIN BLOWER REHAB AT WWTP

DESCRIPTION:	Construction phase to replace worn electrical systems, switchgear, control systems, piping components and blowers in the equalization basin blower building at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$9,120,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion, it is necessary to replace worn components to prevent equipment failure and safety hazards at the plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB & SAFETY IMPROVEMENTS TO DECANT LIFT STATION AT WWTP

DESCRIPTION:	Rehabilitate and implement safety improvements to the decant lift station at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The decant lift station allows pumping out of the sludge holding ponds. The Condition Assessment determined the station is in need of rehabilitation and missing various safety measures.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2026-2027

PROJECT YEAR: 2026 - 2027

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

CONTINUE HIGH COUNTRY ESTATES WATER SYSTEM UPGRADES

DESCRIPTION:	Continue to upgrade the water system at the High Country Estates subdivision, approximately 9,000 linear feet, annually, over a four-year period.
ESTIMATED COST:	\$75,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The annexation of High Country Estates has necessitated upgrades to bring to City water system standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build permanent office facility. FY 2026 phase is the design of the permanent facility.
ESTIMATED COST:	\$325,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$210,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	This project consists of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$9,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ADD 8-INCH WATER LINE ACROSS US 75 FOR ELEVATED TANK LEVEL STABILIZATION

DESCRIPTION:	Installation of an 8-inch water line across US 75 for the Fairview and Harrison elevated tanks.
ESTIMATED COST:	\$521,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The addition of the water line will help to stabilize these elevated storage tanks and is included in the Water Master Plan.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

UPSIZE 21-INCH SANITARY SEWER LINE TO 60-INCH LINE - CHOCTAW

DESCRIPTION:	Upsize the Choctaw sanitary sewer line from a 21-inch line to a 60-inch line to address flow from the Village.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPSIZE 42-INCH SANITARY SEWER LINE TO 60-INCH LINE - POST OAK ROAD

DESCRIPTION:	Upsize the Post Oak Road sanitary sewer line from a 42-inch line to a 60-inch line.
ESTIMATED COST:	\$8,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

DESIGN & REPLACE DOWNTOWN SEWER LINES - PHASE II

DESCRIPTION:	Design of phase II for a multi-phase replacement of sewer lines in downtown Sherman.
ESTIMATED COST:	\$4,200,000
PROPOSED FINANCING:	GTUA - paid by the Downtown Tax Increment Reinvestment Zone
PROJECT NECESSITY:	The downtown sewer line system is deteriorating and reaching the end of its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB BACKWASH TANK AT WATER TREATMENT PLANT

DESCRIPTION:	Rehabilitate the Water Treatment Plant (WTP) backwash tank, including all hatches and accesses, ladders, lighting, paint/coat tank and associated equipment.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to extend tank life and meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

DESIGN & CONSTRUCT DEMINERALIZATION BUILDING EXTENSION

DESCRIPTION:	Construction phase to build approximately 100 x 30 foot extension to the east side of the Demineralization Building at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project is necessary to increase storage space and restrooms to the demineralization building.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE RAW WATER PUMP CAPACITY BY 32 MGD AT LTPS

DESCRIPTION:	Increase raw water pump No. 1 and No. 4 capacity at the Lake Texoma Pump Station (LTPS) by 32 MGD.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to increase raw water capacity by 32 MGD at the Lake Texoma Pump Station to meet increasing demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

SAMPLE & INVESTIGATE WWTP POND SYSTEM

DESCRIPTION:	Pond sampling to investigate the geotechnical status of the pond liner at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$20,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Prior to major upgrades to the Wastewater Treatment Plant (WWTP) pond system, a thorough investigation of the pond liner is recommended by the Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB TWO GROUNDWATER PUMP STATIONS & GROUND STORAGE TANKS

DESCRIPTION:	Rehabilitation of two TBD groundwater pump stations and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REHAB EXISTING UNDERDRAINAGE & PUMPS AROUND WTP STRUCTURES & PUMP STATION

DESCRIPTION:	Rehabilitate existing underdrainage and pumps around the structures and pump station of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation of these Water Treatment Plant structures and pump station is required due to aging infrastructure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB DORCHESTER GROUNDWATER PUMP STATION & GROUND STORAGE TANK

DESCRIPTION:	Rehabilitation of The Dorchester groundwater pump station and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

REHAB & SAFETY IMPROVEMENTS TO DECANT LIFT STATION AT WWTP

DESCRIPTION:	Rehabilitate and implement safety improvements to the decant lift station at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$430,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The decant lift station allows pumping out of the sludge holding ponds. The Condition Assessment determined the station is in need of rehabilitation and missing various safety measures.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2027-2028

PROJECT YEAR: 2027 - 2028

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

INSTALL TEMPORARY WWTP BUILDING & DESIGN-BUILD PERMANENT STAFF OFFICE FACILITY

DESCRIPTION:	Install a temporary building at the Wastewater Treatment Plant to house office staff and design-build permanent office facility. FY 2027 phase is the construction of the permanent facility.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	In order to accommodate new staff, increasing permanent office space with a conference room is required.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

LEAD & COPPER RULE REVISION - PHASES III THROUGH VI

DESCRIPTION:	Application of USEPA and TCEQ Lead and Copper Rule Revision (LCRR) and sampling & reporting program - Phase III - service line inventory completion.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet TCEQ implementation deadlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE VARIOUS EXISTING SANITARY SEWER LINES ALONG POST OAK CREEK

DESCRIPTION:	Complete project consisting of the installation of new 48-inch, 60-inch and 72-inch sanitary sewer lines to replace existing 27-inch, 39-inch and 42-inch lines going to the Wastewater Treatment Plant (WWTP) along Post Oak Creek.
ESTIMATED COST:	\$3,800,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing size of creek sewer lines running to the WWTP is necessary to accommodate increasing sewer demands tied to recent and future growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

UPSIZE 15-INCH SANITARY SEWER LINE TO 24-INCH LINE - SHEPHERD

DESCRIPTION:	Installation phase to upsize the sanitary sewer line along Shepherd Drive from a 15-inch line to a 60-inch line to address flow.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Recent City growth requires increasing the size of the sanitary sewer system, in order to effectively meet wastewater collection and treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INCREASE RAW WATER PUMP CAPACITY BY 32 MGD AT LTPS

DESCRIPTION:	Increase raw water pump No. 1 and No. 4 capacity at the Lake Texoma Pump Station (LTPS).
ESTIMATED COST:	\$30,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary to increase raw water capacity by 32 MGD at the Lake Texoma Pump Station.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2027 - 2028

SAMPLE & INVESTIGATE WWTP POND SYSTEM

DESCRIPTION:	Pond sampling to investigate the geotechnical status of the pond liner at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Prior to major upgrades to the Wastewater Treatment Plant (WWTP) pond system, a thorough investigation of the pond liner is recommended by the Condition Assessment.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2028-2029

PROJECT YEAR: 2028 - 2029

ANNUAL SEWER LINE REPLACEMENTS

DESCRIPTION:	Fiscal year annual sewer line replacement, with focus based on utility staff evaluation.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Annual sewer line replacements are necessary to address wear and tear, as well as development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2028 - 2029

ANNUAL WATER LINE REPLACEMENTS

DESCRIPTION:	Annual replacement of water lines within the City of Sherman.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Line replacements required to address water quality improvements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REHAB TWO GROUNDWATER PUMP STATIONS & GROUND STORAGE TANKS

DESCRIPTION:	Rehabilitation of two TBD groundwater pump stations and ground storage tanks, including upgrades to all hatches and accesses, ladders, lighting, tank and associated equipment.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Rehabilitation is required to meet TCEQ/EPA code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2028 - 2029

REHAB CONCRETE GROUND STORAGE TANKS & PUMP STATION

DESCRIPTION:	Rehabilitate TBD concrete ground storage tanks and pump station of the Water Treatment Plant (WTP).
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is required to meet EPA/TCEQ code.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UTILITY SERVICES
DEMAND-DRIVEN PROJECTS

CAPITAL BUDGET: 2024-2029

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System. The following project summaries relate to those demand-driven projects that could be considered when development requires additional water and sewer system capacity.

2024-2025

**NO DEMAND-DRIVEN MAJOR UTILITY SERVICES
CIP PROJECTS IN FY 2025**

2025-2026

PROJECT YEAR: 2025 - 2026

CONVERT WASTEWATER TO REUSE & SEND TO LAKE TEXOMA

DESCRIPTION:	Convert wastewater to reuse and send to creek to Lake Texoma.
ESTIMATED COST:	\$10,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Indirect Potable Reuse (IPR) system required to put treated wastewater back into Lake Texoma, resulting in additional water rights use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & CONSTRUCT 4 MGD SOUTH WWTP EXPANSION - PHASE 1B

DESCRIPTION:	Design and construct 4 MGD expansion to the south Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$178,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The Treatability Study, upon completion, may require further expansion to meet industrial waste treatment needs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2026-2027

PROJECT YEAR: 2026 - 2027

CONVERT WASTEWATER TO REUSE & SEND TO LAKE TEXOMA

DESCRIPTION:	Convert wastewater to reuse and send to creek to Lake Texoma.
ESTIMATED COST:	\$60,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Indirect Potable Reuse (IPR) system required to put treated wastewater back into Lake Texoma, resulting in additional water rights use.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

INSTALL 36-INCH MEDIUM PRESSURE LINE TO SERVICE SOUTHERN SHERMAN

DESCRIPTION:	Engineering phase to install a 36-inch medium pressure water main from the Water Treatment Plant (WTP) to southern Sherman.
ESTIMATED COST:	\$8,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Installation of the line will provide the main transmission line serving the south side of Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2026 - 2027

EXPAND WTP TO 30 MGD UF/RO & INSTALL COMPONENTS FOR ADDITIONAL 15 MGD

DESCRIPTION:	Construction phase for the addition of a new building to house up to 30 MGD UF/RO and install 15 MGD additional UF/RO capacity, chemical fee, pumps, etc. at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$300,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	UF/RO expansion is critical to meet rapidly increasing demand at the Water Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPGRADE NORTH CONVENTIONAL WWTP FROM 10 MGD TO 14 MGD CAPACITY

DESCRIPTION:	Upgrade the daily treatment capacity at the Wastewater Treatment Plant (WWTP) from 10 MGD to 14 MGD.
ESTIMATED COST:	\$80,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Critical upgrade required to meet current wastewater treatment demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2027-2028

PROJECT YEAR: 2027 - 2028

INSTALL 36-INCH MEDIUM PRESSURE LINE TO SERVICE SOUTHERN SHERMAN

DESCRIPTION:	Construction phase to install a 36-inch medium pressure water main from the Water Treatment Plant (WTP) to southern Sherman.
ESTIMATED COST:	\$100,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Installation of the line will provide the main transmission line serving the south side of Sherman.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2028-2029

PROJECT YEAR: 2028 - 2029

INCREASE SOUTH PLANT UF/RO WATER TREATMENT CAPACITY BY 10 MGD AT WTP

DESCRIPTION:	Construction phase to increase the UF/RO capacity at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$30,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Increasing the capacity of the UF/RO facility will be required to meet expected future industrial growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

STORMWATER SERVICES

2024 - 2029

STORMWATER SERVICES

CAPITAL BUDGET: 2024-2029

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Stormwater Services Projects, being specifically related to the operation of the Municipal Drainage Utility System and having certain types of financing requirements different from those typically used for General Services.

2024-2025

**NO STORMWATER CIP PROJECTS
IN FY 2025 BUDGET**

2025-2026

PROJECT YEAR: 2025 - 2026

MCGEE STREET BRIDGE - EROSION REPAIRS & OVERLAY REPAIRS

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Hillcrest Street bridge and North Woods bridge at Post Oak Creek.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

HILLCREST/WOODS BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Hillcrest Street bridge and North Woods bridge at Post Oak Creek.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2025 - 2026

TAYLOR/WASHINGTON BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Taylor Street bridge and Washington bridge at Post Oak Creek Bridge.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2026-2027

PROJECT YEAR: 2026 - 2027

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET

DESCRIPTION:	Increase the capacity of the Stream G box culvert under Gribble Street.
ESTIMATED COST:	\$385,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PECAN/RICKETTS/CENTENNIAL/ETC BRIDGES - EROSION REPAIRS & DECK OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the North Ricketts Street, Centennial Street, West Pecan Street, and Blue Flame Road bridges.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2027-2028

**NO STORMWATER CIP PROJECTS
IN FY 2028 BUDGET**

2028-2029

**NO STORMWATER CIP PROJECTS
IN FY 2029 BUDGET**

CAPITAL FINANCING

CAPITAL FINANCING

In preparing a capital improvement program, care must be exercised to keep the proposed program within the financial capabilities of the City. To do this requires that consideration be given to existing revenue funds, as well as existing and proposed debt requirement. The main sources of revenue available to the City of Sherman for Capital Improvements at present are: Ad Valorem Taxes, General Fund Revenues, segregated capital funds, Texas Department of Transportation funds, other governmental grants, private funds, the Stormwater Utility Fee, and Impact Fees.

Ad Valorem Taxes: The form of revenue typically used for General Services Capital Financing is the Ad Valorem Tax. Most often this is used as a covenant of Debt Financing, and the tax is used to pay Debt Service requirements. Other uses of Ad Valorem Tax include the setting aside of a certain percent or amount of tax for "pay-as-you-go" capital financing. The City of Sherman does not currently do this. A history of property taxes for the City of Sherman is noted in Table I.

Debt Service: The City issues General Debt for General Services and Stormwater Services projects and issues debt through the Greater Texoma Utility Authority for Utility Services projects. General Debt is supported by Property Taxes and/or Sales Taxes. Table II shows the General Debt Service Requirements and the bonded debt for Lake Texoma Water Rights, which is attributable to Utility Services. Utility revenues support the contractual debt issued through the Greater Texoma Utility Authority. Table II shows the Debt Service Requirements for this obligation. Possible future debt issues must be considered in light of existing obligations in order to minimize potential tax or utility rate increases.

Private Funds: Funding from developers.

Stormwater Utility Fee: The stormwater utility fee funds drainage-related projects such as flood plain planning, property acquisition, and construction projects.

Impact Fees: - Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Impact Fees are meant to recover the incremental cost of the impact of each new unit of development towards new infrastructure needs. Impact Fees are a mathematical calculation that determines a maximum fee that would be equivalent to growth paying for growth.

TABLE I

**ANALYSIS OF ASSESSED VALUATION
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	REAL PROPERTY ASSESSED VALUE	PERSONAL PROPERTY ASSESSED VALUE	TOTAL
2020	\$2,641,162,657	\$839,573,445	\$3,480,736,102
2021	\$2,878,715,276	\$941,125,157	\$3,819,840,433
2022	\$3,247,497,789	\$876,451,153	\$4,123,948,942
2023	\$3,907,168,033	\$930,694,928	\$4,837,862,961
2024	\$4,738,450,482	\$1,051,373,887	\$5,789,824,369

**ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2020	\$17,020,800	\$15,882,649	93.31%	\$104,715	\$15,987,364
2021	\$18,679,020	\$17,505,842	93.72%	\$121,278	\$17,627,119
2022	\$20,166,110	\$18,879,386	93.62%	\$115,451	\$18,994,837
2023	\$22,734,666	\$21,561,191	94.84%	\$72,253	\$21,633,444
2024	\$29,412,308	\$26,911,560	91.50%	\$0	\$26,911,560

NOTE: 2024 COLLECTIONS ARE ESTIMATES AT 6-30-2024

TABLE II

**BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2023-2024**

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2023
2006	LAKE TEXOMA WATER RIGHTS	40	\$3,727,060	\$1,791,359	\$1,935,701
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	\$6,970,000	\$1,845,000	\$5,125,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	\$9,360,000	\$4,155,000	\$5,205,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	\$18,110,000	\$3,460,000	\$14,650,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	\$3,900,000	\$890,000	\$3,010,000
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	\$18,980,000	\$2,030,000	\$16,950,000
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	\$19,130,000	\$1,875,000	\$17,255,000
2021	LIMITED TAX NOTES SERIES 2021	5	\$1,980,000	\$965,000	\$1,015,000
2021	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC FACILITY AND STREET IMPROVEMENTS	30	\$29,025,000	\$990,000	\$28,035,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2023
2022	LIMITED TAX NOTES SERIES 2022	5	\$2,100,000	\$695,000	\$1,405,000
2023	LIMITED TAX NOTES SERIES 2023	5	\$3,095,000	\$505,000	\$2,590,000
2023	GENERAL IMPROVEMENTS CERTIFICATES OF OBLIGATION SERIES 2023	30	\$73,640,000	\$0	\$73,640,000

**BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2024 - 2054**

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2024	\$6,631,428	\$6,570,690	\$13,202,119
2025	\$6,555,515	\$6,639,404	\$13,194,919
2026	\$6,866,428	\$6,335,645	\$13,202,073
2027	\$6,724,059	\$6,020,509	\$12,744,569
2028	\$6,633,525	\$5,718,444	\$12,351,969
2029	\$5,906,748	\$5,421,058	\$11,327,806
2030-2034	\$30,125,943	\$23,771,551	\$53,897,495
2035-2039	\$30,248,758	\$18,153,580	\$48,402,338
2040-2044	\$28,485,000	\$12,754,800	\$41,239,800
2045-2049	\$23,090,000	\$7,562,100	\$30,652,100
2050-2054	\$19,540,000	\$2,253,963	\$21,793,963
TOTAL	\$170,807,405	\$101,201,744	\$272,009,149

TABLE III**CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2024 - 2054**

YEAR	PRINCIPAL	INTEREST	TOTAL
2024	\$5,444,480	\$1,671,993	\$7,116,473
2025	\$5,575,960	\$4,381,986	\$9,957,946
2026	\$5,707,440	\$19,994,303	\$25,701,743
2027	\$10,008,920	\$29,271,633	\$39,280,553
2028	\$14,525,400	\$28,907,606	\$43,433,006
2029	\$15,141,880	\$28,318,530	\$43,460,410
2030-2034	\$84,710,960	\$131,581,090	\$216,292,050
2035-2039	\$103,660,000	\$111,487,925	\$215,147,925
2040-2044	\$121,360,000	\$86,312,934	\$207,672,934
2045-2049	\$150,910,000	\$55,481,719	\$206,391,719
2050-2054	\$154,040,000	\$17,952,650	\$171,992,650
TOTAL	\$671,085,040	\$515,362,369	\$1,186,447,409



City Council Regular Meeting

Agenda Item No. F.2.

Meeting Date: 8/19/2024

Prepared By: Zachary Flores, Assistant City Manager

Approved By: Teri Fine, Assistant to the City Manager

Caption:

RESOLUTION NO. 7347

Awarding a Bid to and Authorizing Execution of a Contract with Tegrity Contractors, Inc. for the Sherman City Hall Remodel Project

Issue:

To consider awarding a bid to and authorizing execution of a contract with Tegrity Contractors, Inc., for the remodeling of the Sherman City Hall facility.

Background:

The current City Hall was opened in 2000 after being renovated from its previous use as the City's post office. The building has provided offices for several municipal functions within its original footprint. Evaluation of the building showed better space utilization could be accomplished if it were to be reconfigured and updated. Hidell and Associates designed a new layout that could be accomplished with minimally invasive construction. This contract is for the construction of renovations to City Hall.

A public request for competitive, sealed proposals resulted in six (6) submittals being opened on August 6, 2024.

After staff evaluation of all submittals, and additional interviews with three (3) short-listed contractors, Tegrity Contractors, Inc. of Allen, Texas received the highest valuation. This valuation was based on specific criteria detailed in the request for proposals.

Origination:

Management Services

Financial Consideration:

The proposed cost submitted by Tegrity Contractors, Inc. for this project is approximately \$3,667,777.00.

Staff Recommendation:

Staff recommends that the City Council award the contract to Tegrity Contractors, Inc. of Allen, Texas.

Alternatives:

As may be directed by the City Council

Attachments:

1. Resolution No. 7347
2. Bid Request - Exhibit A
3. Sherman City Hall Remodel Addendum No. 1-1

4. Sherman City Hall Remodel Addendum No. 2-1
5. Sherman City Hall Addendum No. 3
6. Tegrity Submittal_ Exhibit B
7. Exhibits C, D & E
8. Evaluation Scoring
9. Bid Tabulation
10. AIA Agreement - Signed
11. AIA Agreement - Exhibit A
12. AIA Agreement - Attachment B

RESOLUTION NO. 7347

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH THE TEGRITY CONTRACTORS, INC. FOR THE SHERMAN CITY HALL REMODEL PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed to award bid to and authorize the execution of a contract with the Tegrity Contractors, Inc. for Sherman City Hall Remodel Project for an approximate cost of Three Million Six Hundred Sixty-Seven Thousand Seven Hundred Seventy-Seven dollars and Zero cents (\$3,667,777.00). Any agreements related to the purchase must be approved by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

**BY: _____
DAVID PLYLER, MAYOR**

ATTEST:

**BY: _____
LINDA ASHBY, CITY CLERK**

**APPROVED AS TO FORM AND
CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

**BY: _____
RYAN D. PITTMAN, CITY ATTORNEY**



City of Sherman Sherman City Hall Remodel

Bid Packet & Project Specification

July 7, 2024

BID NO. 2024-19

Bid Opening August 6, 2024

Prepared by Hidell and Associates Architects, Inc. 2024

Bid Packet Contents

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NOTICE TO BIDDERS

1.1 PLACE OF SUBMISSION

The City of Sherman will accept bids submitted electronically through the following website: www.CivCastUSA.com No in-person bid submittals will be accepted, and City Staff will begin reading the bids on Tuesday, August 6, 2024 at 2:01 p.m.

Bids submitted electronically via CivCast will be received until **2:00 p.m. on Tuesday, August 6, 2024, 2024** for the furnishing of all labor, materials, and equipment and the performing of all work required in the construction of the following project:

City of Sherman City Hall Remodel Project

1.2 INSPECTION OF BID DOCUMENTS

Plans, Specifications, and Contract Documents will be available at www.CivCastUSA.com. Bidders must register on this website in order to view and/or download specifications and plans for this project. There is NO charge to view or download documents. This website will be updated with addenda, plan holder lists, bid tabulations, additional reports or other information relevant to bidding the Project. Official plan holders list will only be the list maintained by The City. It is the sole responsibility of all plan holders, whether they have received digital downloads or paper copies of the plans and specifications, to periodically check for Addenda which may have been posted on the CivCast website.

1.3 PRE-BID CONFERENCE AND SITE VISITS

There will be a non-mandatory pre-bid conference and site visits on **July 23, 2024 at 10:00 AM**. The Pre-Bid Conference will begin at City Hall, 2200 W Mulberry Street, Sherman, TX 75090 and will then proceed with a tour of the existing facility.

The purpose of the pre-bid conference and site visit is for City Staff to explain the requirements related to the project and to open the floor for questions and answers and to allow bidders the opportunity to visit the site.

1.4 INQUIRIES

All bidder inquiries and/or questions should be submitted to the CivCast website, concerning this project.

1.5 BID BOND

Bidders must submit, with their bids, a cashier's or certified check in the amount of five percent (5%) of the maximum amount bid, payable without recourse to CITY OF SHERMAN, TEXAS, or a Bid Bond in the same amount from a City approved Surety Company (according to the latest list of companies holding certificates of approval by the State Board of Insurance under 7.19-1 of the Texas Insurance Code) as guarantee that the Bidder will enter into a contract and execute bond and guarantee forms provided within (10) days after award of contract to their company. Bids without the required check or bid bond will be considered non-responsive.

1.6 ADDITIONAL BONDS

The successful Bidder must furnish Performance, Payment, and Maintenance Bonds each in the amount of one hundred percent (100%) contract price from an approved Surety Company. (An

approved Surety Company being a company holding a permit from the State of Texas, to act as Surety, and being acceptable according to the latest list of companies holding certificates of approval from the State Board of Insurance under 7.19-1 of the Texas Insurance Code.) The successful Bidder must also be able to show evidence that it is authorized to do business in the State of Texas prior to executing the contract.

1.7 DEFINITIONS

The following definitions shall apply where the corresponding terms are used herein:

Bid: This Invitation for bid (including all enclosed plans and specifications)

Bid Response/Proposal: The response submitted by the Bidder

Bidder: The person and/or entity submitting a response

City: The City of Sherman, Texas

Submittals: Refers to those documents required to be submitted to the City by the Bidder

1.8 PROJECT CONDITIONS

Bidders are expected to inspect the site of the work and to inform themselves regarding local conditions under which the work is to be performed.

1.9 PREVAILING WAGE RATES

Attention is called to the provisions of the Act of the 43rd Legislature of the State of Texas and subsequent amendments concerning the wage scale and payment of prevailing wages specified. All Bidders must comply with the rules and regulations for the Americans with Disabilities Act of 1990, as amended.

1.10 CONFLICTS OF INTEREST

Chapter 176 of the Texas Local Government Code requires that any Bidder or person considering doing business with a Local Government entity, disclose in the questionnaire form CIQ, the Bidder or person's affiliation or business relationship that might cause a Conflict of Interest. The CIQ shall be submitted with the Bidder's completed Bid Packet. Failure to submit any form under this Section shall result in the Bid being considered non-responsive.

The Bidder shall further certify (a) that its bid submittal is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation; (b) that he/she has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid; (c) that he/she has not solicited or induced any other person, firm, or corporation from proposing; and (d) that he/she has not sought by collusion to obtain for him/herself any advantage over any other respondents or over the City.

1.11 ADDENDA

Any addenda issued during the time allowed for the preparation of bids shall be covered in the bid and, in executing the contract, they shall become a part thereof. Failure of a Bidder to receive any addendum shall not release the Bidder from any obligations under the bid that appear in said addenda, provided said addendum was published on the CivCast website.

1.12 BIDDING ALTERNATES

Alternatives to manufacturer-specified equipment or materials must be pre-approved in writing prior to bid opening.

1.13 ACCEPTANCE

Any offer received shall be considered an offer, which may be accepted by the City based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the Bidder agrees that any offer it submits may be accepted by the City at any time within 90 days from the close date. The City reserves the right to reject any or all offers and to waive informalities and minor irregularities in offers received, and/or to accept any portion of the offer if deemed in the best interest of the City. Failure of the bidder/proposer to provide in its offer any information requested in the bid may result in rejection for non-responsiveness.

1.14 METHOD OF SELECTION

The City intends to make an award using the evaluation criteria and other factors as indicated in this bid/proposal. The award shall be awarded on the bases of “best value”, based on the **lowest responsible bidder and best-qualified bidder** whose evaluation by the City indicates to be in the best interest of the City and taxpayers. The award to the successful bidder will be determined by best value to the City as allowed by Chapter 252 of the Local Government Code. The following criteria will be considered when selecting the successful Bidder:

- Total Project Price – **50 points**;
- Bidder’s performance on past projects of similar size and scope – **15 points** ;
- Bidder’s qualifications, including references – **10 points**;
- Staff qualifications and experience – **10 points** ;
- Bonding rates and mobilization fee – **5 points** ;
- Bidder’s past business relationship with the City – **5 points**;
- Long Term Cost to the City to acquire Bidder’s goods and services – **5 points**.

In evaluating criteria, contractor shall provide references for the same or similar work from five (5) Cities of similar size to Sherman.

Additionally, the proposals will be initially evaluated and up to three contractors will be notified of an in-person interview. Interviews will be scheduled the week of August 12th. Those selected contractors will be asked for a cost breakdown prior to the interview for staff evaluation.

1.15 BIDDER STANDARDS

The minimum standards for responsible prospective bidders are as follows:

- Have adequate financial resources, or the ability to obtain such resources
- Be able to comply with the required or proposed schedules and project requirements
- Competitive pricing
- Have a satisfactory record of performance for contracts of similar scope
- Have a satisfactory record of integrity and ethics
- Completeness and thoroughness of bid submittal

The City may make such investigations as it deems necessary to determine the ability of the bidder to provide satisfactory performance in accordance with bid requirements, and the respondent shall furnish to the City all such information and data for this purpose.

1.16 BIDDER SUBMITTALS

Bid Responses shall be submitted on the forms provided to insure complete uniformity of wording of all bids. All lump sum price must be stated in both script and figures. Bids may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind. If an

emergency or unanticipated event interrupts normal City processes so as to cause postponement of the scheduled bid opening, the time specified for receipt of bids will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal City processes resume or to such other date and time as may be provided by the City in a written notice to Bidders.

FORMS REQUIRED TO BE COMPLETED WITH THIS SUBMITTAL

1. Price Form
2. Bidder Qualification Statement
3. Certificates of Insurance
4. Bidder Entity Information
5. Supplemental Bidder Information
6. Bidder References
7. Bid Endorsement
8. Bid Bond
9. Affidavit of No Prohibited Interest
10. Conflict of Interest Questionnaire

Note: Additional forms required from selected bidder prior to awarding: Texas Ethics Commission Form 1295 and Verification Form 2290.

BID SCHEDULE

Event Description	Time/Duration	Date
First Public Advertisement	One (1) Week	July 7, 2024
Second Public Advertisement	One (1) Week	July 14, 2024
Pre-Bid Conference	10:00 a.m.	July 23, 2024
Deadline to Submit Questions	5:00 p.m.	August 1, 2024
Response to Question(s) Deadline	2:00 p.m.	August 2, 2024
Open Bids	2:00 p.m.	August 6, 2024
Council Awards Contract (Anticipated)	5:00 p.m.	August 19, 2024
Notice of Award (Anticipated)		August 13, 2024
Notice to Proceed (Anticipated)		August , 2024

GENERAL CONDITIONS OF THE BID

- 2.1 These general terms and conditions apply to all quotations or bid submittals and become a part of terms and conditions of any bid packet submitted.
- 2.2 The City shall have the authority to disapprove or reject unsatisfactory work, services or equipment. If required by the City, the Bidder shall promptly, as directed, correct all unsatisfactory work and replace all defective equipment, and shall bear all direct, indirect and consequential costs of such correction.
- 2.3 The City reserves the right to waive any minor defect, irregularity, or informality in any bid, quotation, or proposal. The City may also reject any or all bids, quotations, or proposals without cause prior to award.
- 2.4 The City reserves the right to enforce the performance of any portion of this contract in any manner prescribed by law and deemed to be in the best interest of the City in the event of breach or default of the same contract. The City reserves the right to terminate the contract immediately in the event the Bidder fails to meet schedules or otherwise perform in accordance with these specifications. Breaches of contract or default authorize the City to purchase the services from the next low bidder or re-bid and charge the difference in cost to the defaulting Bidder.
- 2.5 In its sole discretion, the City shall have the right to select or to approve defense counsel to be retained by Bidder in fulfilling its obligation under the Construction Agreement to defend and indemnify City, unless such right is expressly waived by City in writing. City reserves the right to provide a portion of its own entire defense; however, City is under no obligation to do so, any such action by City is not to be construed as a waiver of Bidder's obligation to defend City or as a waiver of Bidder's obligation to indemnify City pursuant to this contract. Bidder shall retain City approved defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this contract. If Bidder fails to retain counsel within such time period, City shall have the right to retain defense counsel on its own behalf, and Bidder shall be liable for all costs incurred by City.
- 2.6 The successful Bidder and the City agree that each party have rights, duties, and remedies available as stated in the Uniform Commercial Code and any other available remedy, whether in law or equity.
- 2.7 All equipment, supplies and work furnished under this contract shall comply with applicable laws, ordinances and regulations. The Bidder shall obtain and pay for such permits and inspections as are required for the legal performance of this work.
- 2.8 The City reserves the right to audit the records and performance of Bidder during the term of the contract and for three (3) years thereafter.
- 2.9 Payment will be made in accordance with Texas statutes. Term of payment is net thirty (30) days after the date the City receives and accepts the goods and/or services in accordance with the contract.
- 2.10 The City is by statute tax-exempt therefore pricing shall not include taxes. Tax exemption certificates will be executed by the City and furnished upon request.
- 2.11 Bidders shall state a firm completion time. The City reserves the right to cancel orders and/or assess financial penalties if the Bidder fails to complete project as promised. Work shall be scheduled between 7:00 a.m. and 6:00 p.m., Monday through Friday, excluding holidays, unless otherwise approved by the City.

- 2.12 When manufacturers are named in the specification, they are not meant to limit competition, but to define the minimum standard, quality, and performance of the item specified. All materials supplied will be new, first quality industrial-grade products.
- 2.13 Bid prices cannot be altered or amended after submission deadline. Any interlineations, alteration, or erasure made before opening time must be initialed by the signer of the bid, guaranteeing authenticity.
- 2.14 A bid price may not be withdrawn or canceled by the bidder for a period of sixty (60) days following the date designated for the receipt of bids without written approval of the Purchasing Manager, and bidder so agrees upon submittal of bid.
- 2.15 No oral statement of any person shall modify or otherwise change or affect the terms, conditions or specifications stated in the resulting contract. All change orders must be made in writing.
- 2.16 All work, materials, equipment, and supplies, furnished under this contract shall comply with applicable laws, ordinances and regulations.
- 2.17 Unless otherwise indicated, items will be new, unused, and in first rate condition in containers suitable for damage-free shipment and storage.
- 2.18 The City shall have the right to do other work, or to let other contracts for work to be done, on the same sites as specified for the work to be done under this contract, and the City's arrangements as to precedence of work and the relationship between the Bidder and the City shall be decisive.
- 2.19 Texas Government Code, Chapter 2252, non-resident bidders; Texas Law prohibits cities and governmental units from awarding contracts to a non-resident unless the amount of such bid is lower than the lowest bid by a Texas resident by the amount a Texas resident would be required to underbid in the non-resident bidder's state.
- 2.20 The Bidder shall purchase and maintain in force the kinds of insurance for operations under the Construction Agreement as specified. Insurance certificates in the amounts shown and under the conditions noted shall be provided to the City before the commencement of any work.
- 2.21 The Bidder shall purchase and maintain in force the policies of insurance specified in the Contract Documents.
- 2.22 Nothing in this Bid shall release the Bidder from compliance with any State Wage Law that may be applicable. The Bidder shall abide by the Wage and Hour Laws of the State and must not pay less than the wages legally prescribed as set forth herein.
 - (a) Except for work on legal holidays, the "general prevailing rate of per diem wage" for the various crafts or types of workmen or mechanics is the product of (a) the number of hours worked per day, except for overtime hours, times (b) the respective Rate Per Hour.
 - (b) For legal holidays, the "general prevailing rate of per diem wage" for the various crafts or type of workmen or mechanics is the product of (a) one and one-half times the respective Rate per Hour, times (b) the number of hours worked on a legal holiday.
 - (c) The "general prevailing rate for overtime work" for the crafts or type of workmen or mechanics is one and one-half times the above respective Rate per Hour.

-End General Conditions-

PROJECT DESCRIPTION SUMMARY

The City seeks a qualified Bidder to perform all construction and modifications and supply all materials and equipment for the CITY OF SHERMAN CITY HALL REMODEL PROJECT. The project includes renovating the existing City Hall facility at 220 W. Mulberry St., Sherman, TX 75090.

The scope of work includes the selective demolition of interior walls, ceilings, flooring, electrical, mechanical and plumbing systems as required to renovate and re-configure the interior layout of the facility. The 13,500 square-foot single-story structure will remain with a revised interior layout with new finishes (flooring, ceilings, paint). The existing electrical, plumbing and mechanical systems shall be modified to meet the revised layout requirements. The facility will receive a new fire alarm and fire suppression system. The existing roof shall be replaced with a new single-ply system. The project will include select modifications to the exterior site areas, including replacing the parking lots (east and south) and new ADA access ramps. The City Staff intends to temporary relocate to a new facility, so the contractor will have full access to the site during construction.

Project Schedule:

The contractor shall have 206 calendar days to complete the project.

Project Documentation:

The Bidder shall review all project documentation, including the plans and specifications: SHERMAN CITY HALL REMODEL

-End Project Description Summary-

PRICE FORM

All prices must be stated in both script and figures. The City reserves the right to reject any and all bids and to waive formalities. In case of ambiguity or lack of clearness in stating prices in the bid, the City reserves the right to consider and adopt the most advantageous construction thereof, or to reject any or all bids. Unreasonable or unbalanced unit prices will be considered sufficient cause for rejection of any bid or bids. In case of a discrepancy between the product number and description, the description takes precedence. No bid may be withdrawn within forty-five (45) days after date on which bids are opened. Oral, written, emailed or telecopied modifications to bids will not be considered. Modifying or qualifying statements of any kind shall be on a separate sheet and submitted in the same envelope with the Bid.

As security for the faithful completion of the work by the contractor, the owner shall retain five percent (5%) of the total dollar amount of work done on all contracts. Retainage will be held from each progress payment/invoice through final project completion and acceptance.

In case of a difference in written words and figures on the proposal form, the amount in written words shall govern. Federal and State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and such rules and regulations will be deemed to be included in the contract as though said rules and regulations were written out in full in said contract.

The Bidder proposes to perform all the work required by the Contract Documents for the Sherman City Hall Remodel project for the amount of: _____ Dollars and Cents (fill in amount in words)	TOTAL	\$ _____
The Bidder proposes a deductive alternate for changing the concrete parking to asphalt paving for the amount of: _____ Dollars and Cents (fill in amount in words)	Alternate 1	\$ _____
The Bidder proposes a deductive alternate for a reduction of paving at the south parking area. This alternate would include limited paving modification to achieve a single ADA parking space. The remaining lot shall remain. _____ Dollars and Cents (fill in amount in words)	Alternate 2	\$ _____

Bidder hereby declares that Bidder has visited the site(s) of work and has carefully examined the Contract Documents pertaining to the work covered by this bid. The Bidder further agrees to execute and file with the City a contract and bonds on the forms provided within ten (10) days after receipt of written notification of award of the contract and to begin the work to be performed under the contract within ten (10) days after receipt of written notice to proceed, and to complete one hundred percent (100%) of the work for within 206 **calendar days** after the effective starting date for the Project as specified in the City's Notice to Proceed.

BIDDER ACKNOWLEDGMENT

Signature

Date

BIDDER QUALIFICATIONS STATEMENT

The Bidder's organization must be able to demonstrate that its organization and all persons and/or entities performing work under the Bidder's direction are qualified and organized to perform the proposed construction. The Bidder must also demonstrate that it has consistently and satisfactorily completed construction projects similar in scope, complexity, and size over the past five (5) years or the company's entire history if less than five (5) years.

1. Bidder Information Forms (see following pages)
 - a. Bidder Entity Information
 - b. Supplemental Entity Information
 - c. Bidder References (5)
 - d. Bidder Endorsement

2. Resumes of the proposed key personnel, including project manager and/or superintendent, including:
 - a. Educational Background
 - b. Work Experience
 - c. References for each individual

3. A listing of all similar projects completed within the last five (5) years with a brief description of the project that includes: (if different than the Bidder reference)
 - a. Project name and location
 - b. Project size
 - c. Project construction cost and date completed
 - d. Owner and architect contact names and current telephone numbers

4. Claims and Suits Information (If the answer to any of the questions is yes, please attach details):

Y _____	N _____	Has your organization ever failed to complete any work awarded to it?
Y _____	N _____	Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or its officers?
Y _____	N _____	Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?
Y _____	N _____	Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

BIDDER ENTITY INFORMATION

Contractor: _____

Project: _____

Indicate One: _____ Sole Proprietor _____ Partnership _____ LLC
_____ Corporation _____ Joint Venture _____ Other

NOTICE CONTACT

Name: _____

Title: _____

Email: _____

Address: _____

City: _____

State & Zip: _____

Phone: _____

State and Date of Incorporation, Partnership, Ownership, Etc. _____

Location of Principal Office: _____

Contact and Phone at Principal Office: _____

Liability Insurance Provider: _____

Workers compensation Insurance Provider: _____

Address: _____

Contact and Phone: _____

Number of Years in Business as a Contractor on the Types of Work Described in this Bid: _____

PROJECT CONTACT (if different)

Name: _____

Title: _____

Email: _____

Address: _____

City: _____

State & Zip: _____

Phone: _____

SUPPLEMENTAL ENTITY INFORMATION

Is the company a:	Sole Proprietorship	_____	Yes	_____	No
	Partnership	_____	Yes	_____	No
	Limited Liability Company	_____	Yes	_____	No
	Corporation	_____	Yes	_____	No
	Other	_____	Yes	_____	No

If the company is a **sole proprietorship**, please list the owner's full legal name, the name under which business is conducted (i.e. d/b/a), the address for the company, including the state and county in which your business is located:

If the company is a **partnership (general or limited)**, please list the exact name of the partnership, whether it is a partnership formed under the laws of the State of Texas or another state, the business address for the partnership, including the state and county, and list of the names of all of the partners for the partnership:

If the company is a **limited liability company**, please list the exact name of the company, whether it is a limited liability company (LLC) formed under the laws of the State of Texas or another state, the business address for the company, including the state and county, and list the names of all the members and managers for the company:

If the company is a **corporation**, please list the exact name of the corporation, whether it is a corporation formed under the laws of the State of Texas or another state, the business address for the corporation, including the state and county, and list the names of all of the officers for the corporation:

If the company is **another entity** not listed above, please list the exact name and type of company, the state under which it is formed, the business address for the company, including the state and county, and list the names of all of the persons authorized to act on the company's behalf:

Is the company a minority or woman owned business enterprise? _____ No _____ Yes (if yes, specify: _____ MBE _____ WBE)

BIDDER ENTITY REFERENCES

Please list at least five (5) references that can attest to the Bidder's quality of work on similar projects:

Project: _____

Project Description: _____

Owner/Agency: _____

Contract Price: _____

Contact Person: _____ Phone: _____ Email _____

Project: _____

Project Description: _____

Owner/Agency: _____

Contract Price: _____

Contact Person: _____ Phone: _____ Email _____

Project: _____

Project Description: _____

Owner/Agency: _____

Contract Price: _____

Contact Person: _____ Phone: _____ Email _____

Project: _____

Project Description: _____

Owner/Agency: _____

Contract Price: _____

Contact Person: _____ Phone: _____ Email _____

Project: _____

Project Description: _____

Owner/Agency: _____

Contract Price: _____

Contact Person: _____ Phone: _____ Email _____

BID BOND

The undersigned Bidder hereby declares that Bidder has visited the site of the work and has carefully examined the Contract Documents pertaining to the work covered by the above referenced Bid, and Bidder further agrees to commence work within TEN (10) days after the date of written notice to do so, and to have 100% of the work on which he has bid complete within **the bidder's proposed calendar day time frame**.

Enclosed with this proposal is a:

_____ Certified Check

_____ Bid/Proposal Bond

for an amount not less than 5% of the maximum amount bid which it is agreed shall be collected and retained by the Owner as liquidated damages in the event this Bid Response is accepted by the owner within NINETY (90) days after the bids are received and the undersigned fails to execute the contract and the required bond for the Owner within TEN (10) days after the date said proposal is accepted, and otherwise, said check or bond shall be returned to the undersigned upon request.

BIDS SUBMITTED WITHOUT REQUIRED CHECK OR BID BOND WILL BE CONSIDERED NON-RESPONSIVE.

Bidder (Firm Name)

Signature: _____

Name: _____

Title: _____

Address: _____

Phone: _____

Email: _____

PAYMENT BOND

BOND NO. _____

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF Grayson §

THAT _____ (Name of Contractor) of _____ a (City) _____ County, State of _____ as PRINCIPAL, as PRINCIPAL and _____ (Name of Surety) as SURETY, authorized under the laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto City of Sherman (OWNER), in the penal sum of _____ and __/100 Dollars (\$_____) for the payment whereof, the said PRINCIPAL and SURETY bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, by these presents:

WHEREAS, the PRINCIPAL has entered into a certain written contract with the OWNER, for **Sherman City Hall Remodel** (Name of Project) which contract is hereby referred to and made part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said PRINCIPAL shall pay all claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said contract, then this obligation shall be void; otherwise to remain in full force and effect:

“PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code for Public Works as amended and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.”

SURETY, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to the work performed thereunder, or the plans, specifications, or drawings accompanying the same, shall in any way affect its obligation on this bonds, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed thereunder.

IN WITNESS WHEREOF, the said PRINCIPAL and SURETY have signed and sealed this instrument this _____ day of _____ 20_____.

PRINCIPAL:

SURETY:

Name of Contractor

Name of Surety

Signature

Signature

Printed Name and Title

Printed Name and Title

Address

Address

City, State, Zip

City, State, Zip

The name, address and phone number of the Resident Agent of Surety is:

PERFORMANCE BOND

BOND NO. _____

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF Grayson §

THAT _____ (Name of Contractor) of _____ (City) _____ County, State of _____ as PRINCIPAL and _____ (Name of Surety) as SURETY, authorized under the laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto City of Sherman (OWNER), in the penal sum of _____ and ____/100 Dollars (\$_____) for the payment whereof, the said PRINCIPAL and SURETY bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, by these presents:

WHEREAS, the PRINCIPAL has entered into a certain written contract with the OWNER, for **Sherman City Hall Remodel** (Name of Project) which contract is hereby referred to and made part hereof as fully and to the same extent as if copied at length herein.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said PRINCIPAL shall faithfully perform the said contract and shall in all respects duly and faithfully observe and perform all and singular the covenants, conditions and agreements in and by said contract agreed and covenanted by the PRINCIPAL to be observed and performed, and according to the true intent and meaning of said contract and the Plans and Specifications hereto annexed, then this obligation shall be void; otherwise to remain in full force and effect:

“PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code for Public Works as amended and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.”

SURETY, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to the work performed thereunder, or the plans, specifications, or drawings accompanying the same, shall in any way affect its obligation on this bonds, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed thereunder.

IN WITNESS WHEREOF, the said PRINCIPAL and SURETY have signed and sealed this instrument this _____ day of _____ 20_____.

PRINCIPAL:

SURETY:

Name of Contractor

Name of Surety

Signature

Signature

Printed Name and Title

Printed Name and Title

Address

Address

City, State, Zip

City, State, Zip

The name, address and phone number of the Resident Agent of Surety is:

MAINTENANCE BOND

BOND NO. _____

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF Grayson §

THAT _____ (Name of Contractor) of _____ (City) _____ County, State of _____ as PRINCIPAL and _____ (Name of Surety) as SURETY, a corporation organized under the laws of the State of _____ as sureties, do hereby expressly acknowledge themselves to be held and bound to pay unto the City of Sherman, a municipal corporation, chartered by virtue of a special act of legislature of the State of Texas, at Sherman, Grayson County, Texas, the sum of _____ and ____/100 Dollars (\$_____) for the payment of which sum will truly be made unto said City of Sherman, and its successors, and said principal and sureties to hereby bind themselves, their assigns and successors jointly and severally.

This obligation is conditioned, however, that whereas the said contractor has this day entered into a written contract with the said City of Sherman to build and construct **Sherman City Hall Remodel** (Name of Project) which contract, plans and specifications therein mentioned are hereby expressly made a part hereof as though the same were written embodied herein.

WHEREAS, under the plans, specifications, and contract, it is provided that the contractor will maintain and keep in good repair the work herein contracted to be done and performed for a period of one (1) years from the date of the acceptance of said work, and to do all necessary repairing and/or reconstructing in whole or in part of said improvements that should be occasioned by settlement of foundation, defective workmanship or materials furnished in the construction or any part thereof or any of the accessories thereto constructed by the contractor. It being understood that the purpose of this section, in part, is to cover all defective conditions arising by reason of defective material and charge the same against the said contractor and sureties on this obligation, and the said contractor sureties hereon shall be subject to the liquidation damages mentioned in said contract for each day's failure on its part to comply with the terms of said provisions of said contract. Now, therefore, if the said contractor shall keep and perform its said agreement to maintain said work and keep the same in repair for the said maintenance period of one (1) years, as provided, then these presents shall be null and void, and have no further effect, but if default shall be made by said contractor in the performance of its contract to so maintain and repair said work, then these presents shall have full force and effect, and said City of Sherman shall have and recover from the said contractor and its principal and sureties damages in the premises, as provided; and it is further agreed that this obligation shall be continuing one against the principal and sureties, hereon, and that successive recoveries may be and had hereon for successive branches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished or in any manner affected from any cause during said time.

IN WITNESS WHEREOF, the said PRINCIPAL and SURETY have signed and sealed this instrument this _____ day of _____, 20_____.

PRINCIPAL:

SURETY:

Name of Contractor

Name of Surety

Signature

Signature

Printed Name and Title

Printed Name and Title

Address

Address

City, State, Zip

City, State, Zip

The name, address and phone number of the Resident Agent of Surety is:

Exhibit C

City's Insurance Requirements

I. GENERAL INSURANCE REQUIREMENTS –

- A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insureds as to all applicable coverages with the exception of workers compensation insurance.
- B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt or United States Certified Mail.
- C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of “A” by A.M. Best’s Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and all applicable endorsement(s) evidencing the required insurance shall be submitted prior to commencing work under this Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and all applicable endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – “X” means that the following coverage is required for this Agreement.

	Coverage Required	Limits
<u>X</u>	1. Worker’s Compensation & Employer’s Liability	▪ Statutory Limits of the State of Texas
<u>X</u>	2. General Liability	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the aggregate.
<u> </u>	3. XCU Coverage	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the aggregate.
<u> </u>	4. Professional Liability	▪ Minimum \$1,000,000.00 each claim; ▪ Minimum \$2,000,000.00 in the aggregate.
<u> </u>	5. Umbrella Coverage or Excess Liability Coverage	▪ An amount of \$ 2,000,000.00.
<u>X</u>	6. City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
<u>X</u>	7. General Liability Insurance provides for a Waiver of Subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	

- X 8. Thirty (30) days' notice of cancellation, non-renewal, or material change required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.
- X 9. Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).
- X 10. The Certificate of Insurance must state the project title.
- ___ 11. Other Insurance Requirements (State Below):

Exhibit D
Affidavit of No Prohibited Interest

THE STATE OF _____ §

THE COUNTY OF _____ §

I, _____, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

- _____ Ownership of ten percent (10%) or more of the voting shares of the business entity.
- _____ Ownership of Twenty-Five Thousand and 00/100 Dollars (\$25,000) or more of the fair market value of the business entity.
- _____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.
- _____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars (\$25,000).
- _____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.
- _____ Other: _____.
- _____ None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

Signed this ____ day of _____, 202__.

Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared _____, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this _____ day of _____, 202__.

Notary Public in and for the State of _____
My commission expires: _____

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

TEXAS ETHICS FORM 1295 & VERIFICATION FORM 2270

NOTE: TEC Form 1295 will not be required for all submitting contractors, but, will be required from the recommended contractor prior to award. Verification Form 2270 is required with all proposal submittals. See next page for forms.

INSTRUCTIONS for State Law Mandated Certificate of Interested Parties Form (Form 1295)

1. Pursuant to House Bill 1295 passed by the 84th Texas Legislature (Section 2252.908, Texas Government Code, as amended) and formal rules released by the Texas Ethics Commission (TEC), all contracts with private business entities requiring approval by the Sherman City Council must be accompanied by an original signature unsworn declaration, Certificate of Interested Parties, Form 1295.
2. Form 1295 must be completed in accordance with the TEC Rules: (<https://www.ethics.state.tx.us/legal/ch46.html>) and Section 2252.908 of the Texas Government Code, as amended: (<http://www.legis.state.tx.us/tlodocs/84R/billtext/html/HB01295F.htm>).
3. For questions or issues regarding the TEC rules and state law provisions and how Form 1295 should be completed, please consult with your own legal counsel.
4. In order to fill out and submit Form 1295, you will need to log in as directed on the TEC website: <https://www.ethics.state.tx.us/whatsnew/elfinfoform1295.htm>

Tutorials for creating an account and for creating and submitting Form 1295 may also be found on this web page.

5. Please provide the bolded information exactly as it appears below when creating your certificate:

Who is the contract with? Click the button for **Other**

Governmental Entity

Agency/Entity Name: **City of Sherman**

Contract ID Number: **2024-19**

Description of Goods and Services to be provided:

SHERMAN CITY HALL REMODEL

All other fields as required or as applicable to the individual vendor must be completed as explained in the tutorial video.

6. Vendors must provide a signed, original signature copy of this form along with four signed, notarized, original signature copies of the contract no later than 14 days after Notice of Recommendation for Award is received. All documents shall be signed by an Officer, Director or other Authorized Agent of the company. If the individual signing as Authorized Agent is not an officer or director of the company, appropriate documentation must be included with these documents to confirm that the individual has the authority to bind the company contractually.

VERIFICATION REQUIRED BY TEXAS GOVERNMENT CODE CHAPTER 2270

By signing below, the signatory hereby verifies that the firm it represents:

1. Does not boycott Israel; and,
2. Will not boycott Israel during the term of the contract.

SIGNED BY: _____

Print Name & Title: _____

Firm Name: _____

Date Signed: _____

NOTARIZATION

THE STATE OF _____)

COUNTY OF _____)

BEFORE ME, the undersigned notary public on this day personally appeared _____, on behalf of _____ (Company), who, being duly sworn, stated under oath that he/she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct.

SWORN TO AND SUBSCRIBED before me on the _____ day of _____, 202__.

NOTARY PUBLIC IN AND
FOR THE STATE OF _____

The following definitions apply to Texas Government Code Section 2270.001:

(1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

(2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

State law requires any firm entering into an agreement or contract with the Authority to complete the foregoing verification. TEX. GOV'T CODE § 2270.002.

**CONSTRUCTION AGREEMENT BETWEEN THE CITY OF SHERMAN, TEXAS
AND _____**

The **City of SHERMAN, Texas**, a home-rule municipality ("SHERMAN"), and _____, a _____ ("Contractor"), enter into this Construction Agreement ("Agreement") for _____ SHERMAN and Contractor are sometimes referred to collectively as the "parties" or individually as a "party."

WHEREAS, SHERMAN desires to engage Contractor to provide services in connection with _____ under the terms and conditions of this Agreement ("Project");

WHEREAS, SHERMAN issued a Request for Proposals, attached hereto as Exhibit A and incorporated herein for all purposes ("Bid Request"), seeking competitively sealed bids for _____; and

WHEREAS, Contractor timely submitted a sealed response to the Bid Request, attached hereto as Exhibit B and incorporated herein for all purposes ("Submittal"), seeking to provide such services for City; and

WHEREAS, based on Contractor's representations in response to the Bid Request, including those representations set forth in the Submittal, City has selected Contractor to provide the services sought in the Bid Request under the terms and conditions of this Agreement ("Project").

WHEREAS, Contractor has agreed to provide the services for the Project.

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Scope of Services.

Contractor shall provide the services and deliverables that are set forth and described in the Agreement Documents (hereinafter defined) and shall furnish all personnel, labor, equipment, supplies and all other items necessary to provide the services and deliverables as specified by the terms and conditions of the Agreement Documents (collectively, "Services"). The parties understand and agree that deviations or modifications to the scope of Services described in the Agreement Documents, in the form of one or more written change orders, may be authorized from time to time by SHERMAN ("Change Orders"). "Extra" work, "claims" invoiced as "extra" work or "claims" which have not been issued as a duly executed, written Change Orders by the SHERMAN City Manager or his designee will not be authorized for payment and/or shall not become part of this Agreement. A duly executed, written Change Order shall be preceded by the SHERMAN City Council's

authorization for the SHERMAN City Manager to execute said Change Order. Contractor agrees that SHERMAN's project managers, superintendents and/or inspectors are not authorized to issue verbal or written Change Orders.

2. Term.

Contractor shall mobilize on-site and commence performance of the Project (the "Mobilization Date") within ten (10) calendar days of the Effective Date of this Agreement (hereinafter defined) and shall complete the Services within Two Hundred Six (206) calendar days of the Notice to Proceed. All obligations relating to time set forth herein are material and are of the essence of this Agreement. This Agreement shall remain in full force and effect until completion of the Project to SHERMAN's satisfaction. The obligations listed hereunder shall be fulfilled upon the completion of the Project to SHERMAN's satisfaction.

3. Compensation.

In exchange for the Services as described in the Agreement Documents, SHERMAN agrees to pay the Contractor in an amount not to exceed _____ (\$_____) for the completion of the Project contemplated by and in accordance with the Agreement Documents as follows:

On a monthly basis, Contractor shall submit a written invoice to SHERMAN for all Services completed in the immediately preceding month. The applicable portion of Contractor's Fee as reflected in each such invoice shall be due and payable by SHERMAN within thirty (30) days after SHERMAN finally accepts the Services described in each such invoice in accordance with the Agreement Documents and SHERMAN's ordinances, rules, regulations and requirements, as they exist, may be amended or in the future arising, except that SHERMAN is entitled to retain an amount equal to five percent (5%) of the Contractor's Fee, which shall be due and payable within thirty (30) days after Contractor completes the Project and SHERMAN finally accepts the same. Notwithstanding anything to the contrary herein, SHERMAN shall not be required to pay any invoice submitted by Contractor if Contractor is in breach of this Agreement.

Contractor and SHERMAN acknowledge and agree that the continuation of this Agreement after the close of any given fiscal year of SHERMAN, which fiscal year ends on September 30th of each year, shall be subject to SHERMAN City Council approval. In the event that the SHERMAN City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligations hereunder, except that SHERMAN shall be obligated to pay monies owed Contractor for Services it has provided pursuant to this Agreement through the end of that fiscal year provided that Contractor is not in breach of this Agreement.

4. Agreement Documents.

The “Agreement Documents,” as that term is used herein, shall mean and include the following documents, and this Agreement expressly incorporates the same herein by reference for all purposes:

- a. This Agreement;
- b. The Bid Request, attached hereto as Exhibit A;
- c. The Submittal, attached hereto as Exhibit B;
- d. SHERMAN’s Insurance Requirements, attached hereto as Exhibit C;
- d. City of SHERMAN’s Standard Construction Details (which is on file in with the City Engineering Department);
- e. The Standard Specifications for Public Works Construction (North Central Texas Third Edition 1998) as amended and supplemented by the City of SHERMAN’s Special Provisions to said Standard Specification, as amended (which is on file in the City Engineering Department);
- f. Affidavit of No Prohibited Interested, attached hereto as Exhibit D;
- g. Conflict of Interest Questionnaire, attached hereto as Exhibit E;

This Agreement shall incorporate the terms of the Agreement Documents in their entirety. To the extent that Exhibit A, Exhibit B, Exhibit C, Exhibit D or Exhibit E are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of Exhibit A, Exhibit C, Exhibit D, Exhibit E and Exhibit B shall prevail in that order.

5. Liquidated Damages.

Contractor acknowledges and agrees that if Contractor fails to timely perform or complete any of the Services required under the terms of the Agreement Documents, SHERMAN will sustain actual damages as a result of such failure. The exact amount of such damages will be difficult to ascertain. Therefore, the parties agree that if Contractor fails to timely perform or complete any of the Services required under the terms of the Agreement Documents, then Contractor shall pay SHERMAN the sum of two hundred fifty and 00/100 dollars (\$250.00) for each calendar day in which the Services are not completed, not as a penalty but as liquidated damages for the damages that would be suffered by SHERMAN as a result of delay for each and every calendar day that the Contractor shall have failed to have completed the Services as required herein.

6. Payment, Performance and Maintenance Bonds.

Prior to commencing work under this Agreement, Contractor shall furnish to SHERMAN a payment bond and a performance bond, each of which shall be in an amount equal to one hundred percent (100%) of the total cost of the Project to ensure SHERMAN is indemnified: (i) against any claims for nonpayment of any part of the construction or work performed in connection with the Project; and (ii) for the completion of the Project in accordance with this Agreement. Prior to SHERMAN's final acceptance of the Project, Contractor shall furnish to SHERMAN a two (2) year maintenance bond in an amount equal to one hundred percent (100%) of the total cost of the Project to ensure the repair or remedy of any maintenance issues SHERMAN may have regarding the Project after SHERMAN finally accepts the same.

The bonds required by SHERMAN pursuant to this Section 5 must be: (i) good and sufficient bonds; (ii) in the amounts prescribed herein; and (iii) with a reputable and solvent corporate surety in favor of SHERMAN.

7. Entire Agreement.

The Agreement Documents contain all representations, understandings, contracts and agreements between the parties regarding the subject matter of this Agreement. The Agreement Documents supersede all oral or written previous and contemporaneous agreements, writings, understandings, representations or contracts between the parties regarding the subject matter of this Agreement. This Agreement in no way modifies or supersedes any document executed by the parties prior to the Effective Date of this Agreement which does not concern the subject matter of this Agreement. No amendment to the Agreement Documents shall be made except on the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

8. Required Insurance.

Contractor shall not start work under this Agreement until Contractor has obtained, at Contractor's expense, all of the insurance specified in, and required by, the Agreement Documents. Contractor shall procure and keep in full force and effect the types and amounts of insurance specified in SHERMAN's Insurance Requirements, attached hereto as Exhibit C and incorporated herein for all purposes, for and during all aspects and phases of Contractor's work throughout the term of this Agreement at no expense to SHERMAN. Contractor also shall comply with all other requirements set forth in Exhibit C.

9. No Prohibited Interest; Vendor Disclosure.

Contractor acknowledges and agrees that it is aware of, and will abide by, the no prohibited interest requirement of the SHERMAN City Charter. Contractor shall execute and deliver to SHERMAN the Affidavit of No Prohibited Interest, attached hereto as Exhibit D and incorporated herein for all purposes, no later than the Effective Date of this Agreement (hereinafter defined). Contractor acknowledges and agrees that the existence of a prohibited interest during the term of this Agreement will render this Agreement voidable.

Contractor further acknowledges and agrees that it also is aware of, and will abide by, the vendor disclosure requirements set forth in Chapter 176 of the Texas Local Government Code, as amended. In this connection, Contractor shall execute and deliver to SHERMAN the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit E and incorporated herein for all purposes, no later than the Effective Date of this Agreement.

10. Indemnity.

CONTRACTOR HEREBY RELEASES AND SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS SHERMAN AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES (COLLECTIVELY REFERRED TO AS “SHERMAN” FOR PURPOSES OF THIS SECTION) FROM AND AGAINST ALL DAMAGES, INJURIES (WHETHER IN CONTRACT OR IN TORT, INCLUDING PERSONAL INJURY AND DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, SUITS, ACTIONS, JUDGMENTS, LIENS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY’S FEES AND EXPENSES (INCLUDING ATTORNEY’S FEES AND EXPENSES INCURRED IN ENFORCING THIS SECTION), THAT IN WHOLE OR IN PART ARISE OUT OF OR ARE CONNECTED WITH GOODS AND/OR SERVICES PROVIDED BY CONTRACTOR, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES OR ANY OTHER THIRD PARTIES FOR WHOM CONTRACTOR IS LEGALLY RESPONSIBLE (COLLECTIVELY REFERRED TO AS “CONTRACTOR” FOR PURPOSES OF THIS SECTION) PURSUANT TO THIS AGREEMENT AND/OR THE NEGLIGENT, GROSSLY NEGLIGENT AND/OR INTENTIONAL WRONGFUL ACT AND/OR OMISSION OF CONTRACTOR IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF SHERMAN (COLLECTIVELY, “CLAIMS”). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM “CLAIMS” IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT IS NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST SHERMAN BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR’S OR EMPLOYEE’S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS’ COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, SHERMAN SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION

HEREUNDER TO DEFEND AND INDEMNIFY SHERMAN, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY SHERMAN IN WRITING. SHERMAN RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, SHERMAN IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY SHERMAN IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND SHERMAN OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY SHERMAN PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN SHERMAN-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF SHERMAN'S WRITTEN NOTICE THAT SHERMAN IS INVOKING ITS RIGHT TO DEFENSE OR INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, SHERMAN SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY SHERMAN.

THE RIGHTS AND OBLIGATIONS CREATED BY THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

11. Liability.
To the fullest extent permitted by law, Contractor shall be fully and solely responsible and liable for its own acts and omissions, including those of its officers, agents, representatives, employees, subcontractors, licensees, invitees and all other parties performing services for or on behalf of Contractor under this Agreement, and for any and all damage to Contractor's equipment and other property. SHERMAN assumes no such responsibility or liability. SHERMAN shall have no such responsibility or liability to either Contractor or its officers, agents, representatives, employees, subcontractors, licensees, invitees or other persons.
12. Compliance with Laws; Standard of Care.
Contractor shall comply with all federal, state and local laws, statutes, ordinances, regulations and policies, as they exist, may be amended or in the future arising, applicable to Contractor and its work. Contractor shall ensure that its officers, agents, representatives, employees, subcontractors, licensees, invitees and other parties performing services for or on behalf of Contractor under this Agreement comply with all applicable laws, statutes, ordinances, regulations and policies. If Contractor observes or is notified that the work under this Agreement is at variance with applicable laws, statutes, ordinances, regulations and policies, Contractor shall immediately notify SHERMAN in writing. Contractor shall perform the Services in accordance with the prevailing standard of care by exercising the skill and care ordinarily utilized by professionals performing the same or similar services under the same or similar circumstances in the State of Texas.
13. Termination.
SHERMAN is entitled to terminate this Agreement at any time for any reason or for no reason by giving Contractor at least thirty (30) days' prior written notice of the termination date.

SHERMAN is entitled to terminate this Agreement immediately on breach of any term or provision of the Agreement Documents by Contractor. If at any time during the term of this Agreement, Contractor shall fail to commence the work in accordance with the provisions of the Agreement Documents or fail to diligently perform the Services in an efficient, timely and careful manner and in strict accordance with the provisions of the Agreement Documents, then SHERMAN shall have the right to terminate this Agreement and complete the work in any manner it deems desirable, including engaging the services of other parties, if Contractor does not cure any such default after five (5) days written notice thereof. Any such act by SHERMAN shall not be deemed a waiver of any other right or remedy of SHERMAN.

If after exercising any remedy provided herein, the cost to SHERMAN of the performance of the balance of the work on the Project is in excess of that part of the Contractor's Fee which has not yet been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse SHERMAN for such excess, without waiver of any other right or remedy of SHERMAN.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

14. Authority to Execute.

Each party represents and warrants to the other that it has the full power and authority to enter into and fulfill the obligations of this Agreement. The respective signatories to this Agreement, by affixing their signatures hereto, warrant and represent that they have the authority to bind their respective parties as duly authorized representatives thereof.

15. Assignment.

Contractor agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of SHERMAN. Contractor further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve Contractor of its full obligations to SHERMAN as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Contractor, and there shall be no third party billing.

16. No Waiver of Immunity.

The parties acknowledge and agree that, in executing and performing this Agreement, SHERMAN has not waived, nor shall be deemed to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

17. Savings/Severability.
In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been included in this Agreement.
18. Consideration.
This Agreement is executed by the parties without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.
19. Attorneys' Fees.
If either party files any action or brings any proceeding against the other arising from this Agreement, then as between SHERMAN and Contractor, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, reasonable and necessary attorneys' fees and litigation expenses both at trial and on appeal, subject to the limitations set forth in TEX. LOC. GOV'T CODE § 271.153, as it exists or may be amended, if applicable.
20. Governing Law; Venue.
The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Collin County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Collin County, Texas.
21. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns when permitted by this Agreement.
22. No Waiver.
Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.
23. Headings.
The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.
24. Indemnity.
The parties agree that the indemnity provision set forth in Section 10 herein is conspicuous and the parties have read and understood the same.

25. Notice.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or to any courier service that provides a return receipt showing the date of actual delivery of the same to the addressee thereof. Notice given in accordance herewith shall be effective on receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to: _____

Telephone: _____

Email: _____

If to SHERMAN, to: City of SHERMAN
Attn: Robby Hefton, City Manager
220 W. Mulberry Street
Sherman, Texas 75090
Telephone: (903) 892-7201
Facsimile: (903) 892-7355
Email: robbyh@cityofsherman.com

With a copy to:

Abernathy, Roeder, Boyd & Hullett, P.C.
Attn.: Ryan D. Pittman
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4054
Email: rpittman@abernathy-law.com

26. Representations.

Each party states that they have carefully read this Agreement, know the contents hereof, have consulted with an attorney of their choice regarding the meaning and effect hereof and is signing the same solely of their own judgment.

27. Independent Contractor.

Contractor covenants and agrees that Contractor is an independent contractor and not an officer, agent, servant or employee of SHERMAN; that Contractor shall have exclusive

control of and exclusive right to control the details of the work performed hereunder and all persons performing the same; that the doctrine of respondent superior shall not apply as between SHERMAN and Contractor, its officers, agents, employees, contractors, subcontractors and consultants; and that nothing herein shall be construed as creating a partnership or joint enterprise between SHERMAN and Contractor.

28. Incorporation of Recitals.

The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of SHERMAN and the authorized representative of Contractor.

29. Reference to Contractor.

When referring to “Contractor” herein, this Agreement shall refer to and be binding upon Contractor, and its officers, directors, partners, employees, representatives, contractors, subcontractors, licensees, invitees, agents, successors, assignees (as authorized herein), vendors, grantees, trustees, legal representatives and/or any other third parties for whom Contractor is legally responsible.

30. Reference to SHERMAN.

When referring to “SHERMAN” herein, this Agreement shall refer to and be binding upon SHERMAN, its Council Members, officers, agents, representatives, employees and/or any other authorized third parties for whom SHERMAN is legally responsible.

31. Certifications Required by Texas Law.

In accordance with Chapter 2270 of the Texas Government Code (to the extent applicable), Contractor hereby certifies that Contractor does not boycott Israel and will not boycott Israel during the term of any contract with City, including during the term of this Agreement. In accordance with Chapter 809 of the Texas Government Code (to the extent applicable), Contractor hereby certifies that Contractor does not boycott energy companies and will not boycott energy companies during the term of any contract with City, including during the term of this Agreement. In accordance with Chapter 2274 of the Texas Government Code (to the extent applicable), Contractor hereby certifies that Contractor does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of any contract with City, including during the term of this Agreement. The foregoing terms in this Section have the meanings ascribed to them in the referenced statutes if defined therein.

32. Debarment/Suspension.

SHERMAN is prohibited from making any award or permitting any award at any tier to any party which is debarred or suspended or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549, Debarment and Suspension. SHERMAN, Contractor and Contractor’s subcontractors shall comply with federal and state regulations regarding debarment and suspension. Contractor shall include

a statement of compliance with federal and state debarment and suspension regulations in all third-party agreements for work on the Project.

33. Restrictions on Lobbying.

SHERMAN and Contractor are prohibited from using funds awarded under the Agreement for lobbying purposes. Contractor shall include a statement of compliance with this provision in applicable procurement solicitations and third-party agreements for work on the Project.

34. Miscellaneous Drafting Provisions.

This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

35. Multiple Counterparts.

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date").

CITY OF SHERMAN, TEXAS,
a home-rule municipality

By: _____
Robby Hefton, City Manager
Date: _____

ATTEST:

APPROVED AS TO FORM:

Linda Ashby, City Clerk

Abernathy, Roeder, Boyd & Hullett, PC
Ryan D. Pittman, City Attorneys

a _____

By: _____
Printed Name: _____
Title: _____
Date: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be one of the persons whose names are subscribed to the foregoing instrument; that he acknowledged to me he is the _____ and duly authorized representative for _____ and that he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 202_.

Notary Public in and for the State of _____
My Commission Expires: _____

PROJECT ADDENDUM NUMBER 1

To Plans and Specifications for:

Sherman City Hall Remodel SHERMAN, TX

GENERAL CONSTRUCTION PACKAGE

Project No.: 20295

Date: July 22, 2024

HIDELL and ASSOCIATES ARCHITECTS
3033 Kellway Drive, Suite 120
Carrollton, Texas 75006
972.416.4666 Fax 972.416.0169

Preface Requirements

This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material suppliers, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in any affected section of this addendum does not relieve any party affected from performing as per instructions providing that the information is set forth one time any place in this addendum. This addendum form is a part of the contract documents, modifying and superseding where it is inconsistent with them. All other conditions of the contract documents remain unchanged. Acknowledge receipt of this addendum by inserting its number in the appropriate place on the bid proposal form.

Part 1 – General

This addendum includes the technology drawings and specifications for the audio / video, security, and technology requirements.

Part 2 – Drawings

PART 2.1 The following drawings are revised under this Addendum.

ARCHITECTURAL DRAWINGS

Sheet INDEX

The sheet index has been updated to include the addendum items.

PART 2.2 The following drawings are added under this Addendum.

AUDIO VISUAL, SECURITY, TECHNOLOGY

AVI001	LEGEND AND NOTES - AV INFRASTRUCTURE
AVI200	FLOOR PLAN - AV INFRASTRUCTURE
AVI201	EXISTING FLOOR PLAN - AV INFRASTRUCTURE
AV300	FLOOR PLAN - RCP - AV INFRASTRUCTURE
AV301	EXISTING FLOOR PLAN - RCP - AV INFRASTRUCTURE
SC001	LEGEND AND NOTES - SECURITY
SC200	FLOOR PLAN - SECURITY
SC201	EXISTING FLOOR PLAN - SECURITY
SC301	DOOR ELEVATION DETAILS - SECURITY
SC401	GENERAL DETAILS - SECURITY
SC402	GENERAL DETAILS - SECURITY
T001	LEGEND AND NOTES - COMMUNICATIONS
T200	FLOOR PLAN - COMMUNICATIONS
T201	EXISTING FLOOR PLAN - COMMUNICATIONS
T301	TELECOM ROOM DETAILS - COMMUNICATIONS
T401	GENERAL DETAILS - COMMUNICATIONS

Part 3 – Specifications

PART 2.1 The following specifications are issued under this Addendum

27 00 00	Communications
27 05 26	Grounding and Bonding
27 05 28	Pathways for Communications Systems
27 11 00	Communications Room Fittings
27 13 00	Backbone Cabling
27 15 00	Horizontal Cabling
27 41 16	Audio Video Systems
27 41 17	Audio Video Infrastructure
28 00 00	Electronic Security
28 10 00	Access Control and Intrusion Detection
28 23 00	Video Surveillance

END OF ADDENDUM NO. 1

DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER.

CLASS A FIRE ALARM SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER.

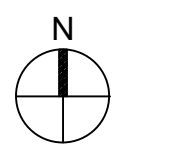
INDEX OF DRAWINGS					
SHEET NO.	DRAWING TITLE				
		ISSUE FOR PERMIT / BIDDING 7.3.2024 Addendum No. 1 7.22.2024			
ACOVE	COVER SHEET		•		
INDEX	INDEX AND PROJECT INFORMATION		•	•	
NOTES	GENERAL NOTES		•		
CODE 01	CODE PLAN		•		
ADA-1	ADA REQUIREMENTS		•		
ADA-2	ADA REQUIREMENTS		•		
ADA-3	ADA REQUIREMENTS		•		
ADA-4	ADA REQUIREMENTS		•		
ADA-5	ADA REQUIREMENTS		•		
ADA-6	ADA REQUIREMENTS		•		
CIVIL DRAWINGS					
	COVER SHEET		•		
	SURVEY		•		
C1-1	DEMOLITION PLAN		•		
C2-1	PAVING PLAN		•		
C3-1	GRADING PLAN		•		
C4-1	DRAINAGE PLAN		•		
C5-1	WATER PLAN		•		
C6-1	EROSION CONTROL PLAN		•		
C7-1	CONSTRUCTION DETAILS		•		
C8-1	CITY STANDARD DETAILS		•		
C8-2	CITY STANDARD DETAILS		•		
C8-3	CITY STANDARD DETAILS		•		
C8-4	CITY STANDARD DETAILS		•		
LANDSCAPE					
L1	LANDSCAPE PLAN		•		
L2	LANDSCAPE SPECIFICATIONS		•		
ARCHITECTURAL DRAWINGS					
DEMO SHEETS					
DEMO 100	EXISTING SITE PLAN - DEMO AND PHOTO REFERENCE		•		
DEMO 200	EXISTING FLOOR PLAN - DEMO		•		
DEMO 201	EXISTING FLOOR PLAN - SLAB DEMO AND PHOTO REFERENCE		•		
DEMO 210	DEMO PHOTOS		•		
DEMO 211	DEMO PHOTOS		•		
DEMO 212	DEMO PHOTOS		•		
DEMO 213	DEMO PHOTOS		•		
DEMO 214	DEMO PHOTOS		•		
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A100	SITE PLAN - NEW CONFIGURATION		•		
A110	ENLARGED SITE PLAN AND DETAILS		•		
A111	ENLARGED SITE PLAN AND DETAILS		•		
A112	SITE DETAILS		•		
A200	FLOOR PLAN		•		
A200N	ANNOTATION PLAN		•		
A200R	REFERENCE FLOOR PLAN		•		
A210	REFLECTED CEILING PLAN		•		
A240	ROOF PLAN		•		
A241	ROOF DETAILS		•		
A242	ROOF DETAILS		•		
A243	ROOF SCREEN PLANS AND DETAILS		•		
A250	INTERIOR WALL ASSEMBLY TYPES		•		
A251	INTERIOR WALL ASSEMBLY TYPES		•		
A252	EXISTING WALL ASSEMBLY TYPES		•		
A253	EXISTING WALL ASSEMBLY TYPES		•		
A254	STONE WALL AND CEILING ASSEMBLIES		•		
A255	PARTITION NOTES AND DETAILS		•		
A256	PARTITION DETAILS		•		
A257	PARTITION DETAILS		•		
A300	EXTERIOR ELEVATIONS		•		
A410	DOOR SCHEDULE / DOOR ELEVATIONS		•		
A411	WINDOW SCHEDULE / WINDOW ELEVATIONS		•		
A412	EXTERIOR DOOR DETAILS		•		

A413	INTERIOR DOOR DETAILS	•			
A414	WINDOW DETAILS	•			
A500	BUILDING SECTIONS - CANOPY	•			
A501	BUILDING SECTIONS - CANOPY	•			
A600	ENLARGED RESTROOM PLAN & ELEVATIONS	•			
A601	ENLARGED RESTROOM PLAN & ELEVATIONS	•			
A602	ENLARGED RESTROOM PLAN & ELEVATIONS	•			
A610	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A611	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A612	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A613	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A614	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A615	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A616	ENLARGED PLAN & INTERIOR ELEVATIONS	•			
A617	DETAILS - COUNCIL DIAS	•			
A618	DETAILS - COUNCIL DIAS	•			
A700	MILLWORK SECTIONS	•			
A701	MILLWORK SECTIONS	•			
A702	MILLWORK SECTIONS	•			
A703	MILLWORK SECTIONS	•			
A704	MILLWORK SECTIONS	•			
A705	MILLWORK SECTIONS	•			
A900	FINISH PLAN	•			
A1100	SIGNAGE PLAN	•			
A1101	BUILDING SIGNAGE	•			
A1102	ENLARGED SIGNAGE DETAILS	•			
A1200	PAINT PLAN	•			
A1300	FURNITURE PLAN - REFERENCE ONLY	•			
MECHANICAL DRAWINGS					
M0.1	MECHANICAL SYMBOLS AND ABBREVIATIONS	•			
M2.0	FLOOR PLAN MECHANICAL EXISTING	•			
M2.1	ROOF PLAN - MECHANICAL - NEW	•			
M5.1	MECHANICAL DETAILS	•			
ELECTRICAL DRAWINGS					
E0.1	ELECTRICAL SYMBOLS AND ABBREVIATIONS	•			
E0.2	ELECTRICAL SPECIFICATIONS	•			
E0.3	ELECTRICAL SPECIFICATIONS	•			
E2.1	FLOOR PLAN POWER	•			
E3.1	FLOOR PLAN - LIGHTING / LIGHTING CONTROLS	•			
E5.1	ELECTRICAL DETAILS	•			
E6.1	ELECTRICAL RISER DIAGRAM	•			
E6.2	ELECTRICAL SCHEDULES	•			
PLUMBING DRAWINGS					
P0.1	PLUMBING SYMBOLS AND ABBREVIATIONS	•			
P2.1	BELOW FLOOR PLAN - PLUMBING	•			
P2.2	ABOVE FLOOR PLAN - PLUMBING / SCHEDULE	•			
TECHNOLOGY DRAWINGS					
AVI001	LEGEND AND NOTES - AV INFRASTRUCTURE		•		
AVI200	FLOOR PLAN - AV INFRASTRUCTURE		•		
AVI201	EXISTING FLOOR PLAN - AV INFRASTRUCTURE		•		
AV300	FLOOR PLAN - RCP - AV INFRASTRUCTURE		•		
AV301	EXISTING FLOOR PLAN - RCP - AV INFRASTRUCTURE		•		
SC001	LEGEND AND NOTES - SECURITY		•		
SC200	FLOOR PLAN - SECURITY		•		
SC201	EXISTING FLOOR PLAN - SECURITY		•		
SC301	DOOR ELEVATION DETAILS - SECURITY		•		
SC401	GENERAL DETAILS - SECURITY		•		
SC402	GENERAL DETAILS - SECURITY		•		
T001	LEGEND AND NOTES - COMMUNICATIONS		•		
T200	FLOOR PLAN - COMMUNICATIONS		•		
T201	EXISTING FLOOR PLAN - COMMUNICATIONS		•		
T301	TELECOM ROOM DETAILS - COMMUNICATIONS		•		
T401	GENERAL DETAILS - COMMUNICATIONS		•		

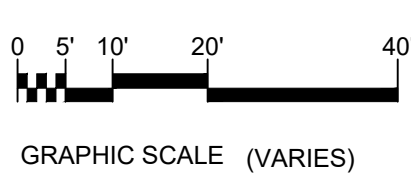
PROJECT / CODE INFORMATION

PROJECT NAME:	SHERMAN CITY HALL REMODEL	USE OF OCCUPANCY:	PRIMARY OCCUPANCY - BUSINESS (B)
PROJECT ADDRESS:	220 W. MULBERRY STREET SHERMAN, TEXAS 75090	ALLOWABLE AREA:	92,000 SF
PROJECT NUMBER:	20295	FIRE SPRINKLERS:	FULLY SPRINKLED
CLIENT:	CITY OF SHERMAN 220 WEST MULBERRY STREET SHERMAN, TX 75090	NO. OF STORIES:	SINGLE STORY
ARCHITECT:	HIDELL ASSOCIATES ARCHITECTS 3033 KELLWAY DRIVE SUITE 120 CARROLLTON, TEXAS 75006	CODE COMPLIANCE:	REFERENCE SHEETS CODE-01 FOR APPLICABLE CODES.
TYPE OF CONSTRUCTION:	TYPE II-B UNPROTECTED NON-COMBUSTIBLE CONSTRUCTION		
AREA:	EXISTING	14,136 SF	

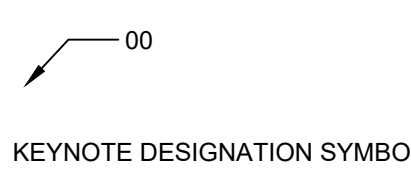
ARCHITECTURAL GRAPHIC SYMBOLS



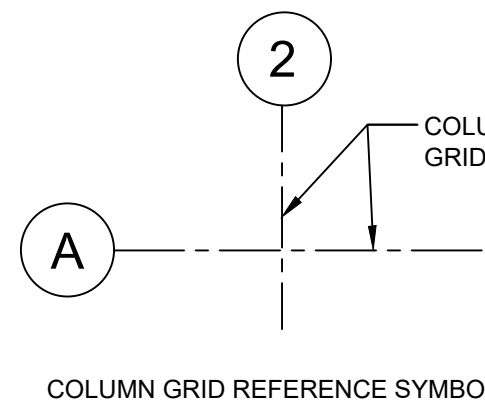
NORTH INDICATOR



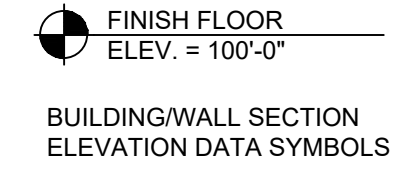
GRAPHIC SCALE (VARIES)



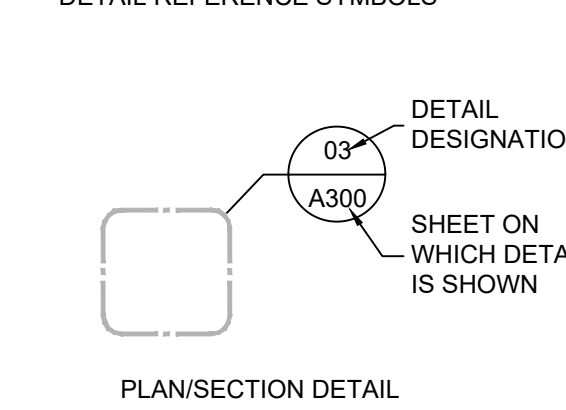
KEYNOTE DESIGNATION SYMBOLS



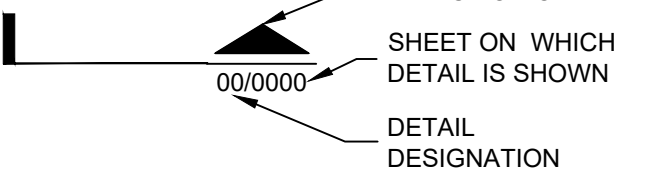
COLUMN GRID REFERENCE SYMBOLS



BUILDING/WALL SECTION ELEVATION DATA SYMBOLS



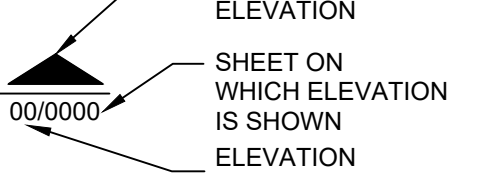
PLAN/SECTION DETAIL



DIRECTION OF DETAIL
SHEET ON WHICH DETAIL IS SHOWN
DETAIL DESIGNATION



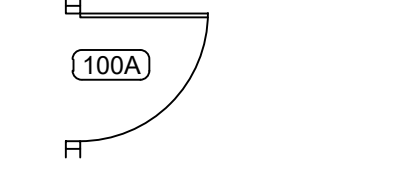
BUILDING/WALL SECTION DETAIL REFERENCE SYMBOLS



DIRECTION OF ELEVATION
SHEET ON WHICH ELEVATION IS SHOWN
ELEVATION DESIGNATION



ELEVATION REFERENCE SYMBOLS



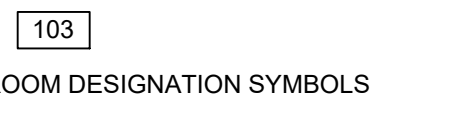
DOOR DESIGNATION SYMBOLS



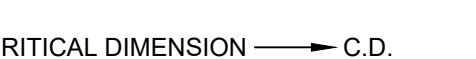
WALL PARTITION DESIGNATION SYMBOL



WINDOW DESIGNATION SYMBOLS



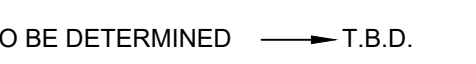
ROOM DESIGNATION SYMBOLS



CRITICAL DIMENSION → C.D.



ABOVE FINISH FLOOR → A.F.F.



TO BE DETERMINED → T.B.D.



FIELD VERIFY → F.V.



DRAWING DESIGNATION
01 FLOOR PLAN
1/16" = 1'-0"



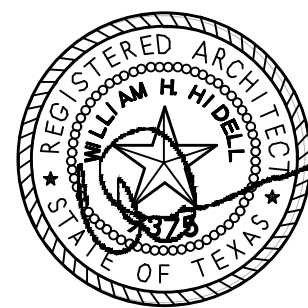
DRAWING TITLE
DRAWING SCALE

SHERMAN
CITY HALL
REMODEL

220 W. MULBERRY ST,
SHERMAN, TX
75090

HIDELL
ASSOCIATES
ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ababcock@hidell.com



7.3.2024

ISSUE FOR CONSTRUCTION

OWNER
CITY OF SHERMAN
220 W MULBERRY STREET
SHERMAN, TX 75090
PHONE: (903) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jstc@crossengineering.biz

MEP
EIKON CONSULTANT GROUP
1408 W. CHAPMAN DRIVE
SANGER, TEXAS 76266
PHONE: (940) 458-7503
EMAIL: wjstice@eikoncg.com

LANDSCAPE ARCHITECT
GRUBBS DESIGN GROUP
403 SOUTH TENNESSEE STREET
MCKINNEY, TEXAS 75069
PHONE: (972) 548-5020
JOE@GRUBBSDESIGN.NET

DATA / AUDIO VISUAL / SECURITY
DATACOM DESIGN GROUP
7800 BURNET ROAD
AUSTIN, TEXAS 78757
PHONE: (512) 478.6001
EMAIL:

ISSUE FOR CONSTRUCTION

TITLE

SHEET INDEX

REVISIONS

ADDENDUM NO. 1 7.22.2024

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By: DZ

Checked By: AB

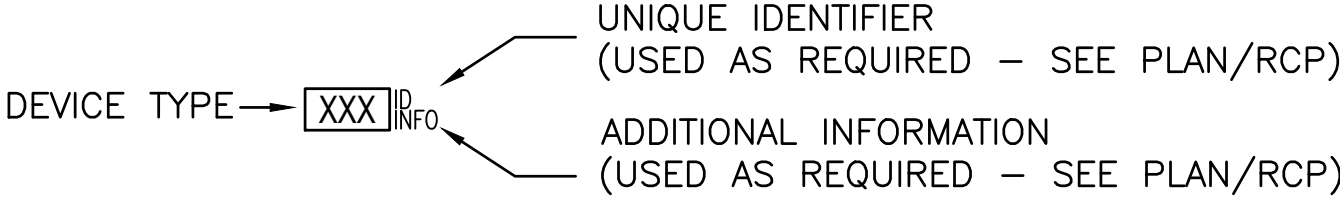
SHEET NO.

INDEX

ISSUE FOR CONSTRUCTION

AUDIOVISUAL INFRASTRUCTURE DEVICES							
AUDIOVISUAL INFRASTRUCTURE DEVICES ARE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED							
1. BLOCKS SHOWN ON THIS SHEET ARE NOT TO SCALE. 2. SEE AV DETAILS FOR MOUNTING AND SPACING REQUIREMENTS 3. NOT ALL SYMBOLS APPLY							
SYMBOL	SUPPORTED AV DEVICE	POWER	DATA DROPS	MOUNTING		INFRASTRUCTURE DEVICE DESCRIPTION (UON)	NOTES
		# DUPLEX TECHNICAL RECEPTACLE ADJACENT (UON)	DATA/VOICE OUTLETS ADJACENT (UON)	TYPICAL MOUNTING LOCATION (UON)	HEIGHT AFF TO CENTER OF DEVICE (UON)		DETAIL
	ANTENNA	1	NA	WALL	96" AFF U.O.N.	RACO 260 OR EQUIV 4-11/16 SQ BOX WITH ONE-GANG MUD RING	
	AV WALL PLATE	1	NA	WALL	BLDG. STD. RECEPTACLE HT.	RACO 260 OR EQUIV 4-11/16 SQ BOX WITH ONE-GANG MUD RING	2 AVI401
	VIDEO CAMERA	0	0	WALL	96" AFF U.O.N.	RACO 260 OR EQUIV 4-11/16 SQ BOX WITH ONE-GANG MUD RING	
	COM PANEL	1	1D	WALL	96" AFF	4-GANG 3-1/2" DEEP BACK BOX	
	FLOOR BOX	1	4D	FLOOR	AT FLOOR	MULTI-MEDIA FLOOR BOX WITH MINIMUM (1) 2-GANG DEDICATED FOR AV, (1) 1-GANG FOR DATA/VOICE, AND (1) 1-GANG TO 120V POWER.	LEGRAND/WIRE MOLD OR APPROVED EQUAL
	FLAT PANEL DISPLAY	1	2D	WALL	72" AFF U.O.N.	CHIEF PAC526FW BACK BOX.	1 AVI401
	FLAT PANEL DISPLAY	1	2D	WALL	70" AFF U.O.N.	CHIEF PAC526FW BACK BOX.	1 AVI401
	FLAT PANEL DISPLAY	1	2D	WALL	72" AFF U.O.N.	CHIEF PAC526FW BACK BOX.	1 AVI401
	FLAT PANEL DISPLAY	2	2D	WALL	72" AFF U.O.N.	CHIEF PAC526FW BACK BOX.	
	FLOOR RACK	(2)20A CKTS, (1)QUAD EACH	6D	WALL	98" AFF	6x6x24" TYPE 1 SCREW COVER TROUGH	6 AVI401
	LISTENING ASSIST	0	NA	WALL	96" AFF	1-GANG STANDARD ELECTRICAL DEPTH TYPE BOX	
	WALL MOUNTED LOUDSPEAKER	0	NA	WALL	96" AFF	1-GANG STANDARD ELECTRICAL DEPTH TYPE BOX	
	PAGING SPEAKER	0	NA	WALL	96" AFF	1-GANG 3-1/2" DEEP BACK BOX & ONE (1) 3/4" CONDUIT TO ACCESSIBLE CEILING	
	POKE THRU	1	6D	FLOOR	AT FLOOR	MULTI-MEDIA FLOOR POKE-THRU WITH A MINIMUM OF ONE (1) 2-GANG COMPARTMENT FOR AV	WIREMOLD INC. EVOLUTION 8" SERIES OR APPROVED EQUAL
	PROJECTION SCREEN	1 (HARD-WIRED)	NA	CEILING	AT STRUCTURE	CASE SIZE DEPENDENT ON MAKE/MODEL	SEPARATE CIRCUIT FROM ALL OTHER AV DEVICES.
		1 (HARD-WIRED)	NA	WALL	6" BFC	NA	SEPARATE CIRCUIT FROM ALL OTHER AV DEVICES.
	SWITCH	0	NA	WALL	BLDG. STD. SWITCH HT.	1-GANG 3-1/2" DEEP BACK BOX	
	PATCH BAY	0	NA	WALL	BLDG. STD. SWITCH HT.	10"x10" 14 GAUGE GALVANNEALED STEEL PATHWAY	
	VOLUME CONTROL	0	NA	WALL	BLDG. STD. SWITCH HT.	4"-SQUARE STANDARD ELECTRICAL TYPE BOX WITH SCREW COVER	
	CONTROL PANEL TYPE 1	0	1D PoE (INSIDE AV BACK BOX)	WALL	BLDG. STD. SWITCH HT.	2-GANG 3-1/2" DEEP BACK BOX	
	WALL RACK	2	4D	WALL	55" AFF	5-GANG 3-1/2" DEEP BACK BOX	ELECTRICAL AND DATA BACK BOXES AT 48" AFF.
	CEILING ANTENNA	0	NA	CEILING	AT STRUCTURE	4"-SQUARE STANDARD ELECTRICAL TYPE BOX WITH SCREW COVER	
	VIDEO CAMERA	0	2D	CEILING	AT CEILING	6" x 6" x 4" DEEP PULL BOX WITH SCREW COVER	
	DOCUMENT CAMERA	1	2D	CEILING	AT STRUCTURE	NA	
	LOUDSPEAKER	0	NA	CEILING	AT STRUCTURE		3 AVI401

TYPICAL AV SYMBOL IDENTIFIERS

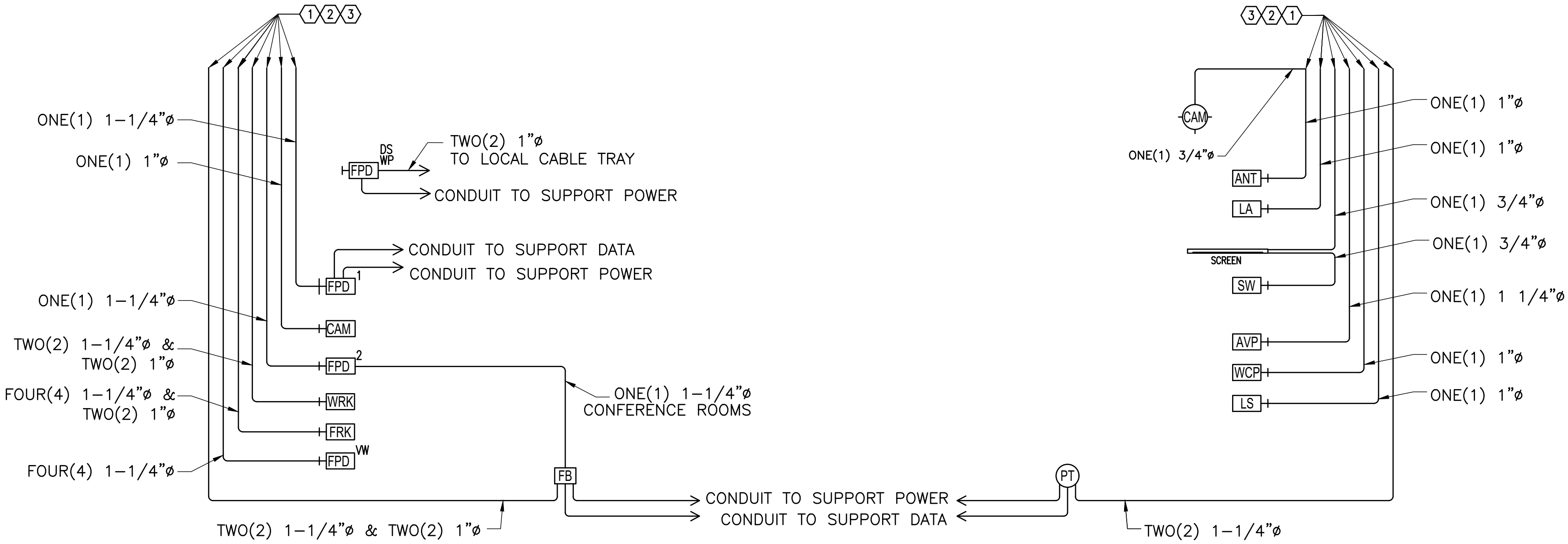


TYPICAL SYMBOL TYPES

CEILING DEVICES WALL DEVICES FLOOR DEVICES



AUDIOVISUAL ONE-LINE CONDUIT DETAIL (TYPICAL)



KEYNOTES:

- ① PROVIDE FOUR TO FIVE INCHES OF CONDUIT STUB OUT ACCESSIBLE FROM THE PLENUM SPACE. PROVIDE PLASTIC BUSHING ON ALL CONDUIT STUB OUTS.
- ② PROVIDE TWO(2) 1-1/4"Ø CONDUIT SLEEVES FROM LOCAL CABLE TRAY THROUGH WALL AND EXTENDING FOUR TO FIVE INCHES INTO ACCESSIBLE PLENUM SPACE OF ROOM. PROVIDE PLASTIC BUSHING ON ALL CONDUIT STUB OUTS.
- ③ RUN PLENUM RATED CABLE ON J-HOOKS TO PROJECTOR AND LOUDSPEAKER LOCATIONS

GENERAL

- 1.) NOT ALL SYMBOLS TO BE USED PER SPACE. SEE AV DRAWINGS FOR EXACT SPACE REQUIREMENTS.
- 2.) ANY VARIATIONS IN CONDUIT SIZE OR DESTINATION WILL BE LOCATED IN THE AV DETAIL PAGES.
- 3.) REFER TO E-SERIES AND T-SERIES DRAWINGS FOR ELECTRICAL AND DATA PATHWAY/CONDUIT REQUIREMENTS.
- 4.) PROVIDE ONE (1) 1"Ø CONDUIT FROM LIGHTING/DIMMER PANEL TO ACCESSIBLE CEILING PLENUM IN ALL ROOMS WITH PROGRAMMABLE LIGHTS.
- 5.) PROVIDE ONE (1) 1"Ø CONDUIT FROM SHADE CONTROL TO ACCESSIBLE CEILING PLENUM IN ALL ROOMS WITH CONTROLLABLE WINDOW SHADES.

GENERAL NOTES

GENERAL

FOR PURPOSES HEREIN, HIGH VOLTAGE IS DEFINED AS ANY CIRCUIT, DEVICE OR OTHER ELEMENT OPERATING ABOVE 70 VOLTS.

TELECOMMUNICATIONS CONTRACTOR

- 1.) THE TELECOMMUNICATIONS CONTRACTOR SHALL PROVIDE ALL MATERIALS, COMPONENTS, TOOLS, AND LABOR NECESSARY TO MEET VOICE/DATA REQUIREMENTS FOR ALL AV EQUIPMENT THAT REQUIRES VOICE/DATA AS INDICATED IN AV AND TELECOMMUNICATIONS DRAWINGS AND SPECIFICATIONS.

ELECTRICAL CONTRACTOR

- 1.) THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING SCOPE OF WORK:

- A.) COORDINATE WITH DESIGN TEAM ON CONTROL SYSTEM ELEMENTS INCLUDING WALL MOUNTED CONTROL PANELS AND LIGHTING INTERFACES.

- B.) PROVIDE AND INSTALL:

- i.) THE "HOUSE" LIGHTING CONTROL SYSTEM, RELATED PERIPHERALS AND LOW-VOLTAGE CONTROL WIRING ASSOCIATED WITH THE "HOUSE" LIGHTING CONTROL SYSTEM.
- ii.) PROVIDE AND INSTALL ALL CONDUIT, APPROPRIATE PULL STRING, JUNCTION BOXES, FLOOR BOXES, WIRE-WAYS, GUTTERS, SURFACE MOUNTED POWER STRIPS, LIGHTING, BREAKER PANELS, AC WIRING, POWER RECEPTACLES, AND OTHER ELECTRICAL EQUIPMENT AS REQUIRED TO ACCOMMODATE COMPLETE AND FUNCTIONAL AUDIO VISUAL SYSTEMS, UNLESS OTHERWISE NOTED.
- iii.) BLANK AV BACK BOX COVER PLATES. CONFIRM BUILDING STANDARD COLOR AND TYPE WITH ARCHITECT PRIOR TO INSTALLATION.

- C.) PROVIDE SHOP DRAWINGS OF CONDUIT ROUTING AND BOX PLACEMENT FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO IMPLEMENTATION.

- 2.) ALL CONDUIT FOR LOW VOLTAGE WIRING SHALL:

- A.) BE METALLIC TUBING OF 1"Ø UON IN ALL AREAS OUTSIDE OF CAST CONCRETE.
- B.) BE PVC TUBING OF 1"Ø UON IN ALL AREAS IN CAST CONCRETE.
- C.) BE SUPPLIED WITH NYLON PULL STRING.
- D.) BE 100' MAX LENGTH WITHOUT AN INTERMEDIATE JUNCTION BOX.
- E.) HAVE TWO 90 DEGREE BENDS MAX WITHOUT AN INTERMEDIATE JUNCTION BOX.
- F.) BE ALIGNED IN PULL BOXES FOR STRAIGHT PULL THROUGH, AND NOT EXCEED 180° OF BENDS BETWEEN PULL POINTS.

- 3.) ALL PULL BOXES SHALL:

- A.) REMAIN ACCESSIBLE BEFORE AND AFTER COMPLETION OF CONSTRUCTION.
- B.) NOT TO BE USED IN LIEU OF 90° ELBOWS.
- C.) NOT BE USED TO CHANGE DIRECTION OR BEND WITHIN BOX, AND BE INSTALLED AS REQUIRED TO MEET THE ABOVE REQUIREMENTS.

- 4.) OTHER APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING AND INSTALLING THE FOLLOWING:

- A.) STRUCTURAL WORK, GLAZING, WALL OPENINGS, PLATFORMS, RAILINGS, HVAC SYSTEMS, MILLWORK AND FINISHES.
- B.) CABLE TV SERVICE AND RELATED CABLING AND CONNECTIONS, TV RELATED ANTENNA SYSTEMS AND ELECTRICAL GROUNDING AS REQUIRED FOR CONNECTIONS OF AUDIOVISUAL DEVICES.

- 5.) FIRESTOPPING

- A.) COORDINATE ANY AND ALL FIRESTOPPING WITH THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK INVOLVING FIRESTOPPING.
- B.) ALL FIRESTOPPING SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATION OF THERMAL AND MOISTURE PROTECTION ON FIRESTOPPING OF THROUGH PENETRATION SYSTEM IN THE CONSTRUCTION SPECIFICATIONS DOCUMENT.
- C.) SOLUTIONS AND SHOP DRAWINGS/SUBMITTALS FOR FIRE STOP MATERIALS AND SYSTEMS SHALL BE PRESENTED TO THE GENERAL CONTRACTOR FOR WRITTEN APPROVAL OF MATERIAL & SYSTEMS PRIOR TO PURCHASE AND INSTALLATION. ALL MATERIALS AND SYSTEMS SHALL BE COMPLETE, UL LISTED FOR INTENDED INSTALLATION, AND PROVIDE APPROPRIATE RATING AT THE COMPLETION OF JOB.
- D.) SEAL ALL PENETRATIONS THROUGH FIRE-RATED BARRIERS (CONDUITS, SLEEVES, SLOTS, CHASES) CREATED BY OR MADE FOR OR ON THE BEHALF OF THE AUDIOVISUAL CONTRACTOR TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS, OR WATER THROUGH PENETRATIONS.
- E.) CONTRACTOR SHALL PROVIDE TRAINING MANUALS WHICH INCLUDE INSTRUCTIONS ON METHODS OF ADDING OR REMOVING CABLING TO/FROM FIRESTOPPED SLEEVES AND CHASES.
- F.) REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ABBREVIATIONS

DIV 01:	GENERAL REQUIREMENTS
DIV 27:	COMMUNICATIONS
DIV 26:	ELECTRICAL
AFF:	ABOVE FINISHED FLOOR
AV:	AUDIOVISUAL
BFC:	BELOW FINISHED CEILING
BLDG:	BUILDING
HT:	HEIGHT
IG:	ISOLATED GROUND
NA:	NOT APPLICABLE
NIC:	NOT IN CONTRACT
OFCI:	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI:	OWNER FURNISHED OWNER INSTALLED
STD:	STANDARD
UON:	UNLESS OTHERWISE NOTED

AUDIOVISUAL DRAWING LIST

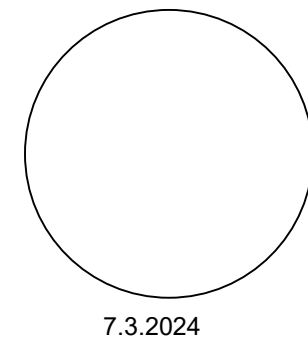
AVI001	LEGEND AND NOTES - AV INFRASTRUCTURE
AVI200	FLOOR PLAN - AV INFRASTRUCTURE
AVI300	FLOOR PLAN - RCP - AV INFRASTRUCTURE
AVI401	GENERAL DETAILS - AV INFRASTRUCTURE
AVS501	AV SIGNAL FLOW DIAGRAMS 1
AVS502	AV SIGNAL FLOW DIAGRAMS 2

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TITLE

LEGEND AND NOTES - AV
INFRASTRUCTURE

REVISIONS

△ ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By:

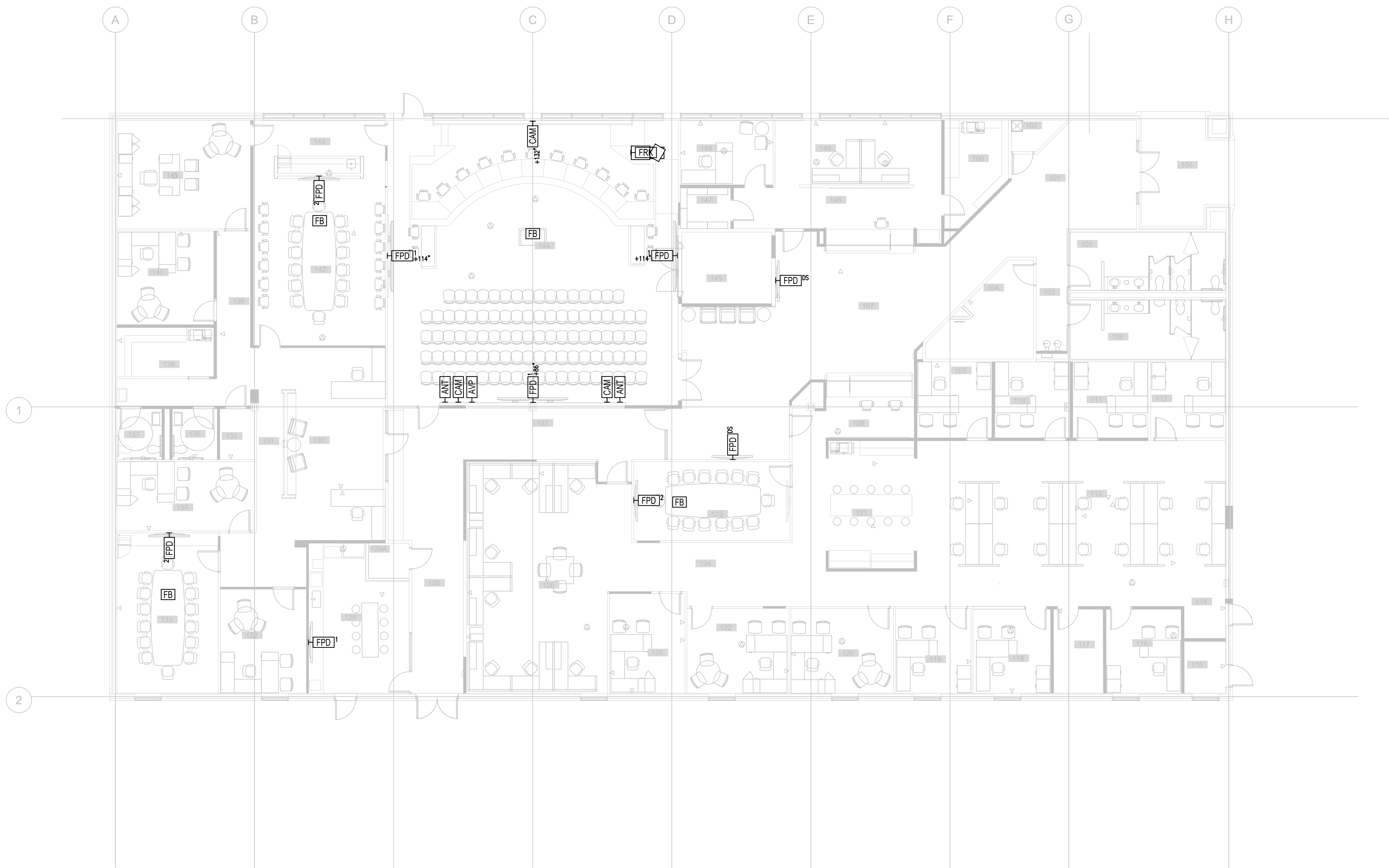
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AVI001

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ISSUE FOR CONSTRUCTION



01 FLOOR PLAN - AV INFRASTRUCTURE
1/8" = 1'-0"

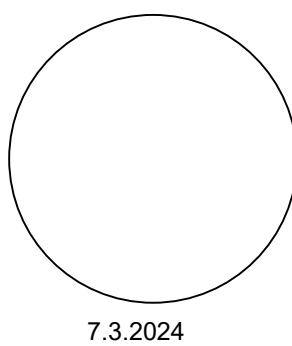
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FLOOR PLAN - AV INFRASTRUCTURE

REVISIONS

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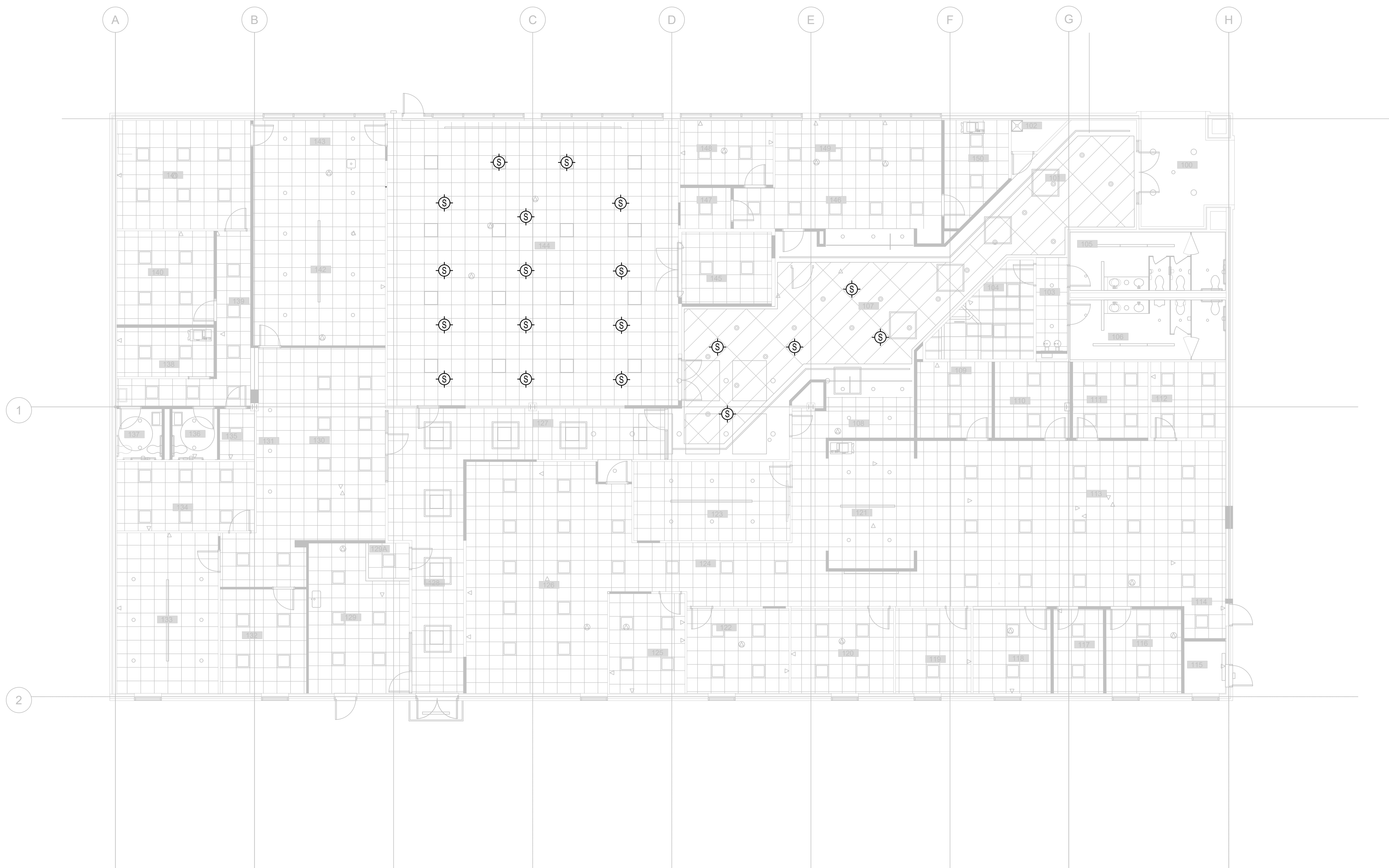
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AVI200

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01 FLOOR PLAN - RCP - AV INFRASTRUCTURE
1/8" = 1'-0"

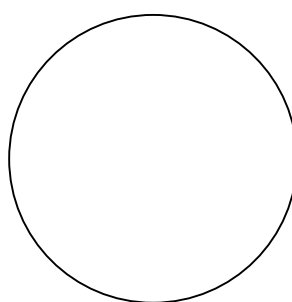


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FLOOR PLAN - RCP - AV
INFRASTRUCTURE

REVISIONS

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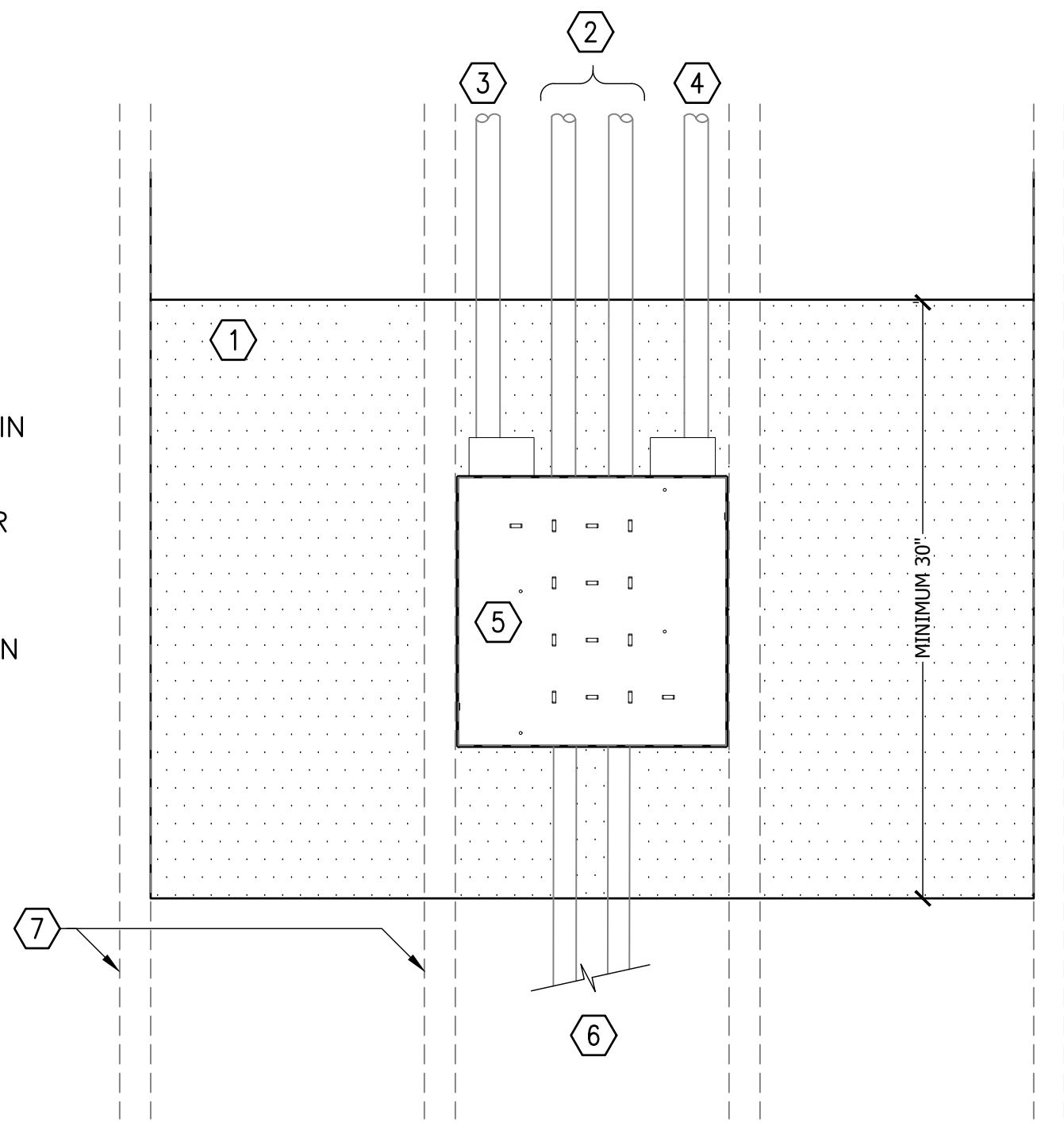
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AVI300

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KEYED NOTES:

- ① DISPLAY BACKING (FIRE RETARDANT WOOD) FILL BETWEEN 3 STUD SPACES. BLOCKING TO SUPPORT 200 LBS
- ② CONDUIT NUMBER, SIZE AND DESTINATION PER AV ONE LINE CONDUIT DETAIL
- ③ JUNCTION BOX AND CONDUIT FOR DATA COMMUNICATIONS SPECIFIED IN T-SERIES DRAWINGS
- ④ JUNCTION BOX AND CONDUITS FOR POWER. QUANTITY AND SIZE SPECIFIED IN E-SERIES DRAWINGS
- ⑤ CHIEF PAC526 FW BACK BOX OPEN FOR ACCESS IN FRONT. DO NOT COVER WITH DISPLAY BACKING
- ⑥ CONDUIT NUMBER AND SIZE TO FLOOR PENETRATION PER AV ONE LINE CONDUIT DETAIL IN CONFERENCE ROOMS
- ⑦ WALL STUDS

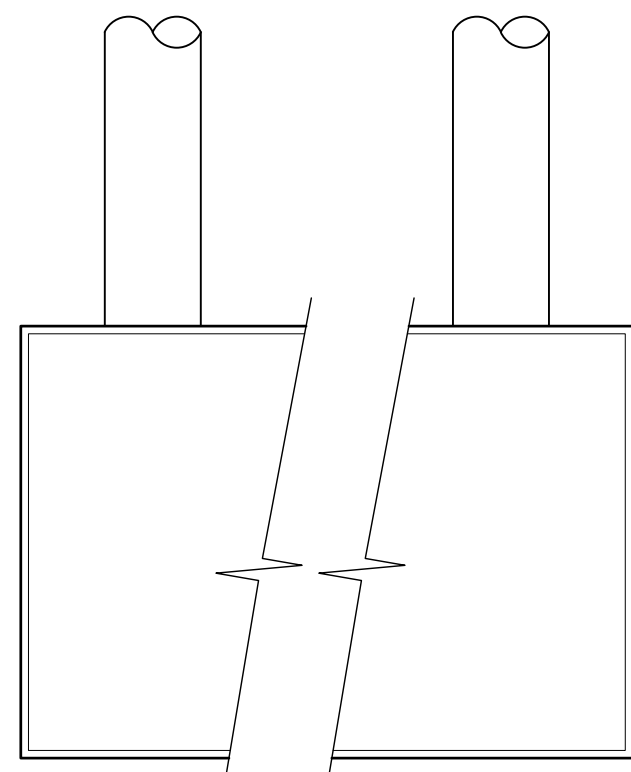


① WALL MOUNTED FLAT PANEL DISPLAY (FPD) INFRASTRUCTURE DETAIL
Not to Scale

GENERAL NOTES:

REFER TO ARCHITECTURAL PLANS FOR HORIZONTAL LOCATIONS

CONDUIT NUMBER, SIZE AND DESTINATION PER AV CONDUIT ONE-LINE DETAIL

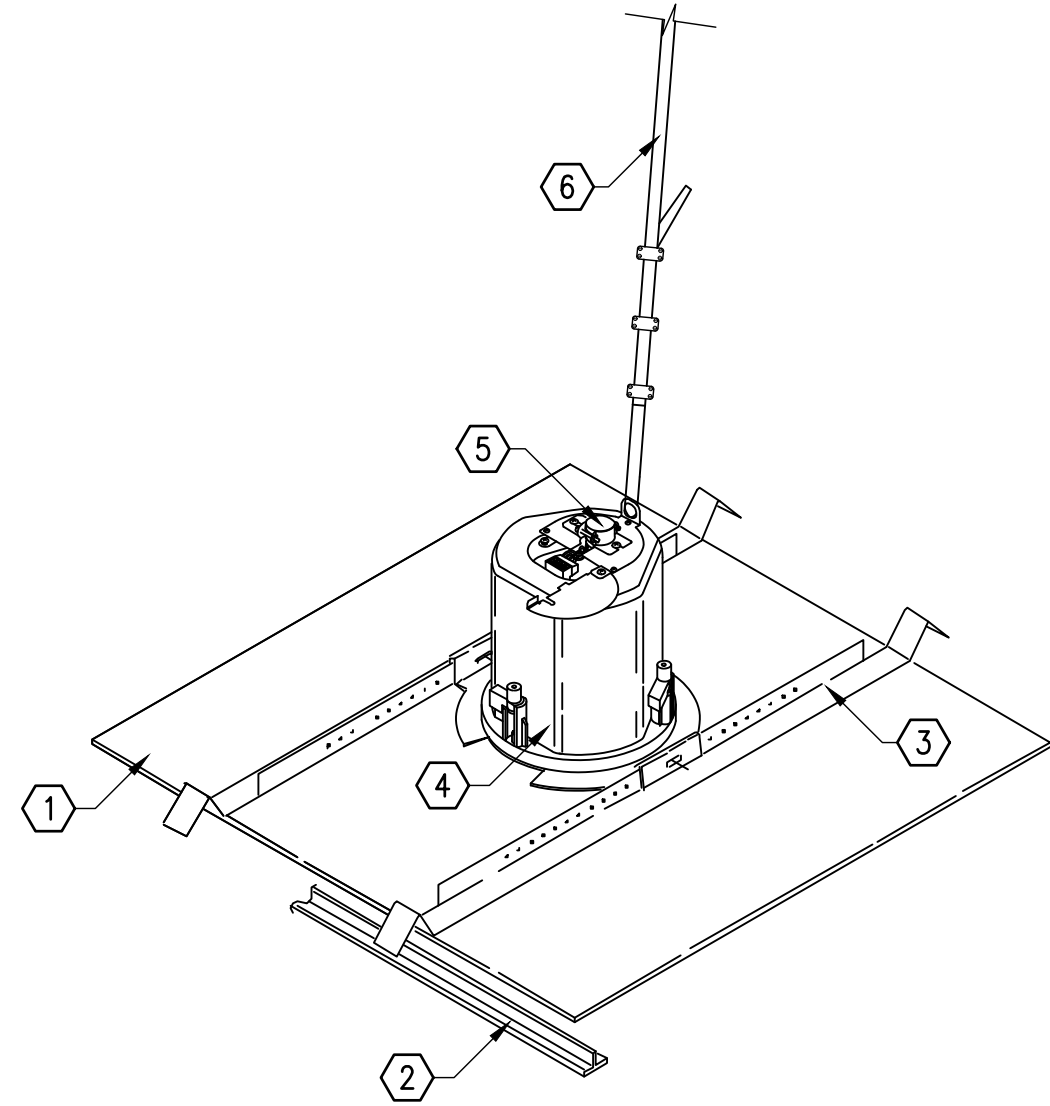


BLANK FACEPLATE (SIZE PER AV TITLE PAGE) FOR AV BOX. SEE AV001 FOR HEIGHT. REF ARCH PLANS FOR HORIZONTAL LOCATIONS.

② AUDIO VISUAL PLATE (AVP) INFRASTRUCTURE DETAIL
Not to Scale

KEYED NOTES:

- ① 2X2 CEILING TILE
- ② CEILING TILE SUPPORT TRUSS
- ③ CEILING SPEAKER SUPPORT RAIL KIT
- ④ LOUDSPEAKER IN BACK CAN
- ⑤ SPEAKER CABLING ENTRANCE
- ⑥ SUPPORT TO STRUCTURE



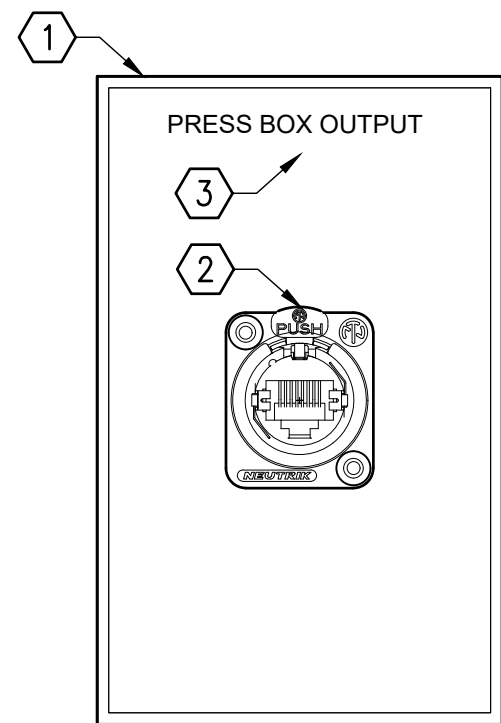
③ RECESSED IN-CEILING SPEAKER (S TYPE1) INFRASTRUCTURE DETAIL
Not to Scale

KEYED NOTES:

- ① SINGLE GANG CUSTOM PANEL
- ② NEUTRIK ETHERCON PANLE MOUNT CONNECTOR – ENSURE THAT JACK MATCHES THE PRESS BOX JACK.
- ③ ENGRAVING TO BE MINIMUM 1/8" HELVETICA PAINT FILLED

GENERAL NOTES:

FOR DANTE-FED AUDIO PRESS BOX. PROVIDE WITH 10' RUGGEDIZED ETHERCON-TO-ETHERCON CABLE WITH MATCHING CONNECTORS TO PRESS BOX



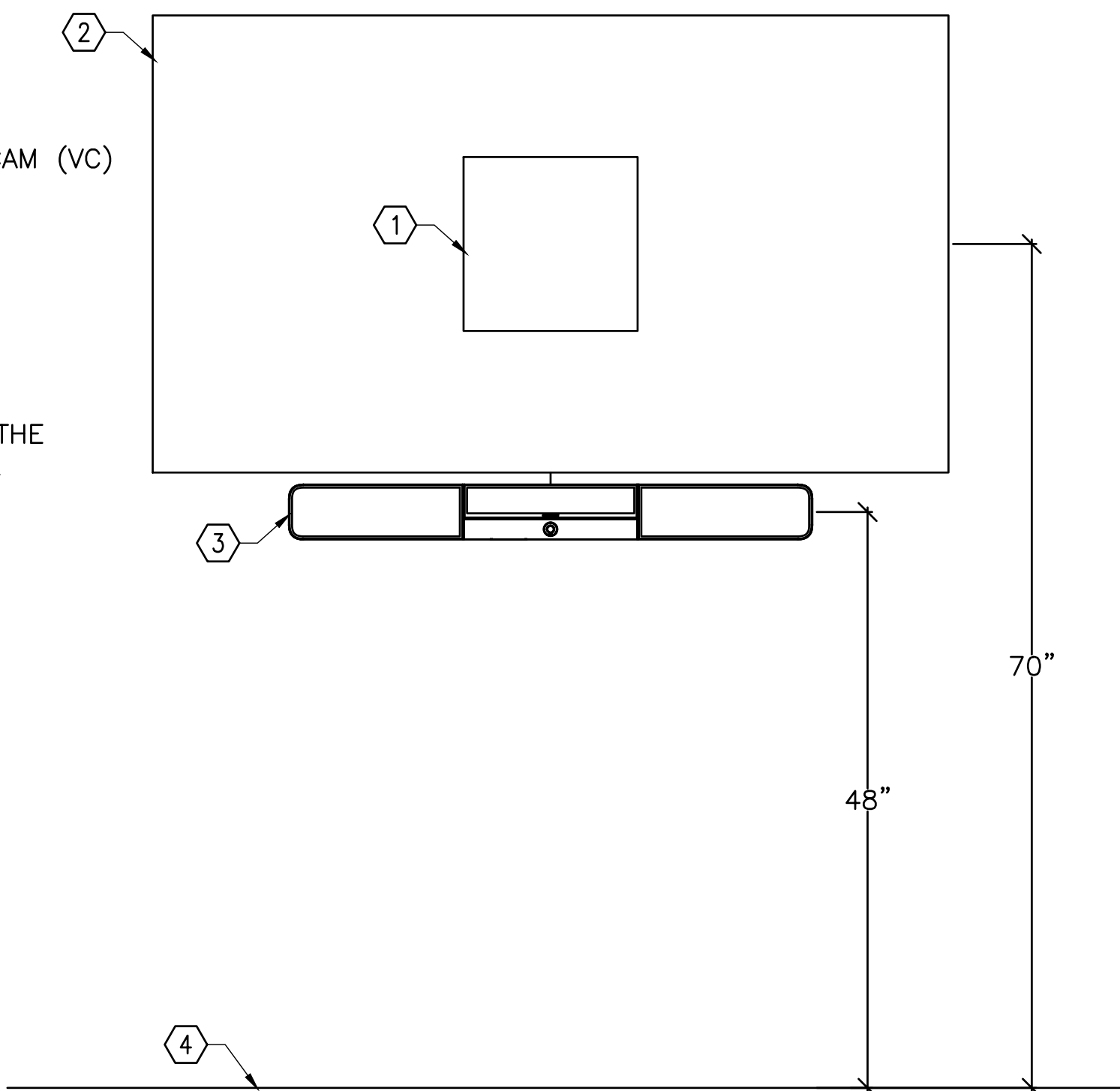
④ AVP - PRESS BOX PLATE DETAIL (CUSTOM BY CONTRACTOR)
Not to Scale

KEYED NOTES:

- ① FPD BACK BOX
- ② 75" DISPLAY.
- ③ CRESTRON SOUND BAR W/CAM (VC)
- ④ FINISHED FLOOR.

GENERAL NOTES:

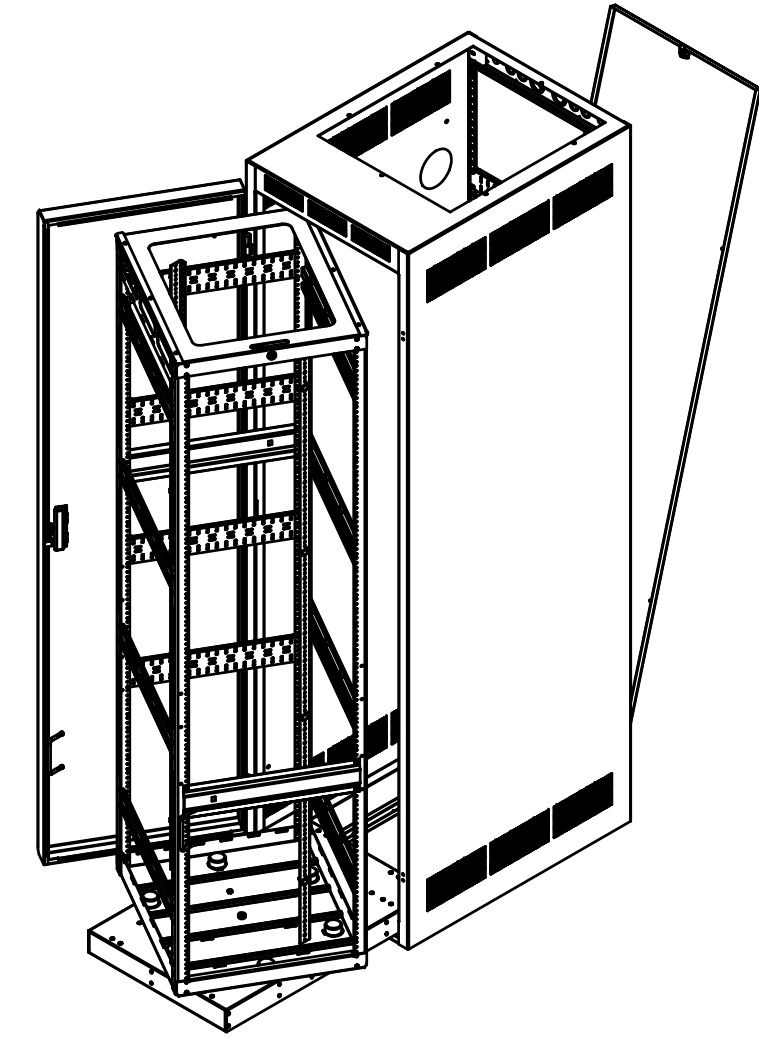
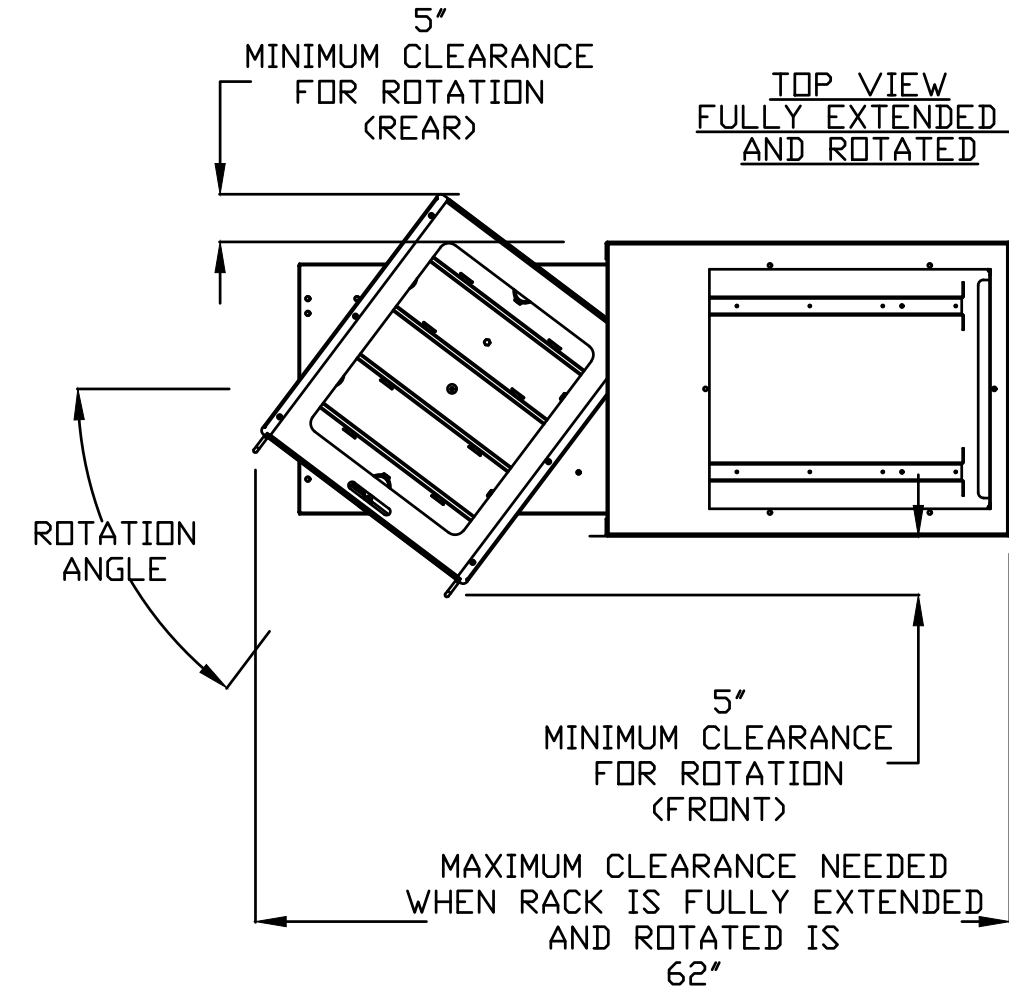
SOUNDBAR W/CAM IS FED BY THE FPD BACK BOX. NO ADDITIONAL INFRASTRUCTURE NEEDED.



⑤ CONFERENCE ROOM AV WALL ELEVATON
Not to Scale

GENERAL NOTES:

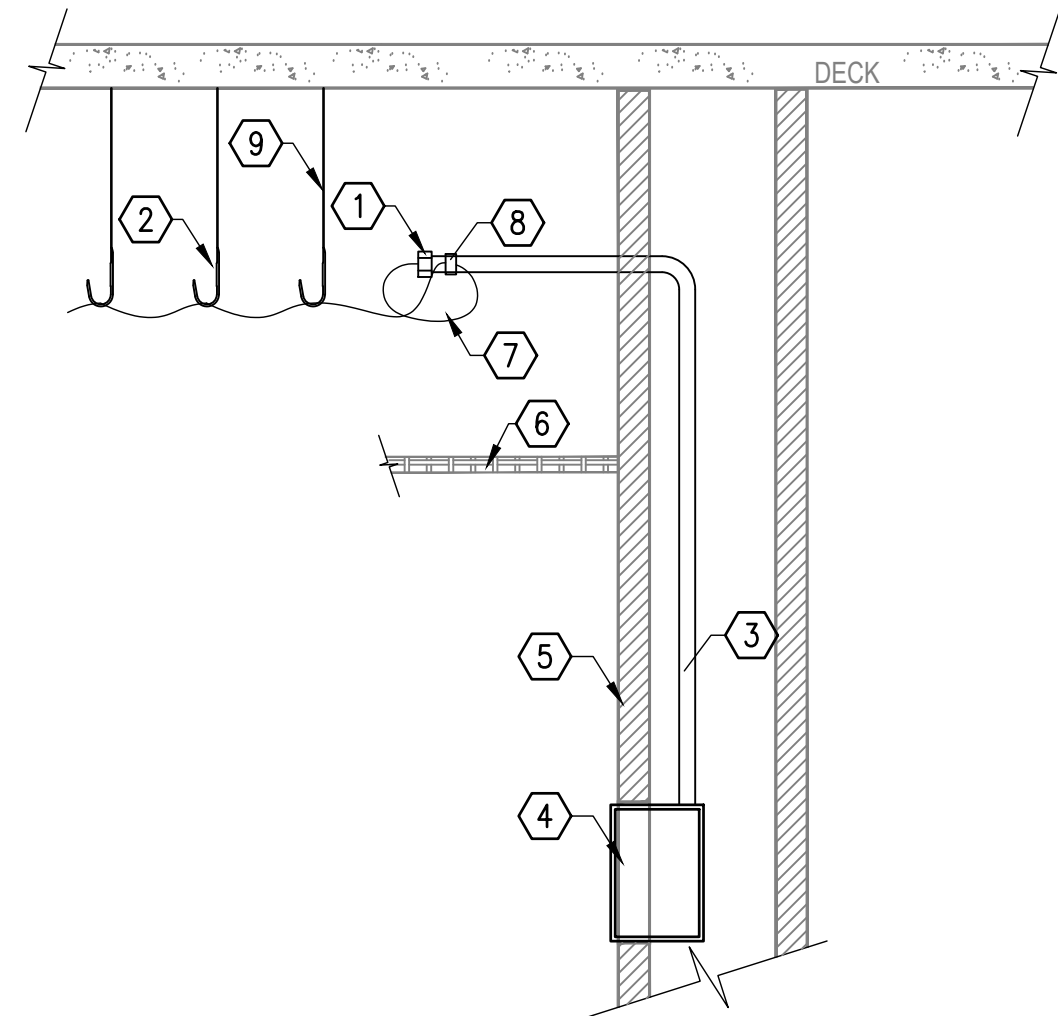
1. CONDUIT, J-BOXES BY DIV 26 SUBCONTRACTOR
2. DATA AND POWER AT 98" AFF.
3. FRK 6X6X24 TROUGH AT 98" AFF.



⑥ FLOOR (PULL OUT/ROTATE) MOUNTED RACK
Not to Scale

KEYED NOTES:

- ① INSULATED BUSHING.
- ② J-HOOK.
- ③ CONDUIT WITH PULL STRING.
- ④ WALL MOUNT BACK BOX.
- ⑤ WALL.
- ⑥ FINISHED CEILING.
- ⑦ 2' MINIMUM CABLE SLACK IN A LOOSE FIGURE "8" SHAPE.
- ⑧ VELCRO.
- ⑨ ALL THREAD ROD, SIZED APPROPRIATELY.



⑨ TYPICAL CABLE MANAGEMENT DETAIL
Not to Scale

⑦ NOT USED
Not to Scale

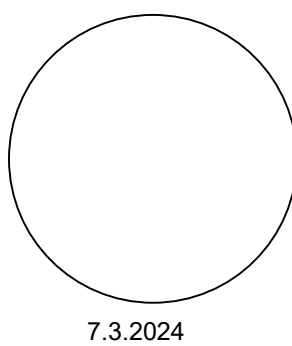
⑧ NOT USED
Not to Scale

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GENERAL DETAILS – AV
INFRASTRUCTURE

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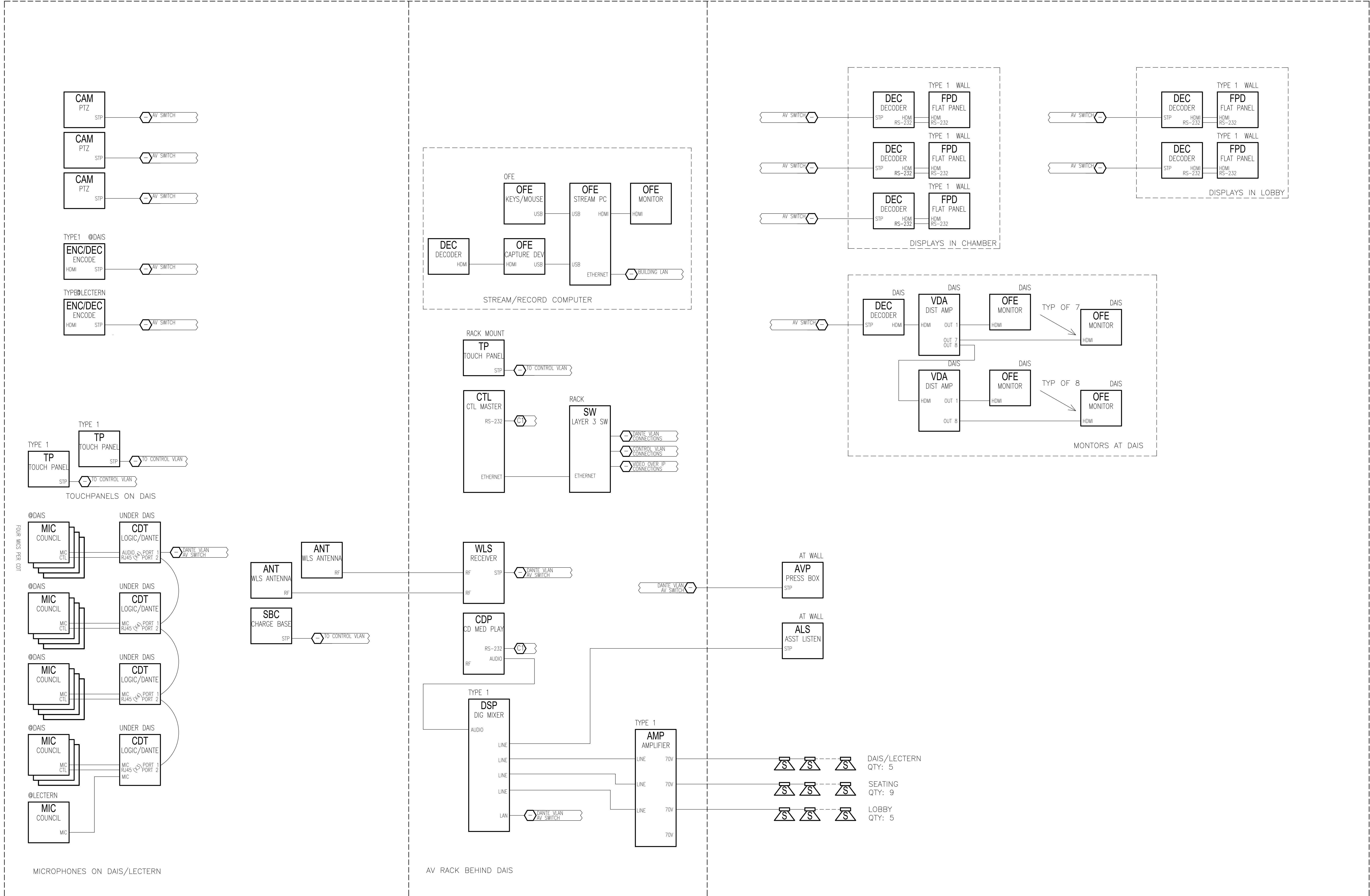
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COUNCIL CHAMBER AND LOBBY AV SIGNAL FLOW DIAGRAM
Not to Scale

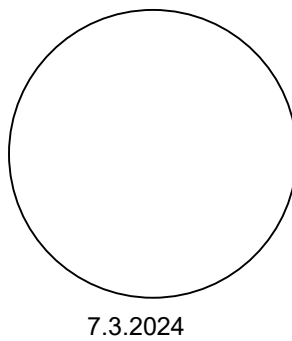
CONSULTANT DRAWINGS ARE TO CONVEY DESIGN INTENT. CONTRACTOR RESPONSIBLE FOR PROVIDING COMPLETE AND WORKING SYSTEM.

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TITLE

AV SIGNAL FLOW DIAGRAMS 1

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

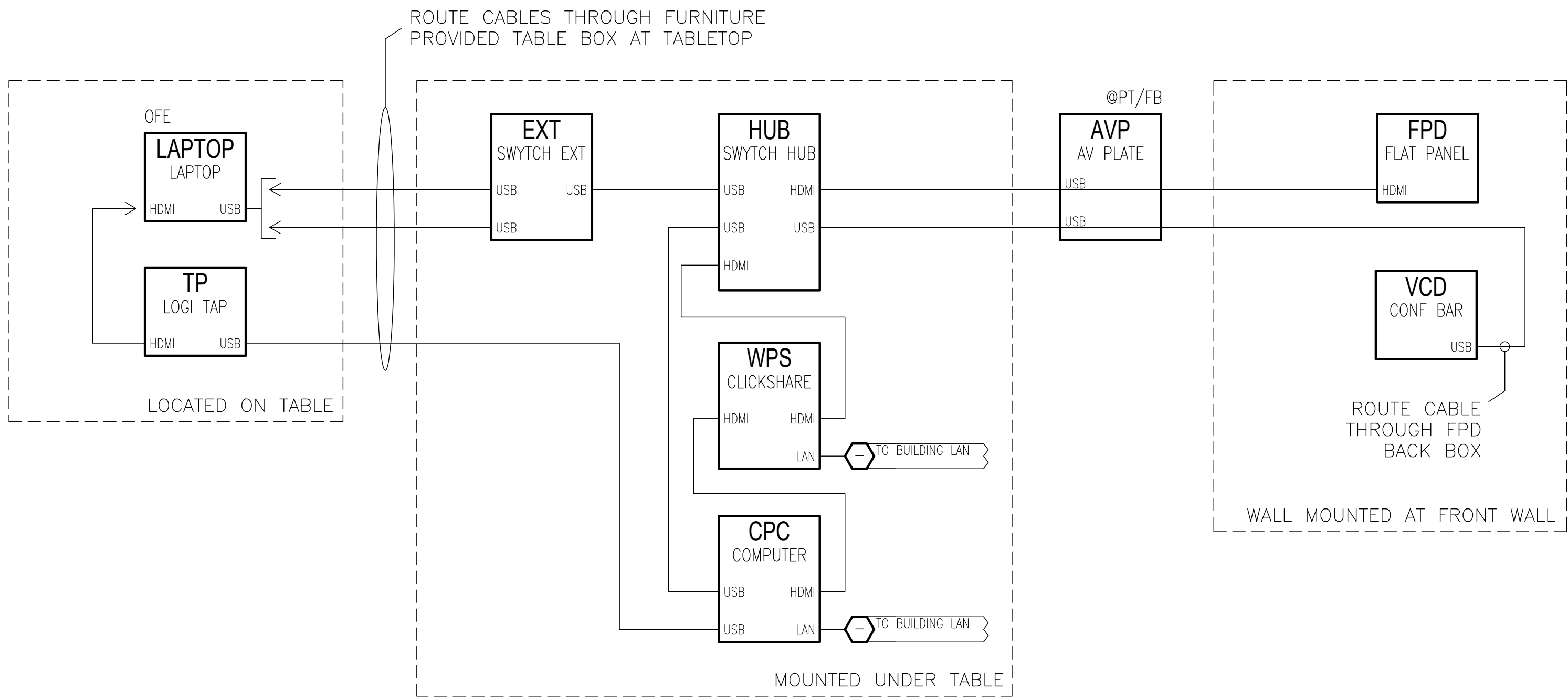
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SHEET NO.

AVS501

ISSUE FOR CONSTRUCTION



CONSULTANT DRAWINGS ARE TO CONVEY DESIGN INTENT. CONTRACTOR RESPONSIBLE FOR PROVIDING COMPLETE AND WORKING SYSTEM.

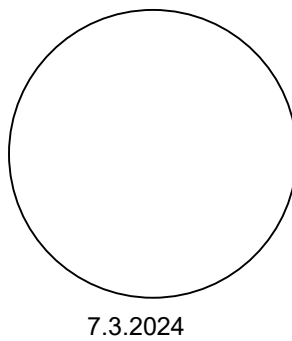
1 CONFERENCE ROOMS AV SIGNAL FLOW DIAGRAM
Not to Scale

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ISSUE FOR CONSTRUCTION

TITLE

AV SIGNAL FLOW DIAGRAMS 2

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

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AVS502

ISSUE FOR CONSTRUCTION

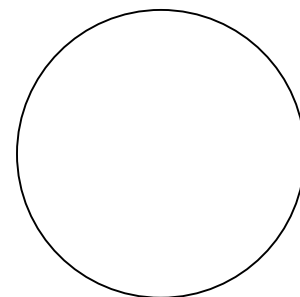
NOT USED	SECURITY NOTES GENERAL CONTRACTOR NOTES: 1.) THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL DIVISIONS AND TRADES ARE AWARE OF WORK REQUIRED TO SUPPORT THE INSTALLATION OF RELATED SYSTEMS AND SUB-SYSTEMS. CONTRACTORS ARE RESPONSIBLE TO REVIEW ALL RELATED SPECIFICATIONS AND DRAWINGS. SECURITY NOTES: 1.) THE SECURITY INTEGRATOR (SUBCONTRACTOR) SHALL REVIEW ALL CONSTRUCTION DOCUMENTS FOR RELATED SECTIONS, WHICH MAKE UP THE CONTRACT DOCUMENTS AND SHALL COORDINATE ALL ELECTRONIC SECURITY WORK ON THE ELECTRONIC SECURITY PLANS WITH ANY ELECTRONIC SECURITY SECTIONS OF RELATED DRAWINGS AND SPECIFICATIONS. A.) ELECTRONIC SECURITY REQUIREMENTS FOR THE PROJECT ARE THE RESPONSIBILITY OF THE SECURITY INTEGRATOR (SUBCONTRACTOR) UNLESS OTHERWISE NOTED. COORDINATE WITH ALL TRADES THAT APPLY. REFER TO MEP AND COMMUNICATIONS SHEETS FOR ADDITIONAL CABLING REQUIREMENTS. 2.) ALL COMPONENTS AND DEVICES SHOWN ON THESE DRAWINGS ARE FOR APPROXIMATE LOCATION AND POSITIONING ONLY. VERIFY EXACT LOCATIONS WITH THE OWNER OR G.C. PRIOR TO INSTALLATION. 3.) ALL PRIMARY SECURITY WIRING PATHWAYS OUTSIDE OF SECURITY ROOMS SHALL BE BY ELECTRICAL CONTRACTOR. ALL CONDUIT RUNS SHALL BE FROM THE INSTALLED SECURITY DEVICE LOCATION TO THE NEAREST ACCESSIBLE CEILING SPACE. 4.) CONTRACTOR SHALL COORDINATE WITH TELECOMMUNICATIONS CONTRACTOR AND CONSULT THE TELECOMMUNICATIONS DRAWINGS. INSTALL J-HOOKS AS REQUIRED TO SUPPORT SECURITY CABLING. 5.) PROVIDE ALL NECESSARY MEANS TO PROTECT ALL SECURITY CABLING AND CONNECTORS FROM MECHANICAL DAMAGE, DUST AND DIRT DURING CONSTRUCTION. 6.) FIRE PANEL CONNECTIVITY AND PROGRAMMING BY FIRE ALARM CONTRACTOR. 7.) SECURITY INTEGRATOR SHALL COORDINATE ANY INSTALLATION IN TELECOM ROOMS WITH OWNER IT DEPARTMENT. 8.) SHIELDED AND SCREENED CABLES SHALL HAVE THEIR SHIELD'S GROUNDED PER MANUFACTURER'S INSTRUCTION. WHEN SHIELD GROUNDS ARE REQUIRED AT ONE END ONLY, THEY SHALL BE GROUNDED AT THE DGP (MASTER PANEL WHEN REMOTE PANELS ARE USED), WITH THE OTHER END OF THE CABLE, INSULATED TO PREVENT SHIELD GROUNDING. 9.) ALL METALLIC DATA, SIGNALING AND POWER CONDUCTORS FOR ROOF, FENCE AND POLE/TOWER MOUNTED DEVICES/SENSORS SHALL HAVE SURGE SUPPRESSORS WITH MANUFACTURER RECOMMENDED GROUNDING AT BOTH THE DEVICE AND TERMINATION ENDS. 10.) ALL POWER SUPPLIES NOT FED FROM A UPS SHALL HAVE EXTERNAL SURGE SUPPRESSORS WITH MANUFACTURER RECOMMENDED GROUNDING. ELECTRICAL CONTRACTOR NOTES: 1.) ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE FOLLOWING FOR SECURITY INFRASTRUCTURE: CONDUIT, SLEEVES, WALL, AND FLOOR BOXES. REFER TO ELECTRICAL AND TELECOMMUNICATIONS DRAWINGS. A.) PROVIDE AND INSTALL WALL MOUNTED ¾" FIRE RETARDANT PLYWOOD FOR ALL SECURITY PANEL LOCATIONS. APPLY WHITE OR LIGHT COLORED PAINT TO ALL SIDES OF PLYWOOD PRIOR TO INSTALLATION. (BY ELECTRICAL CONTRACTOR, OR AS DESIGNATED BY C.M.) B.) REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WALL AND CABINetry BOX LOCATIONS. C.) ALL BOXES INSTALLED FOR SECURITY SHALL HAVE CONDUITS INSTALLED FROM BACK BOX TO NEAREST ACCESSIBLE CEILING SPACE AT A POINT THAT ALLOWS ADEQUATE VERTICAL WORK ROOM. 2.) CONTRACTOR SHALL PROVIDE RACEWAY INSTALLATION IN A MANNER THAT WILL PROTECT ALL SECURITY CABLING FROM MECHANICAL DAMAGE. INSTALL CONDUITS FOR SECURITY WITH LONG RADIUS BENDS AND BUSHED ENDS. 3.) PROVIDE DEDICATED RECEPTACLE CIRCUITS LOCATED ON OR NEAR EACH EQUIPMENT RACK LOCATED IN THE SECURITY ROOMS. SEE DRAWINGS FOR EXACT LOCATIONS. 4.) CONTRACTOR SHALL INSTALL A TIED OFF NYLON PULL STRING IN ALL CONDUITS. 5.) IDENTIFICATION: A.) SPRAY ALL BOXES AND CONDUIT FOR SECURITY WITH A DISTINCTIVE COLOR FOR EASY IDENTIFICATION. COLOR SHALL BE DIFFERENT FROM OTHER TRADES.
---------------------	--

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LEGEND AND NOTES – SECURITY

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

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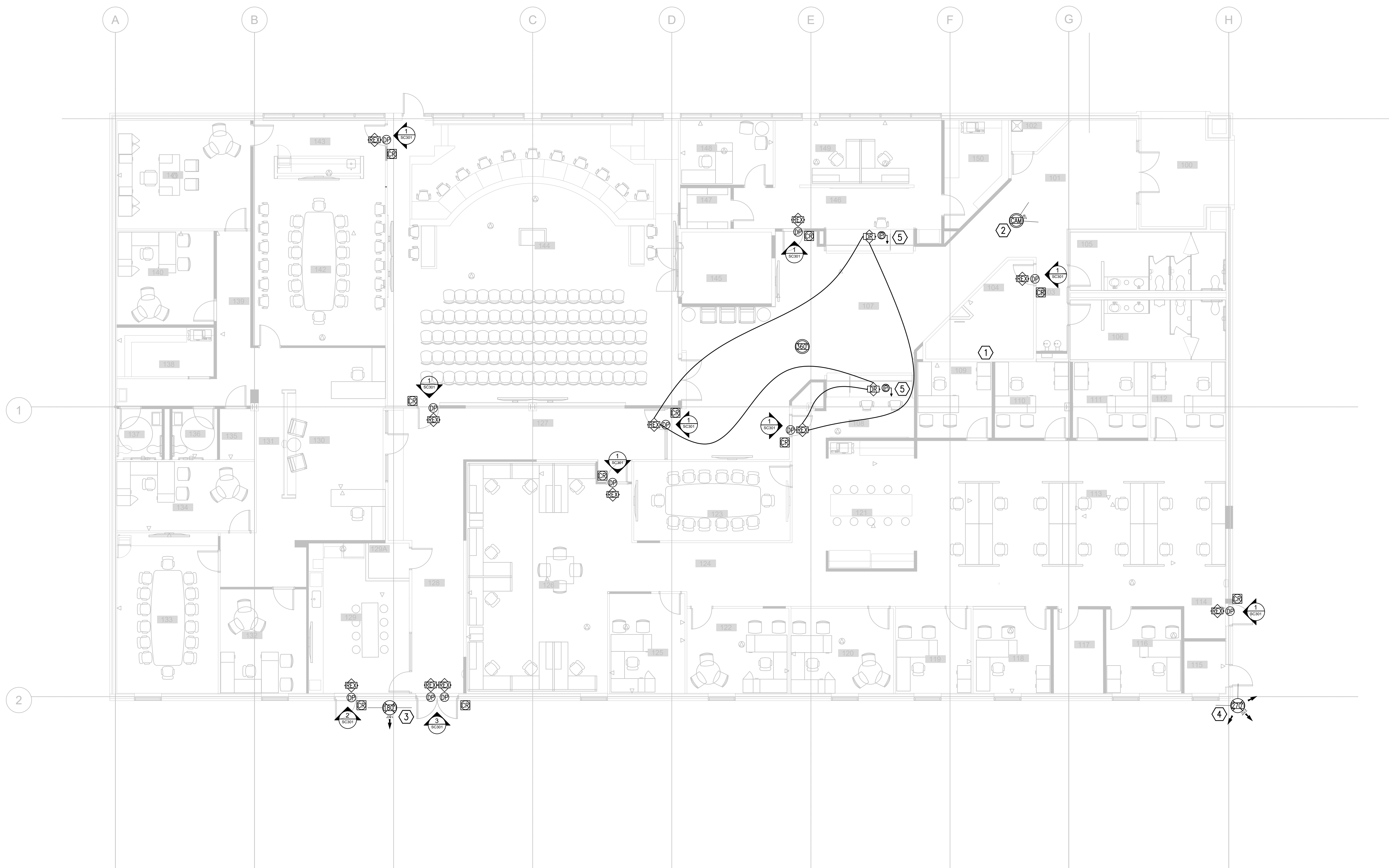
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01 FLOOR PLAN - SECURITY
1/8" = 1'-0"



GENERAL NOTES:

- 1.) DATA CABLING BY DIVISION 27.
- 2.) ROUTE ALL ACCESS CONTROL FIELD DEVICES TO SECURITY WALL FIELD IN ELECTRICAL ROOM 104.

KEYED NOTES:

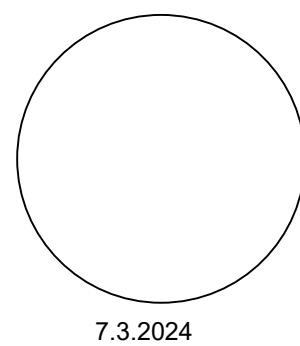
- 1 SECURITY WALL FIELD LOCATION. ROUTE ALL ACCESS CONTROL CABLING TO THIS LOCATION. EACH DGP REQUIRES A DEDICATED 120VAC CIRCUIT.
- 2 CEILING MOUNTED CAMERA.
- 3 EXTERIOR CORNER MOUNTED CAMERA.
- 4 EXTERIOR WALL MOUNTED CAMERA.
- 5 RECEPTION AREA DURESS BUTTON WILL INITIATE AN ACCESS CONTROL SYSTEM ALARM CONDITION FOR REMOTE ANNUNCIATION. COORDINATE WITH OWNER ON ANY OTHER MONITORING REQUIREMENTS FOR RECEPTION DURESS ALARM MONITORING.

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FLOOR PLAN - COMMUNICATIONS

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

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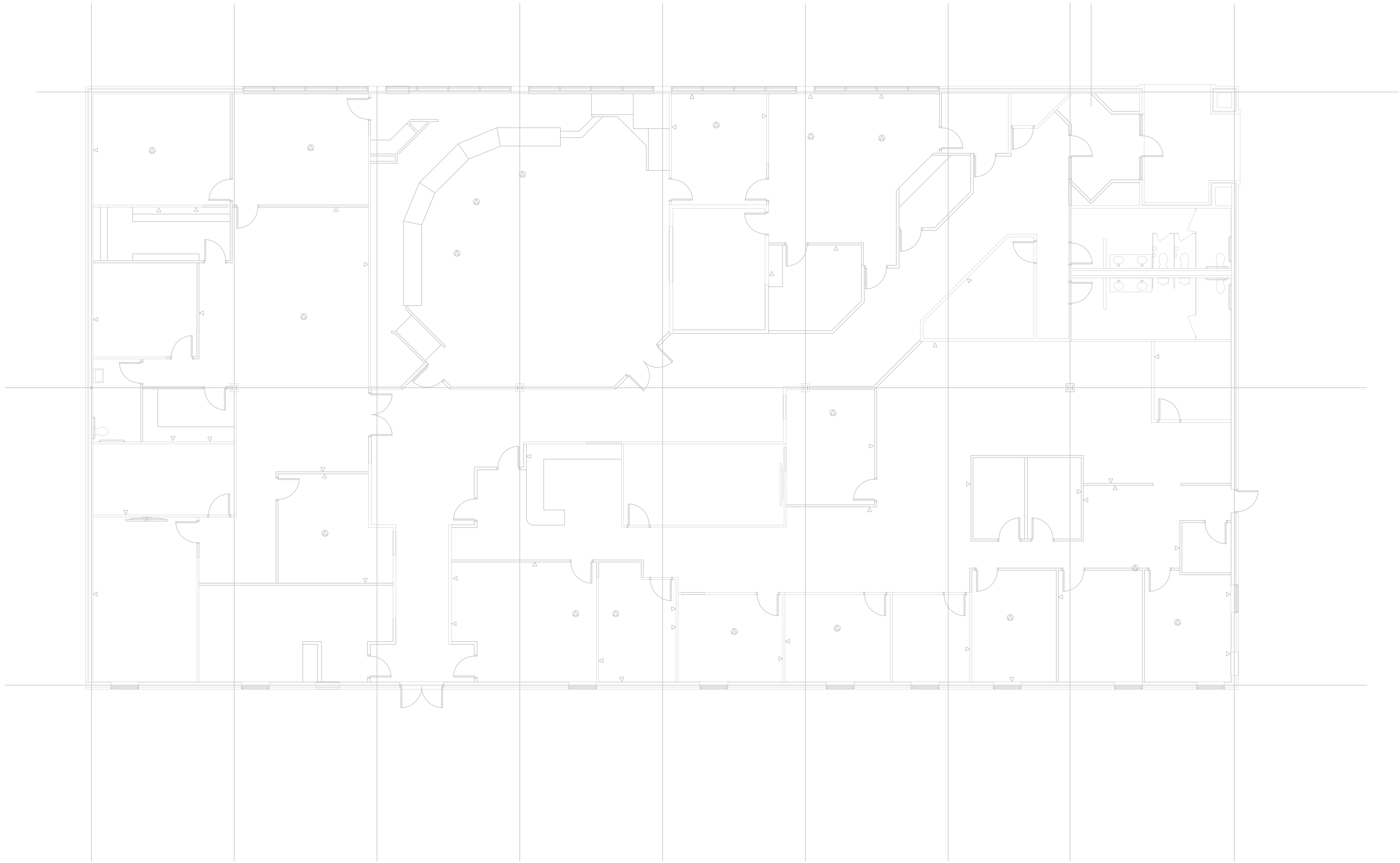
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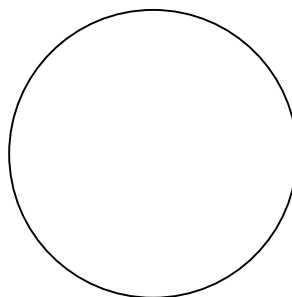


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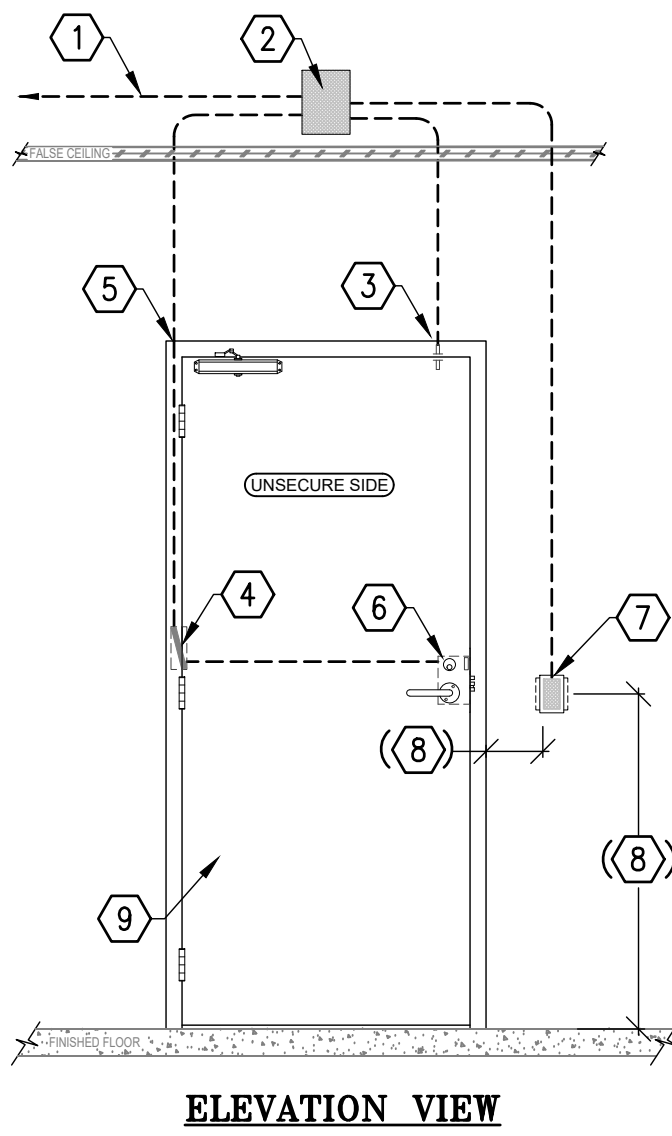
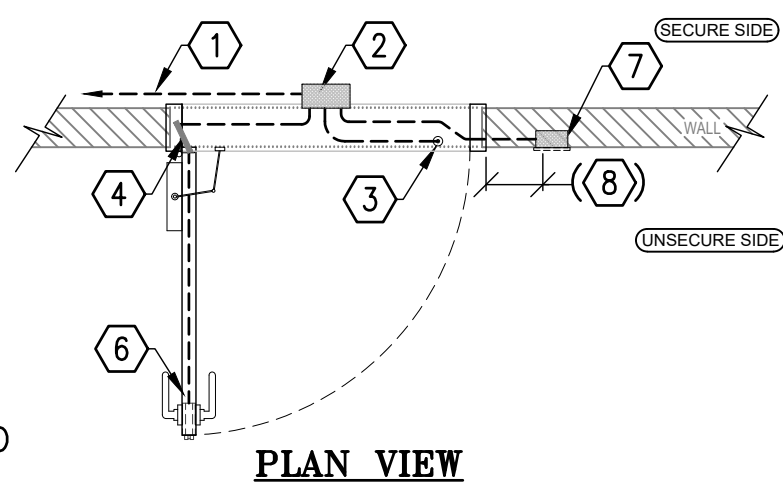
SC201

ISSUE FOR CONSTRUCTION

GENERAL NOTE: DETAIL REPRESENTS TYPICAL CONDITIONS.
REFERENCE FLOOR PLANS FOR DEVICE QUANTITIES AND LOCATIONS.

KEYED NOTES:

- 1 3/4"Ø CONDUIT TO ACCESSIBLE CEILING FOR PATHWAY AND WIRING TO SECURITY CONTROL LOCATION. (BY DIV 26)
- 2 CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX LOCATED NEAR DOOR ABOVE CEILING ACCESSIBLE TO SECURE SIDE. (BY DIV 26)
- 3 CONCEALED DOOR POSITION SENSOR. PROVIDE 3/4"Ø CONDUIT AND REQUIRED FRAME AND PATHWAY PREPARATION.
- 4 POWER TRANSFER FOR WIRE ROUTING TO J-BOX. (BY DIV 08)
- 5 PROVIDE 3/4"Ø CONDUIT, REQUIRED FRAME, AND PATHWAY PREPARATION FOR WIREWAY THROUGH DOOR.
- 6 ELECTRIC LOCK. (BY DIV 08)
- 7 DOUBLE GANG JUNCTION BOX WITH SINGLE GANG DEVICE RING AND 3/4"Ø CONDUIT FOR CARD READER. (BY DIV 26)
- 8 MOUNT CARD READER ON UNSECURE SIDE 42" AFF AND 6" OPTIMUM FROM DOOR.
- 9 COORDINATE WITH DIVISION 08 DOOR AND HARDWARE SPECIFICATIONS/DRAWINGS.

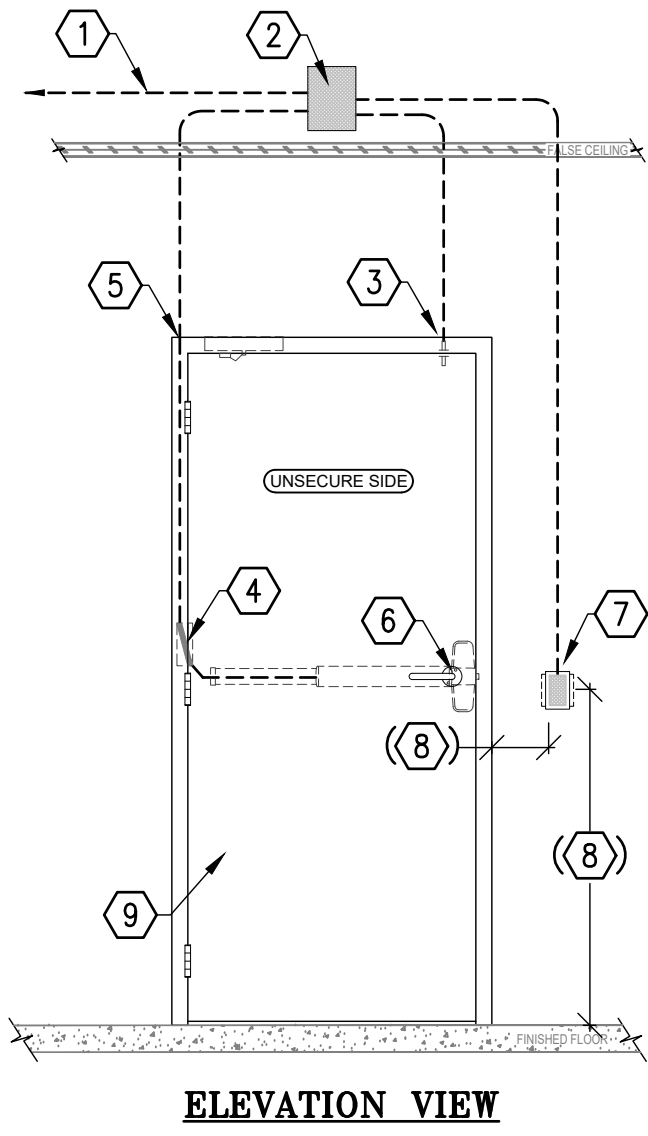
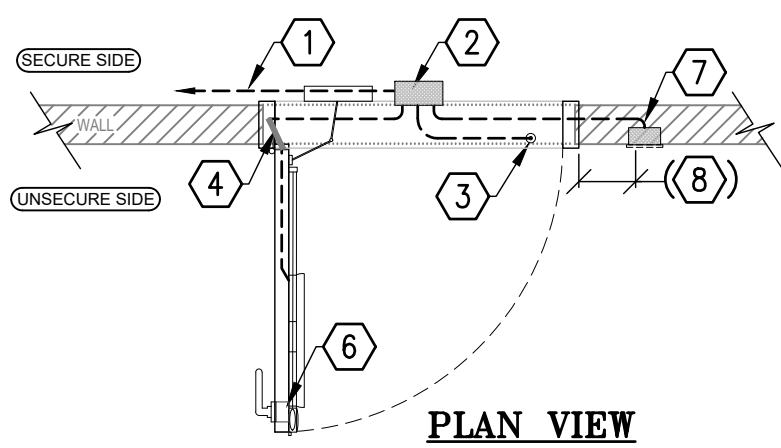


1 ELECTRIC LOCK-CARD READER

SCALE: Not to Scale

KEYED NOTES:

- 1 3/4"Ø CONDUIT TO ACCESSIBLE CEILING FOR PATHWAY AND WIRING TO SECURITY CONTROL LOCATION. (BY DIV 26)
- 2 CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX LOCATED NEAR DOOR ABOVE CEILING ACCESSIBLE TO SECURE SIDE. (BY DIV 26)
- 3 CONCEALED DOOR MONITOR SWITCH. PROVIDE 3/4"Ø CONDUIT AND REQUIRED FRAME AND PATHWAY PREPARATION.
- 4 POWER TRANSFER FOR WIRE ROUTING TO J-BOX. (BY DIV 08)
- 5 PROVIDE 3/4"Ø CONDUIT, REQUIRED FRAME, AND PATHWAY PREPARATION FOR WIREWAY THROUGH DOOR.
- 6 EXIT DEVICE. (BY DIV 08)
- 7 DOUBLE GANG JUNCTION BOX WITH SINGLE GANG DEVICE RING AND 3/4"Ø CONDUIT FOR CARD READER. (BY DIV 26)
- 8 MOUNT CARD READER ON UNSECURE SIDE 42" AFF AND 6" OPTIMUM FROM DOOR.
- 9 COORDINATE WITH DIVISION 08 DOOR AND HARDWARE SPECIFICATIONS/DRAWINGS.

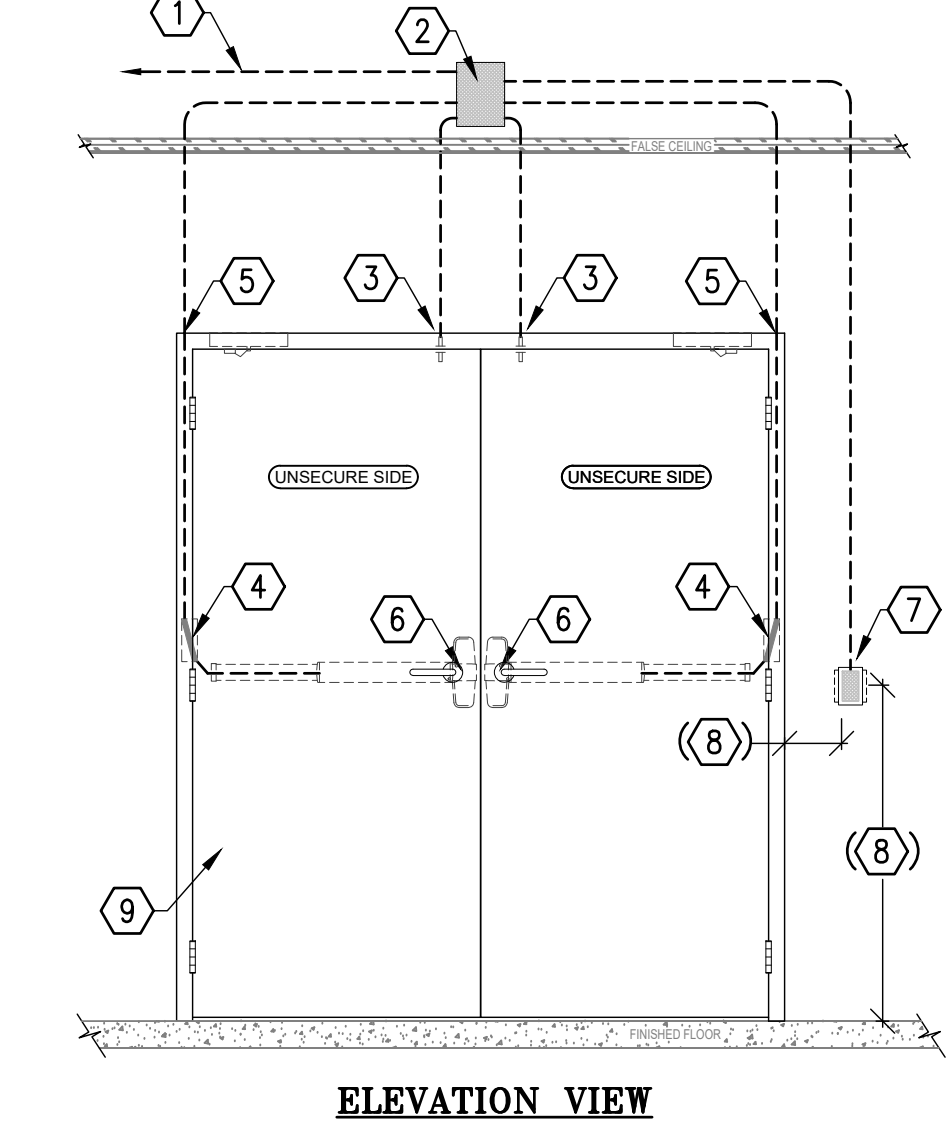
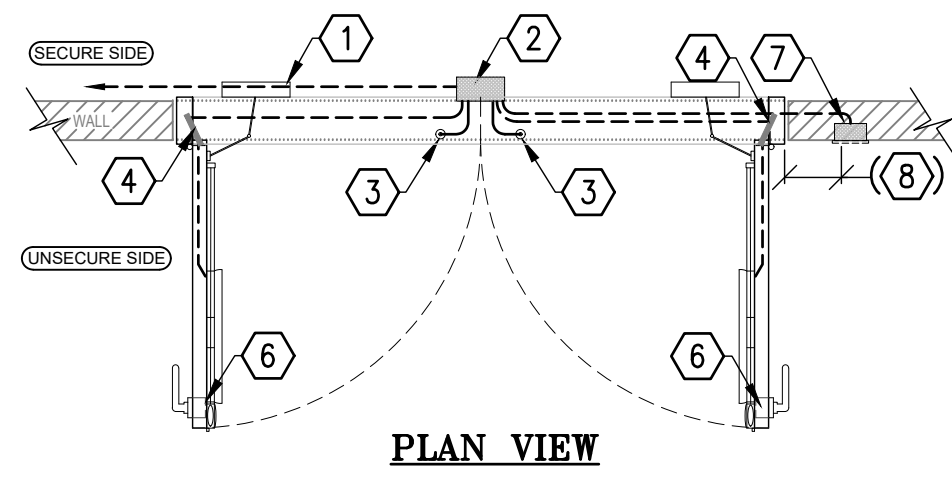


2 EXIT DEVICE-CARD READER

SCALE: Not to Scale

KEYED NOTES:

- 1 3/4"Ø CONDUIT TO ACCESSIBLE CEILING FOR PATHWAY AND WIRING TO SECURITY CONTROL LOCATION. (BY DIV 26)
- 2 CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX LOCATED NEAR DOOR ABOVE CEILING ACCESSIBLE TO SECURE SIDE. (BY DIV 26)
- 3 CONCEALED DOOR POSITION SENSOR. PROVIDE 3/4"Ø CONDUIT AND REQUIRED FRAME AND PATHWAY PREPARATION.
- 4 POWER TRANSFER FOR WIRE ROUTING TO J-BOX. (BY DIV 08)
- 5 PROVIDE 3/4"Ø CONDUIT, REQUIRED FRAME, AND PATHWAY PREPARATION FOR WIREWAY THROUGH DOOR.
- 6 EXIT DEVICE. (BY DIV 08)
- 7 DOUBLE GANG JUNCTION BOX WITH SINGLE GANG DEVICE RING AND 3/4"Ø CONDUIT FOR CARD READER. (BY DIV 26)
- 8 MOUNT CARD READER ON UNSECURE SIDE 42" AFF AND 6" OPTIMUM FROM DOOR.
- 9 COORDINATE WITH DIVISION 08 DOOR AND HARDWARE SPECIFICATIONS/DRAWINGS.



3 EXIT DEVICE-CARD READER

SCALE: Not to Scale

4 NOT USED

SCALE: Not to Scale

5 NOT USED

SCALE: Not to Scale

6 NOT USED

SCALE: Not to Scale

7 NOT USED

SCALE: Not to Scale

8 NOT USED

SCALE: Not to Scale

9 NOT USED

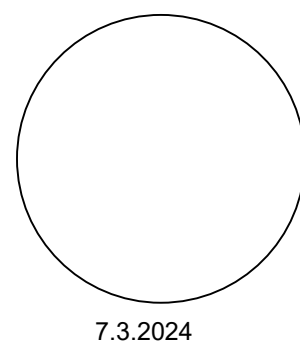
SCALE: Not to Scale

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TITLE

DOOR ELEVATION DETAILS -
SECURITY

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

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KEYED NOTES:

1

CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX LOCATED NEAR DOOR ABOVE CEILING ACCESSIBLE TO SECURE SIDE. (BY DIV 26)

2

3/4"Ø CONDUIT C/W PULL STRING. (BY DIV 26)

3

MAXIMUM OF 2" GAP WITH CLEAR WIRING PATH TO SWITCH.

4

6" OPTIMAL FROM OUTSIDE EDGE OF HEADER.

5

DOOR. (BY DIV 08)

6

DOOR FRAME. (BY DIV 01 & 08)

7

DOOR POSITION SWITCH (1"Ø) WITH DPDT CONTACTS. PROVIDE END OF LINE RESISTOR.

8

DOOR MOUNTED MAGNET (1"Ø).

1

MONITORED DOOR POSITION SENSOR (Ø)
SCALE: Not to Scale

KEYED NOTES:

1

3/4"Ø CONDUIT TO ACCESSIBLE CEILING OR CABLE TRAY. (BY DIV 26)

2

4" X 4" X 2 1/2" BOX. (BY DIV 26)

3

BOX COVER PLATE WITH TORX TAMPER RESISTANT SCREWS.

4

PROVIDE FLUSH MOUNTED CAMERA, BACKBOX, ENCLOSURE AND MOUNTING HARDWARE.

5

SCHEDULED CEILING.

6

BISCUIT WITH RJ-45 JACK UNMOUNTED IN BOX. (BY DIV 27)

7

PROVIDE AND INSTALL GROMMET FOR KNOCK-OUT.

8

PATCH CABLES MUST BE FACTORY MADE.

9

HOMERUN BACK TO NEAREST TELECOM ROOM. (BY DIV 27)

4

CEILING MOUNTED CAMERA ACCESSIBLE CEILING
SCALE: Not to Scale

KEYED NOTES:

1

1 1/2"Ø CONDUIT C/W POLYLINE PULL STRING TO ACCESSIBLE CEILING SPACE FOR DATA CONNECTIVITY. (BY DIV 26)

2

4 1/8"X4 1/8"X2 1/2" DOUBLE GANG BOX MOUNTED FLUSH TO GYP CEILING FOR CAMERA MOUNTING. COORDINATE MOUNTING DETAILS WITH DIV 28. (BY DIV 26)

3

PATCH CABLES MUST BE FACTORY MADE.

4

CAMERA, ENCLOSURE, AND MOUNTING SUPPORT HARDWARE AS REQUIRED BY THE MANUFACTURER.

5

BISCUIT WITH RJ-45 JACK UNMOUNTED IN BOX. (BY DIV 27)

6

HOMERUN BACK TO NEAREST TELECOM ROOM. (BY DIV 27)

7

GYP. BD. CEILING MOUNTED IP CAMERA DETAIL
SCALE: Not to Scale

KEYED NOTES:

1

3/4"Ø CONDUIT C/W POLYLINE PULL STRING.

2

TO SECURITY FIELD PANELS.

3

CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX.

4

CONCEALED DOOR POSITION SENSOR. PROVIDE END OF LINE RESISTOR.

5

POWER TRANSFER.

6

ELECTRIFIED LOCKSET WITH INTEGRAL REX SWITCH.

7

RECESSED SINGLE GANG BACK BOX.

8

CARD READER. PROVIDE END OF LINE RESISTOR.

2

TYPICAL INTERIOR CARD READER DOOR
SCALE: Not to Scale

KEYED NOTES:

1

SURFACE MOUNTED 4 1/8"X4 1/8"X2 1/2" DOUBLE GANG BOX. (BY DIV 26)

2

SURFACE MOUNTED SINGLE GANG EXTERIOR BOX. (BY DIV 26)

3

3/4"Ø CONDUIT C/W POLYLINE PULL STRING TO BOX. (BY DIV 26)

4

3/4"Ø EXTERIOR FLEXIBLE CONDUIT.

5

CAMERA, ENCLOSURE, AND MOUNTING SUPPORT HARDWARE AS REQUIRED BY THE MANUFACTURER.

6

CABLING TO NEAREST TELECOM ROOM. (BY DIV 27)

7

FIELD VERIFY MOUNTING HEIGHT.

8

BISCUIT WITH RJ-45 JACK UNMOUNTED IN BOX. (BY DIV 27)

9

FACTORY MADE PATCH CABLE.

5

EXTERIOR CORNER MOUNT CAMERA
SCALE: Not to Scale

KEYED NOTES:

1

RECESSED SINGLE GANG BACK BOX.

2

3/4"Ø CONDUIT C/W POLYLINE PULL STRING AND INSULATED BUSHING TO PRIMARY PATHWAY. (BY DIV 26)

3

PERSONNEL DURESS 'HOLD UP' BUTTON/DOOR RELEASE PUSH BUTTON.

4

MOUNT IN A CONCEALED YET EASILY ACCESSIBLE LOCATION.

5

DESK OR MODULAR FURNITURE.

8

PERSONNEL DURESS BUTTON & DOOR RELEASE PUSH BUTTON
SCALE: Not to Scale

KEYED NOTES:

1

RECESSED TWO GANG BACK BOX WITH SINGLE GANG DEVICE RING.

2

3/4"Ø CONDUIT C/W PULL STRING TO ACCESSIBLE CEILING SPACE. (BY DIV 26)

3

COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT/GC.

4

LABEL TOP OF CARD READER WITH CORRESPONDING DOOR DESIGNATION. COORDINATE WITH OWNER.

3

TYPICAL CARD READER DETAIL (Ø)
SCALE: Not to Scale

KEYED NOTES:

1

3/4"Ø CONDUIT C/W POLYLINE PULL STRING FROM EXTERNAL BOX TO INTERNAL SPACE. (BY DIV 26)

2

FLUSH MOUNTED 4 1/8"X4 1/8"X2 1/2" DOUBLE GANG BOX. (BY DIV 26)

3

EXTERNAL PENDANT DOME CAMERA, ENCLOSURE AND MOUNTING SUPPORT HARDWARE AS REQUIRED BY THE MANUFACTURER.

4

10'-0" TO 11'-0" TYPICAL UNLESS OTHERWISE NOTED. FIELD VERIFY MOUNTING HEIGHT.

5

4 1/8"X4 1/8"X2 1/2" DOUBLE GANG BOX. (BY DIV 26) PROVIDE AND INSTALL GROMMET FOR KNOCK-OUT.

6

BISCUIT WITH RJ-45 JACK UNMOUNTED IN BOX. (BY DIV 27)

7

3/4"Ø CONDUIT TO CABLE TRAY OR ACCESSIBLE SPACE. (BY DIV 26)

8

BOX COVER PLATE WITH TORX TAMPER RESISTANT SCREWS.

9

PROVIDE AUXILIARY POWER FOR CAMERA SYSTEM AS REQUIRED.

10

PATCH CABLES MUST BE FACTORY MADE.

6

EXTERIOR WALL MOUNT CAMERA
SCALE: Not to Scale

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TITLE

GENERAL DETAILS – SECURITY

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By:

Checked By:

SHEET NO.

SC401

ISSUE FOR CONSTRUCTION

Page 595 of 900

NOT USED

GENERAL NOTES

- GENERAL CONTRACTOR NOTES:**
- 1.) THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL DIVISIONS AND TRADES ARE AWARE OF WORK REQUIRED TO SUPPORT THE INSTALLATION OF RELATED SYSTEMS AND SUB-SYSTEMS. CONTRACTORS ARE RESPONSIBLE TO REVIEW ALL RELATED SPECIFICATIONS AND DRAWINGS.
- 2.) PROVIDE AND INSTALL WALL MOUNTED ¾" AC GRADE FIRE RESISTANT PLYWOOD IN ALL COMMUNICATIONS ROOMS AND CLOSETS ON ALL WALLS. APPLY INTUMESCENT COATING TO BOTH SIDES OF PLYWOOD, ENSURE FIRE RESISTANT STAMP IS VISIBLE FOR INSPECTION ON EACH SHEET OF PLYWOOD. INTUMESCENT COATING SHALL BE IBC/NFPA CODE COMPLIANT, IN ACCORDANCE WITH UL 263 AND ASTM E119, TO MEET 1 OR 2 HOUR FIRE PROTECTION REQUIREMENT. REFERENCE COMMUNICATIONS ROOM DETAILS." FIRE RETARDANT PLYWOOD IN ALL COMMUNICATIONS ROOMS AND CLOSETS ON ALL WALLS.
- 3.) CABLE TRAY, SLEEVES, BOXES, POWER, AND CONDUITS SHOWN ON COMMUNICATIONS DRAWINGS ARE FOR COORDINATION ONLY. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- ELECTRICAL CONTRACTOR NOTES:**
- 1.) THE ELECTRICAL CONTRACTOR SHALL FURNISH AND PROVIDE THE FOLLOWING FOR COMMUNICATIONS CABLING: CABLE TRAY, CONDUIT, SLEEVES, WALL, AND FLOOR BOXES REFER TO THE ELECTRICAL AND COMMUNICATIONS DETAIL DRAWINGS.
- A.) STANDARD DATA AND VOICE SERVICE BOXES FOR COMMUNICATIONS SHALL BE A FLUSH 4½" SQ DEEP BOX (2½" MIN) WITH SINGLE GANG REDUCTION PLATE AND A 1"Ø CONDUIT FROM BOX TO ACCESSIBLE CEILING SPACE.
- B.) WALL MOUNTED TELEPHONE OUTLET SHALL BE A FLUSH 4½" SQ DEEP BOX (2½" MIN) WITH SINGLE GANG REDUCTION PLATE AND A 1"Ø CONDUIT FROM BOX TO ACCESSIBLE CEILING SPACE. MOUNT BOX 48" AFF OR AS REQUIRED BY ADA.
- C.) FLOOR BOXES FOR DATA, VOICE, AND POWER SHALL HAVE TWO(2) 1"Ø CONDUITS PROVIDED FOR COMMUNICATIONS IN ADDITION TO POWER AND AV REQUIREMENTS.
- D.) CEILING BOXES FOR COMMUNICATIONS OUTLETS SHALL BE A 4½" SQ DEEP BOX (2½" MIN) WITH A SINGLE GANG REDUCTION PLATE, AND A 1"Ø CONDUIT FROM EACH BOX TO ACCESSIBLE CEILING SPACE.
- E.) BOXES FOR WIRELESS DEVICES MOUNTED ABOVE LAY-IN CEILINGS SHALL BE A 4½"SQ DEEP BOX (2½" MIN) WITH SINGLE GANG REDUCTION PLATE (TYP).
- F.) FIXED CHAIR DATA AND POWER PATHWAYS UP TO SEATING SHALL BE AS SPECIFIED ON THE ELECTRICAL AND COMMUNICATIONS DRAWINGS. CONTRACTOR SHALL COORDINATE WITH G.C. AND SYSTEM FURNITURE MANUFACTURER FOR PLACEMENT OF DATA/VOICE DROPS. INSTALL POWER CABLING IN SEPARATE RACEWAY FROM COMMUNICATIONS CABLING.
- 2.) CONTRACTOR SHALL PROVIDE RACEWAY INSTALLATION IN A MANNER THAT WILL PROTECT ALL DATA/VOICE/FIBER CABLING FROM MECHANICAL DAMAGE. INSTALL CONDUITS FOR COMMUNICATIONS WITH LONG RADIUS BENDS, BUSHED ENDS THAT ARE GROUNDED AND BONDED AS PER CODES AND STANDARDS.
- 3.) CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND COMMUNICATIONS TRADE ON CONDUIT AND CABLE TRAY ROUTING FOR COMMUNICATIONS CABLES PRIOR TO INSTALLATION OF PATHWAYS TO ENSURE CABLE PATHWAYS DO NOT CAUSE CABLE LENGTHS TO EXCEED MAXIMUM DISTANCES. IN GENERAL, CONDUITS FROM CABLE TRAY TO TELECOM OUTLETS SHOULD BE THE MOST DIRECT ROUTE POSSIBLE FOLLOWING BUILDING LINES.
- 4.) CONTRACTOR SHALL INSTALL A TIED OFF NYLON PULL STRING IN ALL CONDUITS.
- 5.) INSTALL THE CABLE TRAY WITH A MIN. 12" CLEARANCE ABOVE AND ON ONE SIDE OF TRAY. INSTALL SOLID BOTTOM TRAY WHERE IS PLACED ABOVE LIGHT FIXTURES.
- 6.) CONDUITS SHALL NOT EXCEED 180° OF BENDS BETWEEN PULL POINTS. INSTALL PERMANENTLY ACCESSIBLE PULL BOXES AS REQUIRED TO MEET THIS REQUIREMENT. DO NOT CHANGE DIRECTION OR BEND WITHIN A JUNCTION BOX OR PULL BOX.
- 7.) GROUNDING AND BONDING:
- A.) BUILDING GROUNDING SYSTEM BY ELECTRICAL CONTRACTOR.
- B.) ALL PATHWAYS INSTALLED FOR COMMUNICATIONS SHALL BE BONDED TO COMMUNICATION GROUND BUS BARS.
- C.) REFER TO ELECTRICAL SERIES DRAWINGS AND SPECIFICATIONS FOR OTHER COMMUNICATION GROUNDING REQUIREMENTS AND INFO ON INSTALLATION OF MATERIALS AND HARDWARE.
- D.) DISSIMILAR METALS BONDED TO EACH OTHER AND APT TO CORRODE IN NORMAL ENVIRONMENTAL CONDITIONS SHALL BE SEPARATED BY A CONDUCTIVE MATERIAL SPACER TO PREVENT CORROSION. REFER TO SPECIFICATIONS FOR OTHER GROUNDING REQUIREMENTS.
- E.) BUS BARS SHALL BE PRE-DRILLED WITH STANDARD NEMA BOLT HOLE SIZING & SPACING FOR CONNECTIONS OF THE BONDING CONDUCTORS TO THE BUSBAR.
- 8.) IDENTIFICATION:
- A.) SPRAY ALL BOXES AND CONDUIT FOR COMMUNICATIONS WITH A DISTINCTIVE COLOR FOR EASY IDENTIFICATION. COLOR SHALL BE DIFFERENT FROM OTHER TRADES.

COMMUNICATION NOTES

- 1.) THE TELECOMMUNICATIONS CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS FOR RELATED SECTIONS, WHICH MAKE UP THE CONTRACT DOCUMENTS AND SHALL COORDINATE ALL COMMUNICATIONS WORK ON THE COMMUNICATIONS PLANS WITH ANY COMMUNICATIONS SECTIONS OF RELATED DRAWINGS AND SPECIFICATIONS.
- A.) STRUCTURED CABLING REQUIREMENTS FOR THE PROJECT ARE THE RESPONSIBILITY OF THE COMMUNICATIONS CABLING CONTRACTOR UNLESS OTHERWISE NOTED. COORDINATE WITH ALL TRADES THAT APPLY. REFER TO MEP, AUDIOVISUAL, AND SECURITY SHEETS FOR ADDITIONAL CABLING REQUIREMENTS.
- 2.) TELECOMMUNICATIONS CONTRACTOR, CABLING CONTRACTOR, OR COMMUNICATIONS CONTRACTOR SHALL HERE AFTER BE REFERRED TO AS CONTRACTOR UNLESS OTHERWISE NOTED.
- 3.) CONTRACTOR SHALL PROVIDE ALL MATERIALS, COMPONENTS, TOOLS, AND LABOR NECESSARY TO COMPLETE THIS INFRASTRUCTURE INSTALLATION.
- 4.) ALL COMMUNICATIONS CABLING PATHWAYS OUTSIDE OF COMMUNICATIONS ROOMS BY ELECTRICAL CONTRACTOR.
- 5.) CONTRACTOR SHALL PROVIDE 'U' HOOKS ON THREADED ROD RATED FOR SUPPORTING DATA CABLING THAT IS NOT IN CONDUIT OR CABLE TRAY. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR ON CABLE PATHS PRIOR TO INSTALLATION OF CABLING.
- COMMUNICATIONS CABLING:**
- 1.) ALL UTP HORIZONTAL CABLING MUST BE WITHIN A PHYSICAL LENGTH OF 295'.
- 2.) PROVIDE ALL NECESSARY MEANS TO PROTECT ALL COPPER/FIBER CABLING AND JACK/PORTS FROM MECHANICAL DAMAGE AND DUST DURING CONSTRUCTION.
- 3.) FIBER BACKBONE/RISER CABLE SHALL BE INSTALLED IN CONDUIT OR ON LADDER RUNWAY UNLESS IT IS ARMORED.
- 4.) COORDINATE WITH GENERAL CONTRACTOR FOR SYSTEM FURNITURE WORKSTATIONS TO PROVIDE REQUIRED BRACKETS TO INSTALL AND TERMINATE COMMUNICATIONS CABLING, JACKS AND FACE PLATES.
- 5.) CABLING CONTRACTOR RESPONSIBLE FOR FINAL CONNECTION, TERMINATION AND TESTING TO THE DATA OUTLETS IN LAB BENCHES AND MODULAR FURNITURE, INCLUSIVE OF PATCH CORD ROUTING.
- 6.) CABLING CONTRACTOR SHALL CONFIRM ALL CABLE LENGTHS PRIOR TO BID AND ROUGH-IN
- COMMUNICATIONS ROOMS:**
- 1.) PROVIDE AND INSTALL WALL MOUNTED 3/4" AC GRADE FIRE RESISTANT PLYWOOD IN ALL COMMUNICATIONS ROOMS AND CLOSETS ON ALL WALLS. APPLY INTUMESCENT COATING TO BOTH SIDES OF PLYWOOD, ENSURE FIRE RESISTANT STAMP IS VISIBLE FOR INSPECTION ON EACH SHEET OF PLYWOOD. INTUMESCENT COATING SHALL BE IBC/NFPA CODE COMPLIANT, IN ACCORDANCE WITH UL 263 AND ASTM E119, TO MEET 1 OR 2 HOUR FIRE PROTECTION REQUIREMENT. REFERENCE COMMUNICATIONS ROOM DETAILS.
- 2.) CONTRACTOR TO PROVIDE EQUIPMENT RACKS, HORIZONTAL CABLE RUNWAYS AND MANAGERS, VERTICAL CABLE MANAGERS, TERMINATION HARDWARE, POWER STRIPS FOR RACKS, TERMINATION, LABELING, AND TESTING AS SPECIFIED IN CONTRACT DOCUMENTS.
- 3.) GRAPHIC REPRESENTATION OF PATCH PANELS, BLOCKS, VERTICAL, AND HORIZONTAL CORD MANAGEMENT DO NOT REPRESENT EXACT QUANTITIES. CONTRACTOR SHALL PROVIDE SUFFICIENT QUANTITIES FOR ALL CABLING, PLUS 20% GROWTH. (REFER ALSO TO SPECIFICATIONS).
- GROUNDING AND BONDING:**
- 1.) CONTRACTOR SHALL BOND ALL METALLIC COMPONENTS TO BUSBAR IN THE FOLLOWING MANNER:
- A.) CONTRACTOR SHALL INSTALL A CONTINUOUS BONDING CONDUCTOR FROM BUSBAR TO EACH ROW OF EQUIPMENT RACKS. EXTEND CONDUCTOR ALONG ENTIRE ROW. BOND EACH RACK TO BONDING CONDUCTOR WITH AN INSULATED COPPER CONDUCTOR.
- B.) BOND/STRAP ALL LADDER RACKS TO ADJACENT SECTIONS WITH A STRANDED BONDING COPPER CONDUCTOR. INSTALL A BONDING CONDUCTOR FROM BUSBAR TO LADDER RACKS.
- C.) BONDING SHALL BE IN AN APPROVED MANNER.
- D.) DISSIMILAR METALS BONDED TO EACH OTHER AND APT TO CORRODE IN NORMAL ENVIRONMENTAL CONDITIONS SHALL BE SEPARATED BY A CONDUCTIVE MATERIAL SPACER TO PREVENT CORROSION. REFER TO SPECIFICATIONS FOR OTHER GROUNDING REQUIREMENTS.
- FIRESTOPPING:**
- 1.) COORDINATE ANY AND ALL FIRESTOPPING WITH THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK INVOLVING FIRESTOPPING.
- 2.) ALL FIRESTOPPING SHALL CONFORM TO THE SPECIFICATIONS AND RECOMMENDATIONS OF THERMAL AND MOISTURE PROTECTION ON FIRESTOPPING OF THROUGH PENETRATION SYSTEMS IN THE CONSTRUCTION SPECIFICATIONS DOCUMENT.
- 3.) SOLUTIONS AND SHOP DRAWINGS/SUBMITTALS FOR FIRE STOP MATERIALS AND SYSTEMS SHALL BE PRESENTED TO THE GENERAL CONTRACTOR FOR WRITTEN APPROVAL OF MATERIAL & SYSTEMS PRIOR TO PURCHASE AND INSTALLATION. ALL MATERIALS AND SYSTEMS SHALL BE COMPLETE, UL LISTED FOR INTENDED INSTALLATION, AND PROVIDE APPROPRIATE RATING AT THE COMPLETION OF JOB.
- 4.) SEAL ALL PENETRATIONS THROUGH FIRE-RATED BARRIERS (CONDUITS, SLEEVES, SLOTS, CHASES) CREATED BY OR MADE FOR OR ON THE BEHALF OF THE TELECOMMUNICATIONS CONTRACTOR TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS, OR WATER THROUGH PENETRATIONS.
- 5.) CONTRACTOR SHALL PROVIDE TRAINING MANUALS WHICH INCLUDE INSTRUCTIONS ON METHODS OF ADDING OR REMOVING CABLING TO/FROM FIRESTOPPED SLEEVES AND CHASES.
- 6.) LAMINATE AND PERMANENTLY AFFIX TO EACH COMMUNICATIONS ROOM WALL ADJACENT TO CHASES THE FOLLOWING INFORMATION:
- A.) NAME OF MANUFACTURER OF FIRE STOP SYSTEM.
- B.) PART & MODEL NUMBERS OF SYSTEM AND ALL COMPONENTS.
- C.) PHONE NUMBERS OF MANUFACTURER'S CORPORATE HEADQUARTERS IN U.S. AND LOCAL DISTRIBUTOR'S NAME AND NUMBER.

LEGEND

-  COMBINATION WALL DATA AND VOICE INFORMATION OUTLET. NUMBER(#) DENOTES QUANTITY OF CABLES.
-  WALL DATA INFORMATION OUTLET. NUMBER(#) DENOTES QUANTITY OF CABLES.
-  EXISTING WALL DATA INFORMATION OUTLET.
-  WALL PHONE (VOICE) OUTLET AT 48" AFF.
-  FLOOR-BOX DATA INFORMATION OUTLET. NUMBER(#) DENOTES QUANTITY OF CABLES.
-  FLOOR POKE-THRU DATA INFORMATION OUTLET. NUMBER(#) DENOTES QUANTITY OF CABLES.
-  FLOOR-BOX DATA INFORMATION OUTLET FOR A/V EQUIPMENT. NUMBER(#) DENOTES QUANTITY OF CABLES. REFER TO A/V DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  FLOOR POKE-THRU DATA INFORMATION OUTLET FOR A/V EQUIPMENT AND CONNECTIVITY. NUMBER(#) DENOTES QUANTITY OF CABLES. REFER TO A/V DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  CEILING DATA INFORMATION OUTLET FOR A/V EQUIPMENT. NUMBER(#) DENOTES AMOUNT OF CABLES. REFER TO A/V DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  WALL DATA INFORMATION OUTLET FOR A/V EQUIPMENT. NUMBER(#) DENOTES QUANTITY OF CABLES. REFER TO A/V DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  DATA OUTLET FOR WIRELESS ACCESS POINT (WAP) CONNECTIVITY ABOVE LAY-IN CEILING. TERMINATE WITH MODULAR CONNECTORS AND LABEL.
-  WALL DATA OUTLET FOR IP CAMERA. REFER TO SECURITY DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  CEILING DATA OUTLET FOR IP CAMERA. REFER TO SECURITY DRAWINGS AND SPECIFICATIONS FOR EXACT PLACEMENT.
-  CATV INFRASTRUCTURE. (SERVICE PROVIDER INSTALLED CABLING).

ABBREVIATIONS

BAS:	BUILDING AUTOMATION SYSTEM
BET:	BUILDING ENTRANCE TERMINAL
DIV 01:	GENERAL REQUIREMENTS
DIV 07:	THERMAL & MOISTURE PROTECTION
DIV 23:	HEATING, VENTILATING, AND AIR-CONDITIONING
DIV 25:	INTEGRATED AUTOMATION
DIV 26:	ELECTRICAL
TR:	TELECOMMUNICATIONS ROOM
ER:	EQUIPMENT ROOM
TBB:	TELECOM BONDING BACKBONE
TBC:	TELECOM BONDING CONDUCTOR
SBB:	SECONDARY BONDING BUSBAR
TMBC:	TELECOM MAIN BONDING CONDUCTOR
PBB:	PRIMARY BONDING BUSBAR
TMH:	TELECOMMUNICATIONS MANHOLE
UTP:	UNSHIELDED TWISTED PAIR
WAP:	WIRELESS ACCESS POINT
SIM:	SIMILAR

DRAWING LIST

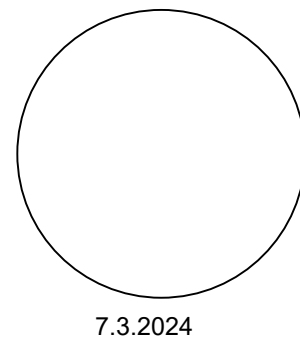
T001	LEGEND AND NOTES -- COMMUNICATIONS
T200 T201	FLOOR PLAN -- COMMUNICATIONS EXISTING FLOOR PLAN -- COMMUNICATIONS
T301	TELECOM ROOM DETAILS -- COMMUNICATIONS
T401	GENERAL DETAILS -- COMMUNICATIONS

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TITLE

LEGEND AND NOTES --
COMMUNICATIONS

REVISIONS

 ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By:

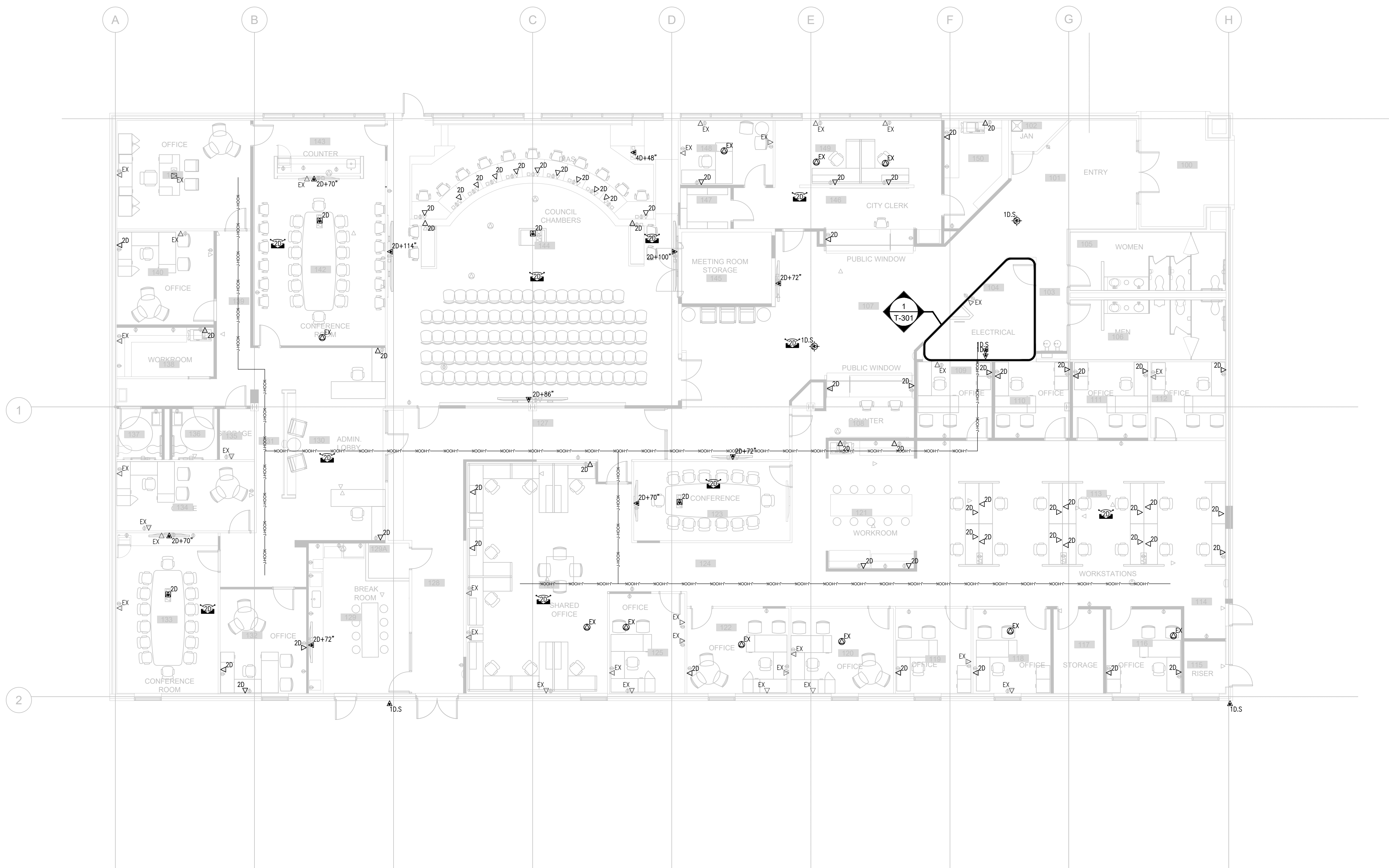
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T001

ISSUE FOR CONSTRUCTION

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01 FLOOR PLAN - COMMUNICATIONS
1/8" = 1'-0"



GENERAL NOTES:

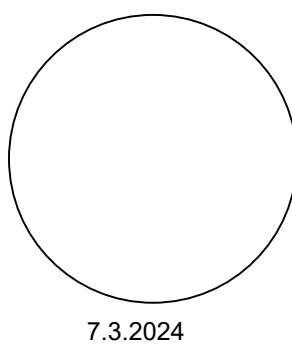
- 1.) FIELD VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO EACH PHASE OF DEMO AND OF CONSTRUCTION.
- 2.) EXISTING CONDUIT, PATHWAYS AND CABLING SERVING AREAS OUTSIDE LIMIT OF CONSTRUCTION SHALL REMAIN PROTECTED AND UNDISTURBED FOR THE DURATION OF EACH PHASE OF DEMO AND CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE SHALL BE REPLACED IMMEDIATELY.
- 3.) EXISTING AND FIBER/COPPER CABLE SERVING OCCUPIED AREAS OF THE BUILDING DURING EACH PHASE OF DEMO AND CONSTRUCTION SHALL REMAIN PROTECTED AND UNDISTURBED FOR THE DURATION OF RENOVATION.
- 4.) ANY DAMAGED CABLING SHALL BE IMMEDIATELY REPLACED TO MAINTAIN OPERATION OF OCCUPIED AREAS WITHIN THE BUILDING. ALL DAMAGED AND REPLACED CABLES SHALL BE LABELED, TESTED AND WARRANTED PRIOR TO COMPLETION OF CONSTRUCTION.
- 5.) REMOVE AND TURN OVER ALL EXISTING AND ABANDONED NETWORK EQUIPMENT, ACTIVE EQUIPMENT, FLOOR / WALL MOUNT RELAY RACKS AND ENCLOSURES TO DISD.
- 6.) REMOVE ALL ABANDONED CABLING IN RENOVATED SPACE AND ABOVE ACCESSIBLE CEILING THROUGHOUT RENOVATED SPACE AS REQUIRED PER NEC.
- 7.) COORDINATE WITH E-SERIES AND I-SERIES DRAWINGS FOR OPEN OFFICE/FURNITURE FEEDS, AND PROVIDE ADEQUATELY SIZED PATHWAYS FOR QUANTITY OF CABLES.

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TITLE

FLOOR PLAN - COMMUNICATIONS

REVISIONS

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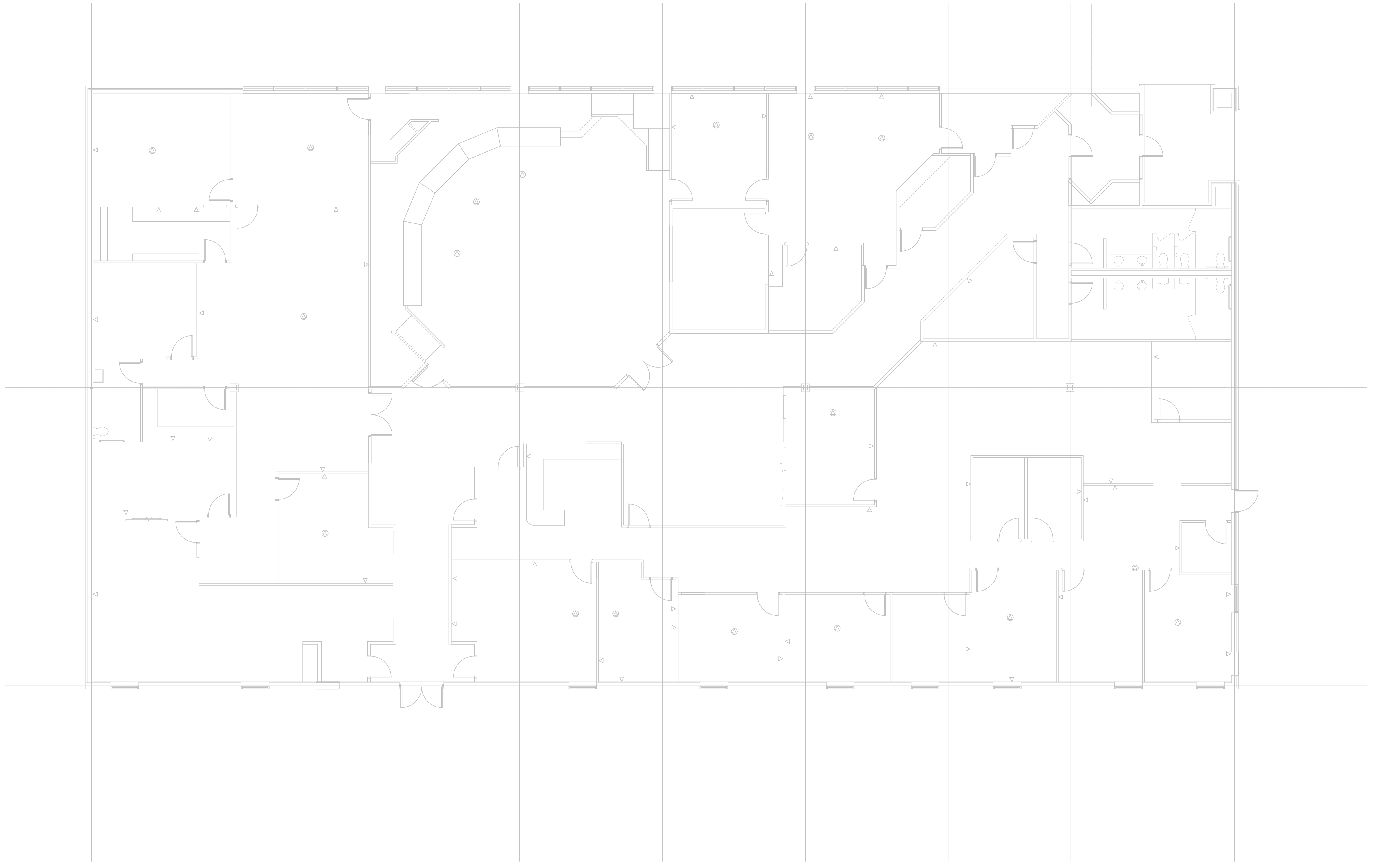
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T200

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01 EXISTING FLOOR PLAN - COMMUNICATIONS
1/8" = 1'-0"

N

PLAN

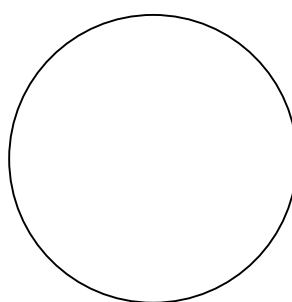
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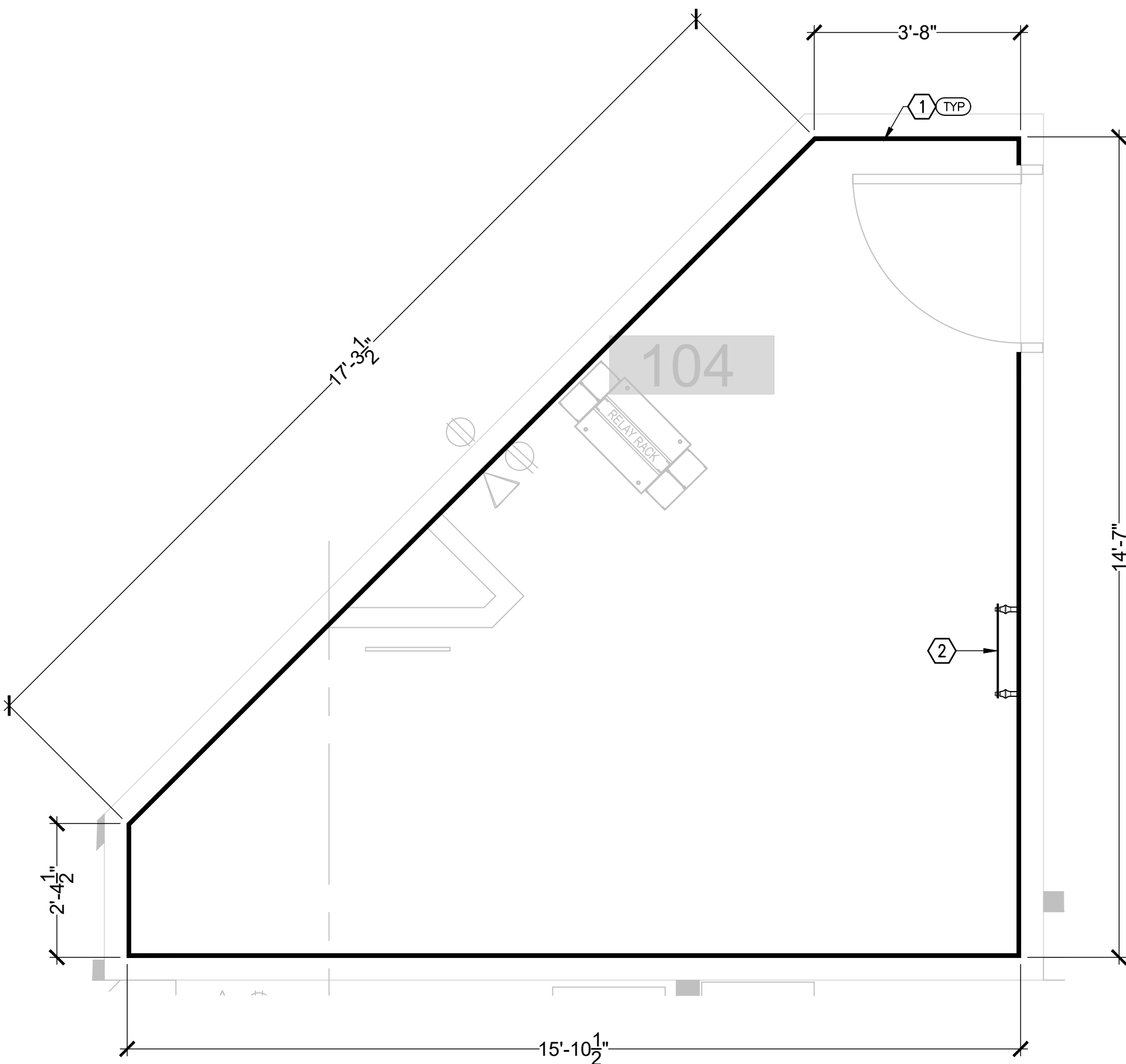
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T201

ISSUE FOR CONSTRUCTION



01 EXISTING IT ROOM - COMMUNICATIONS

1/2" = 1'-0"

N
PLAN
NDRTH

GENERAL NOTES:

- 1.) REFER TO THE ELECTRICAL DRAWINGS FOR THE RECEPTACLE LOCATIONS AND PLUG CONFIGURATION.
- 2.) PROVIDE 48" STRIP LIGHT FIXTURES MOUNTED PARALLEL TO TELECOM RACKS NOT DIRECTLY OVER.

KEYED NOTES:

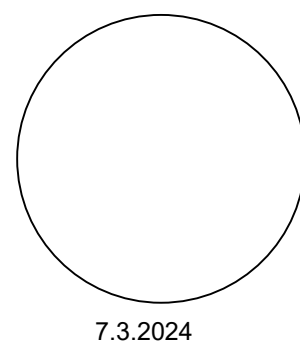
- ① ¾" WALL MOUNTED PLYWOOD. (SEE NOTES PAGE)
- ② PRIMARY BONDING BUSBAR (PBB). (BY DIV 26)
- ③ HORIZONTAL CABLE RUNWAY/LADDER RACK. (AS INDICATED)
- ④ VERTICAL LADDER RACK / RUNWAY RADIUS BEND. (AS INDICATED)
- ⑤ CONDUIT SLEEVES. (AS INDICATED) (BY DIV 26)
- ⑥ RESERVED AREA (AS INDICATED)
- ⑦ 19" X 7' STANDING RACK. (TYP)
- ⑧ VERTICAL RACK MOUNTED CABLE MANAGEMENT. (TYP)
- ⑨ HORIZONTAL RACK MOUNTED CABLE MANAGEMENT. (TYP)
- ⑩ CABLE RUNWAY ELEVATION KIT.
- ⑪ CABLE DROP OUT.
- ⑫ FRAME AND FINISH PENETRATION. FIRE STOP AS REQUIRED. (COORDINATE FIRE RATING)

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TELECOM ROOM DETAILS -
COMMUNICATIONS

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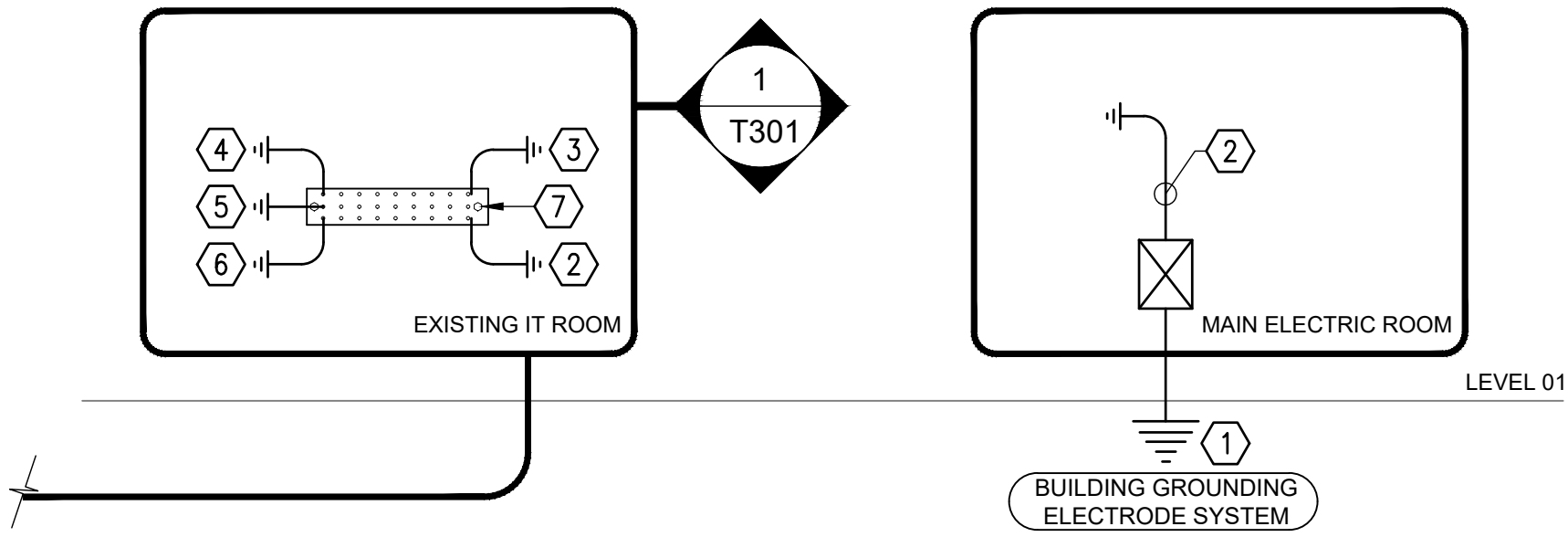
T301

ISSUE FOR CONSTRUCTION

GROUNDING AND BACKBONE RISER

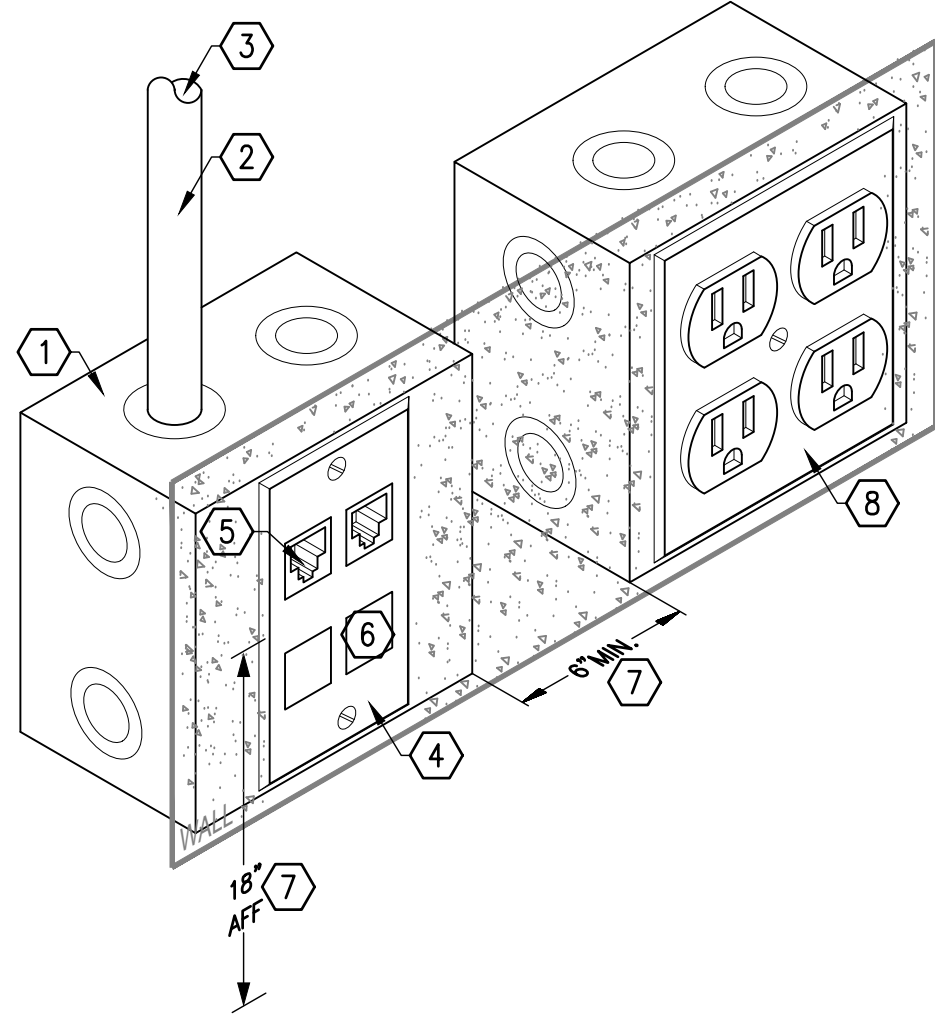
KEYED NOTES:

- 1) RECOMMENDED MAXIMUM RESISTANCE EQUAL OR LESS THAN 5 OHMS.
- 2) STRANDED COPPER INSULATED CONDUCTOR, #4/0 TO BUILDING'S ELECTRICAL SERVICE MAIN GROUNDING ELECTRODE SYSTEM SIZED TO TEST TO EQUAL TO OR LESS THAN 0.1 OHM. ROUTE CONDUCTOR TO ELECTRICAL SERVICE WITH FEWEST BENDS AS PRACTICAL. LABEL EACH END OF CONDUCTOR WITH ROOM NUMBER TO WHICH CABLE IS ROUTED. BOND GROUND CONDUCTOR TO GROUND WITH EXOTHERMIC WELD.
- 3) MINIMUM #3/0 INSULATED AND STRANDED COPPER. TEST TO 0.1 OHM. BOND GROUND CONDUCTOR TO CONDUCTOR AND/OR BUSBAR WITH EXOTHERMIC WELD.
- 4) TO DEDICATED ELECTRICAL PANEL GROUND IN DATA/TEL, IF AVAILABLE.
- 5) MINIMUM #2/0 AWG TO BUILDING STEEL, IF AVAILABLE.
- 6) BONDING COPPER CONDUCTOR (SIZE #2/0 AWG) FROM BUSBAR TO EACH ROW OF EQUIPMENT RACKS, ALONG ENTIRE LENGTH OF ROW. BOND EACH RACK TO BONDING CONDUCTOR WITH A #6 AWG STRANDED BONDING COPPER CONDUCTOR WITH 2-HOLE CRIMP LUGS AND H-TAPS. (TYP)
- 7) NEMA RATED PBB ¼" X 4" X 20" WITH STAND OFF INSULATORS. BOND GROUND CONDUCTOR TO PBB WITH EXOTHERMIC WELD. REFER TO ROOM DETAIL DRAWINGS FOR FINAL LOCATION.
- 8) NEMA RATED SBB ¼" X 4" X 10" WITH STAND OFF INSULATORS. BOND GROUND CONDUCTOR TO PBB WITH EXOTHERMIC WELD. NOTE: QUANTITIES AND CONNECTIONS ARE CONCEPTUAL. PLACE QUANTITY OF BUSBARS IN DATA/TEL ROOMS IN LOCATIONS AS SHOWN ON ROOM DETAIL DRAWINGS.



KEYED NOTES:

- 1) RECESSED DOUBLE GANG BOX (411/16"x411/16"x21/8") WITH SINGLE GANG REDUCTION PLATE. (BY DIV 26)
- 2) 1"Ø CONDUIT WITH 200 LBS 1/4" POLYLINE PULL STRING. (BY DIV 26)
- 3) END OF CONDUIT DEBURRED AND FITTED WITH PROTECTIVE GROMMET. (BY DIV 26)
- 4) STRUCTURED CABLING, OUTLETS, COVER PLATES, AND JACKS SUPPLIED AND INSTALLED BY COMMUNICATION CONTRACTOR. COORDINATE COVERPLATES COLOR WITH ARCHITECT.
- 5) PROVIDE RJ-45 JACK FOR EACH CABLE.
- 6) FILL UNUSED POSITIONS WITH BLANKS.
- 7) COORDINATE EXACT MOUNTING HEIGHT AND DISTANCE WITH ARCHITECT/GC.
- 8) REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR BOX, FACEPLATE, AND CONDUIT REQUIREMENTS.



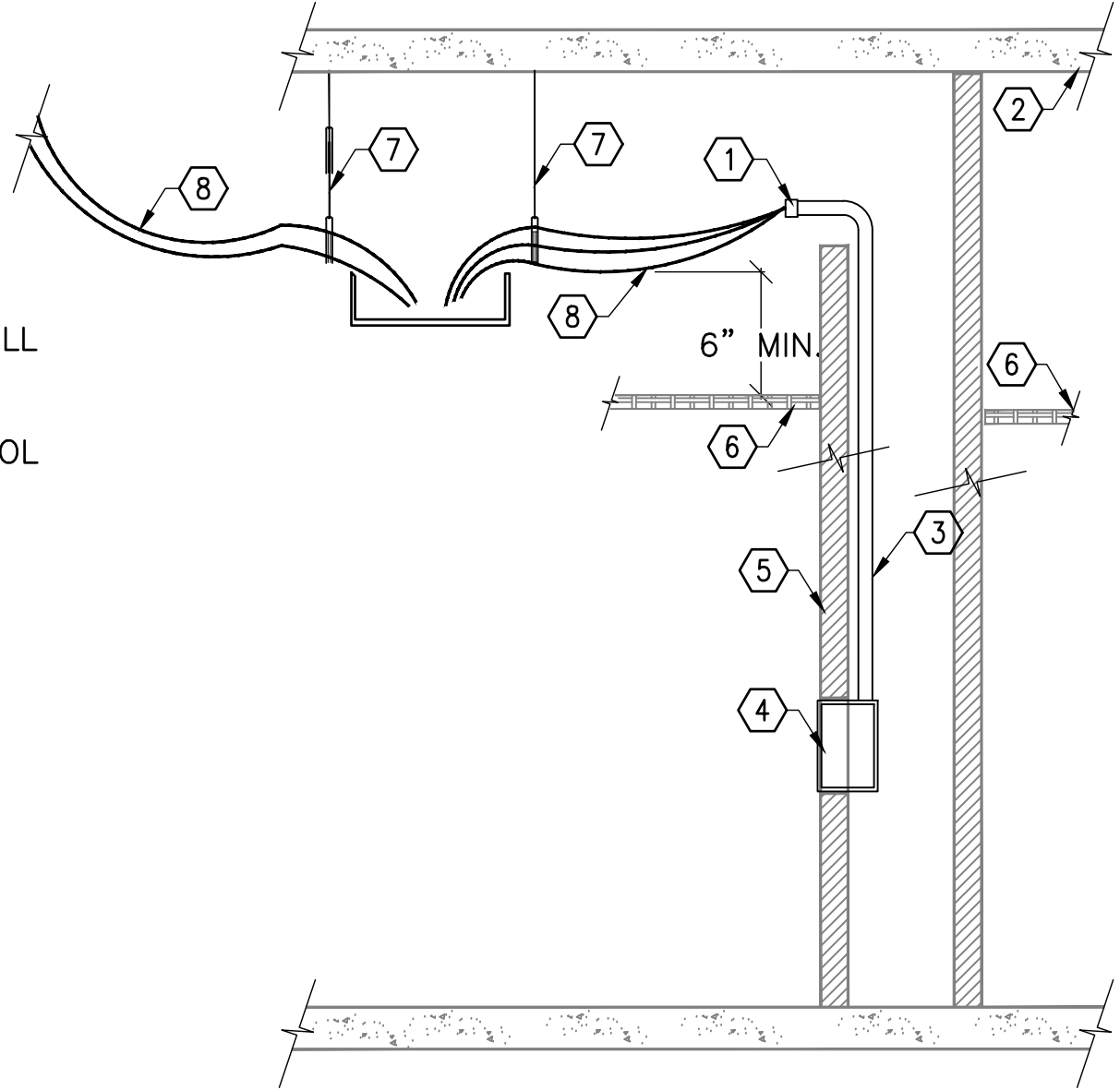
6 POWER AND DATA OUTLET DETAIL
Not to Scale

KEYED NOTES:

- 1.) REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATION/AREAS WITH EXTENDED OR RAISED CEILINGS WHICH REQUIRE THIS CONDITION TO BE EMPLOYED.

KEYED NOTES:

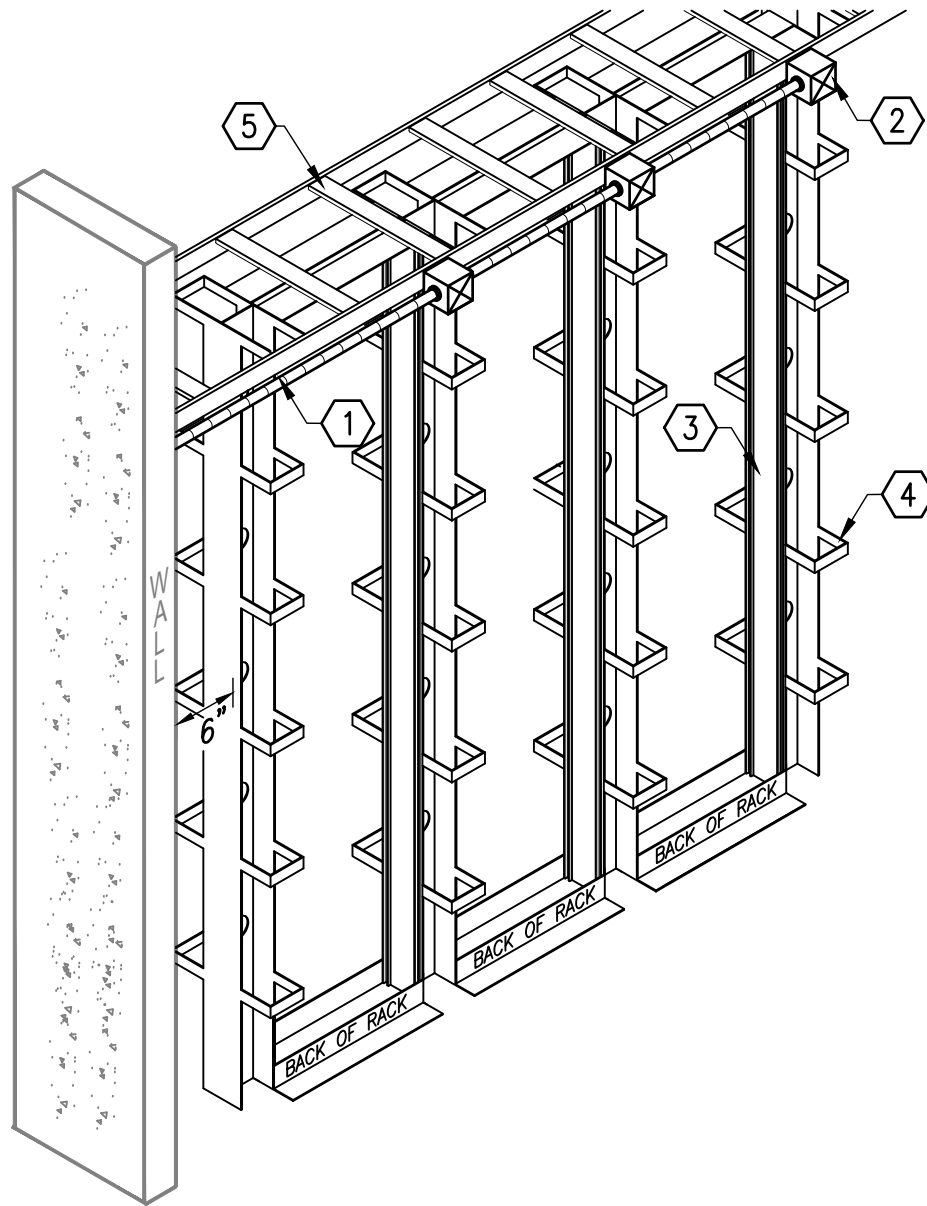
- 1) INSULATED BUSHING.
- 2) DECK.
- 3) 1" (MIN.) EMPTY CONDUIT WITH PULL STRING.
- 4) BACK BOX AS INDICATED ON SYMBOL SCHEDULE. (TYP)
- 5) WALL
- 6) ACCESSIBLE CEILING.
- 7) J-HOOK CABLE SUPPORT.
- 8) COMMUNICATION CABLES.



1 COMMUNICATIONS OUTLET DETAIL
Not to Scale

KEYED NOTES:

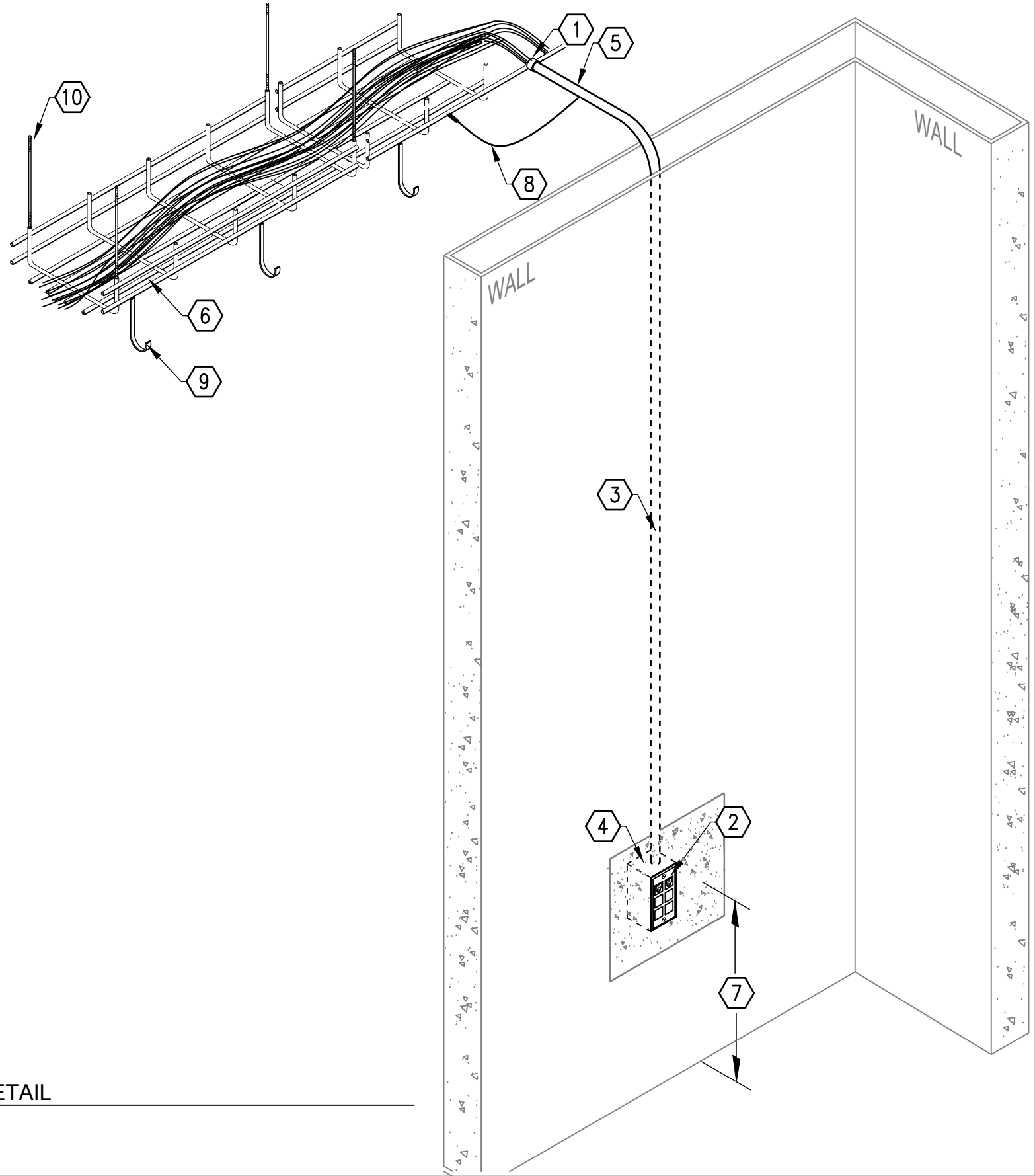
- 1) CONDUIT FROM ELECTRICAL PANEL WILL SURFACE MOUNT ON WALL AND RUN ACROSS FLOOR TO FEED INTO BOTTOM OF OUTLET BOXES.
- 2) POWER OUTLET. REFER TO ELECTRICAL AND COMMUNICATIONS DRAWINGS AND SPECIFICATIONS.
- 3) 19" RACK OR CABINET.
- 4) WIRE MANAGEMENT.
- 5) CABLE RUNWAY. CONNECT EACH RELAY RACK TO CABLE RUNWAY WITH RACK TO RUNWAY MOUNTING PLATE AND CABLE RUNWAY ELEVATION KIT.



3 POWER TO STANDING RACKS (BY DIV 26)
Not to Scale

KEYED NOTES:

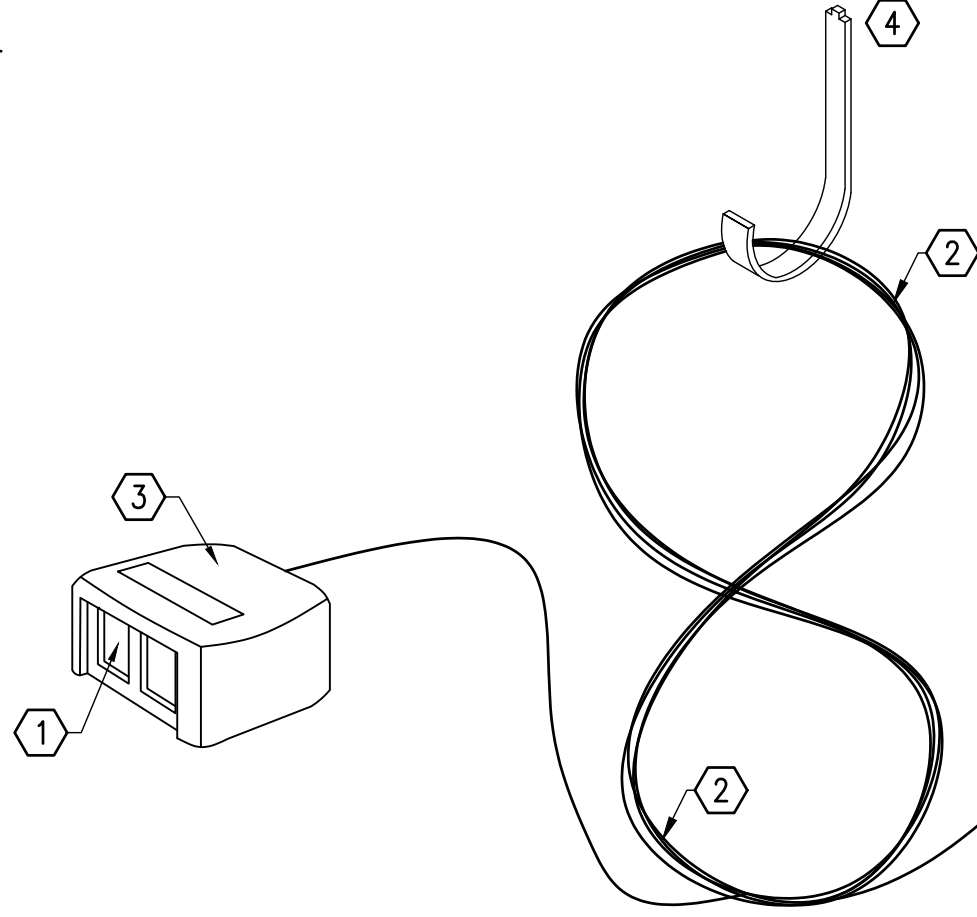
- 1) INSULATED BUSHING ON END OF CONDUIT
- 2) DATA OUTLET FACEPLATE.
- 3) 1"Ø CONDUIT WITH PULL STRING.
- 4) BACK BOX AS INDICATED ON SYMBOL SCHEDULE. (TYP)
- 5) DATA/VOICE CABLING. VERIFY ALL CABLING IS SUPPORTED SUFFICIENTLY.
- 6) PRIMARY COMMUNICATIONS CABLING PATHWAY.
- 7) COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT/GC.
- 8) BOND CONDUIT TO TRAY.
- 9) J-HOOKS.
- 10) PROVIDE MIN 12" LONG 3/4Ø CONDUIT ON THE THREADED ROD ABOVE THE BASKET TRAY.



2 COMMUNICATIONS OUTLET DETAIL
Not to Scale

KEYED NOTES:

- 1) WIRELESS DATA OUTLET FOR WAP CONNECTIVITY.
- 2) COIL WITH 15' SLACK OF CABLING IN A 'FIGURE 8'. COIL UP ABOVE CEILING SPACE AT WIRELESS BOX.
- 3) PLENUM RATED SURFACE MOUNT BOX.
- 4) J-HOOK TO SUPPORT CABLE SLACK.



4 INTERIOR WAP OUTLET DETAIL
Not to Scale

GENERAL NOTES:

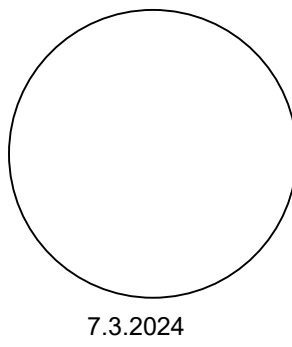
- 1.) BOXES MAY BE MOVED BY OWNER. THEREFORE MOUNT BOXES TO STRUCTURE WITH FASTENERS THAT WILL PERMIT BOXES TO BE DETACHED AND RE-MOUNTED SECURELY.

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CITY HALL
REMODEL

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HIDELL
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TITLE

GENERAL DETAILS –
COMMUNICATIONS

REVISIONS

ADDENDUM NO. 1 (7.12.2024)

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By:

Checked By:

SHEET NO.

T401

ISSUE FOR CONSTRUCTION

SECTION 27 00 00 – COMMUNICATIONS

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes general design requirements, administration topics, and installation for communications systems.

1.2 SYSTEM DESCRIPTION

- A. The objective of this project is to provide a complete communications cabling infrastructure system installation including, but not limited to: fiber backbone, riser system, horizontal data and voice cabling with attendant terminations, mounting equipment, cable pathway and management systems, testing and other items/materials, as specified in drawings, these specifications, and contract documents.
- B. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270526 Grounding and Bonding for Communications Systems
 - 3. Section 270528 Pathways for Communications
 - 4. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 5. Section 271100 Communications Equipment Room Fittings
 - 6. Section 271300 Communications Backbone Cabling
 - 7. Section 271500 Communications Horizontal Cabling
 - 8. Section 274100 Audio-Visual Systems (including related sub-sections)
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.3 SCOPE OF WORK

- A. This section establishes an infrastructure to be used as signal pathways for communications systems, but is not limited to the following:
 - 1. Comply with all Project Contract documents and the following requirements for a complete project installation.
 - 2. Provide a structured cabling system as described hereafter that includes, but is not limited to, supplying, installing and testing of: backbone cabling, riser cabling; data and voice horizontal cabling, cable connectors, communications outlets and terminations, and equipment racks/cabinets for networking hardware and patch panels.
 - 3. Furnish all labor, materials, tools, equipment and services for the installation described herein.
 - 4. Follow industry standard installation procedures for communications cable to assure that the mechanical and electrical transmission characteristics of this cable plant and equipment are maintained.
- B. Work of this section covers complete installation of permanent links for a data and voice communications networks utilizing copper and fiber transmission media that includes, but is not limited to the following:

1. Provide, install, terminate, test, and document all fiber and copper backbone cables, riser cables, and horizontal cables.
2. Provide and install all termination devices such as, but not limited to, modular patch panels, termination blocks, information outlets (jacks and plates), phone jacks, fiber distribution panels, bulkheads, connectors, and fiber fan out kits. Document all termination devices with proper labeling.
3. Provide in quantities specified, interconnect components such as, but not limited to, fiber patch cables, copper patch cords, and station cables.
4. Provide and install specified Telecommunication Room equipment such as, but not limited to, racks, cabinets, horizontal and vertical cable support devices, cable trays and cable runway, and required mounting brackets/hardware.
5. Provide and install UL-approved firestopping systems in all communication pass-through locations of rated ceiling, wall or floor penetrations involving, conduits, cable, and cable trays in coordination with General Contractor.
6. Provide and install grounding and bonding connection to the bus (PBB/SBB) provided by Division 26.
7. Provide and install all appropriate consumable items required to complete the installation.
8. Coordination with other trades.
9. Provide complete documentation and demonstration of work.
10. Provide indexed and organized complete Test Results of all copper and fiber cable and their components in native format.
11. Provide Submittals as outlined below.
12. Provide a Manufacturer's Extended Product Warranty and System Assurance Warranty for this wiring system.
13. Conduct a final document handover meeting with client, consultant, and PM to review, discuss and educate the Owner on the final product, test results, and As-Built Drawings.

C. Changes to the Scope of Work

1. Owner changes to the scope of work shall be in writing.
2. Change orders shall be submitted to the Owner/Project Manager complete with price breakdown and description for approval before any work is done.
3. The Contractor shall respond to these changes with a complete material list, including pricing, labor, and taxes in writing to be presented to the Owner for approval.
4. The Contractor shall not proceed with additional scope of work without signed approval by the Owner. Owner will not pay for additional work performed by the Contractor without written/signed approval of these changes.
5. Contractor will attach a copy of the signed change order with billing information.

1.4 PRODUCTS AND WORK BY OTHERS (NIC)

- A.** The Owner may separately procure and/or provide certain equipment and component that will be installed during the course of project. Such items may not be indicated in the documents.
- B.** Contractor shall cooperate with the Owner and Owner's suppliers when considering:
1. The provision and installation of phone systems, related system equipment/software, and employee station equipment/software.
 2. The provision and installation of multi-port routers, switches, and other Layer 2 / Layer 3 networking components in communications rooms.
 3. The provision and installation of Uninterruptable Power Source (UPS) devices in communications rooms.
 4. Communications grounding busbars and grounding wires connecting to the main building electrode system.
 5. Dedicated power panels, ground busbars, circuits, and utility outlets.

6. The installation and finishing of plywood backboards.
7. Building mechanical ductwork, cooling/heating system (HVAC), and environmental control sensors.
8. Communication pathway devices such as, but not limited to, cable tray and flex-tray in corridors, office spaces and open areas, outlet boxes and stub-ups, conduits, conduit sleeves, and penetrations in walls and floors.

1.5 SUBSTITUTION PROCEDURES

- A. Substitution may be considered when a product becomes unavailable through no fault of the Contractor. An alternate product must be equal to or exceed specified requirements. The material substituted shall not void, alter or change manufacturers' structured cabling system warranty.
- B. Document substitution requests with complete data substantiating compliance of proposed substitution with Contract Documents. Include in each request for substitution:
 1. Product identification, manufacturer's name and address.
 2. Product Data:
 - a) Description, performance and test data, reference standards, finishes and colors.
 - b) Samples: Finishes.
 - c) Complete and accurate drawings indicating construction revisions required (if any) to accommodate substitutions.
 - d) Data relating to changes required in construction schedule.
 - e) Cost comparison between specified and proposed substitution.
- C. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals, without separate written request, or when acceptance will require revision to the Contract Documents.
- D. The Owner will be the final judge of acceptability, with review by DataCom Design Group and the distribution of the acceptance by the Architect.
- E. No substitute shall be ordered, installed or utilized without the Architect's prior written verification of acceptance from the Owner.

1.6 REFERENCES AND RELATED DOCUMENTS

- A. Drawings and General provisions of the contract, including Uniform General Conditions, Supplementary General Conditions, Architectural plans and specifications, requirements of Division 1, Electrical, Mechanical, Plumbing, Audio-Visual, Security and Communications specifications and plans, and the publications listed below apply to the Communications section, are incorporated into this specification by reference, and shall be considered a part of this section.
- B. Reference to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean reference to the latest printed edition of each in effect at the date of contract.

- C. The Contractor shall read all sections in their entirety and apply them as appropriate for work in this section.
- D. Conflicts
 - 1. Drawings and specifications are to be used in conjunction with one another and to supplement one another.
 - 2. In general, the specifications determine the nature and quality of the materials and tests, and the drawings establish the quantities, details, and give characteristics of performance that should be adhered to during the installation of the communications system components.
 - 3. If there is an apparent conflict between the drawings and specifications, or between specification sections, the items with the greater quantity and/or quality shall be estimated and installed.
 - 4. Clarification with the Owner and/or DataCom Design Group about these items shall be made in writing prior to procurement and installation.
- E. Codes and Standards
 - 1. American National Standards Institute/Telecommunications Industry Association (ANSI/TIA)
 - a) ANSI/TIA-568.0-E "Generic Telecommunications Cabling for Customer Premises"
 - b) ANSI/TIA-568.1-E "Commercial Building Telecommunications Infrastructure Standard"
 - c) ANSI/TIA-568.2-D "Balanced Twisted-Pair Telecommunication Cabling and Components Standard"
 - d) ANSI/TIA-568.3-D "Optical Fiber Cabling Components Standard"
 - e) ANSI/TIA-568.4-D "Broadband Coaxial Cabling and Components Standard"
 - f) ANSI/TIA-569-E "Telecommunications Pathways and Spaces"
 - g) ANSI/TIA-606-C "Administration Standard for Commercial Telecommunications Infrastructure"
 - h) ANSI/TIA-607-D "Commercial Building Grounding (Earthing) and Bonding Requirements for Telecommunications"
 - i) ANSI/TIA-862-B "Building Automation Systems Cabling Standard"
 - j) ANSI/TIA-942-B: "Telecommunications Infrastructure Standard for Data Centers"
 - k) ANSI/TIA-1152-A: "Requirements for Field Test Instruments and Measurements for Balanced Twisted-Pair Cabling"
 - 2. BICSI
 - a) BICSI Outside Plant Design Reference Manual
 - b) BICSI Telecommunications Distribution Methods Manual (TDMM)

3. Local, county, state and federal regulations and codes in effect as of date of installation.
4. Equipment of foreign manufacture must meet U.S. codes and standards.
 - a) It shall be indicated in the proposal the components that may be of foreign manufacture, if any, and the country of origin.

1.7 QUALITY ASSURANCE

- A. Communications Contractor shall have a complete working knowledge of low voltage communications cabling applications such as, but not limited to data, voice and video network systems.
- B. Communications Contractor shall have installed similar-sized systems in at least ten (10) other projects in the last five (5) years prior to this bid and be regularly engaged in the business of installation of the types of systems specified in this document.
- C. Communications Contractor and individual installation crew members shall be experienced and qualified to perform the work specified herein at time of bid submission. All onsite supervision personnel that will be assigned to this project shall be listed in the Pre-Installation Submittal.
 1. 80% shall have a minimum of three (3) years of experience in the installation of the types of systems, equipment, and cables specified in this document prior to this bid.
 2. All installation team members must demonstrate knowledge and compliance with all applicable methods, standards, and codes.
 3. All members of the installation team shall be certified by the Structured Cabling System Assurance Warranty provider as having completed the necessary training to complete their part of the installation and capable of an installation that falls under manufacturer's guidelines necessary to obtain the Manufacturer's System Assurance Warranty.
 4. Any personnel substitutions shall be noted in writing to the Owner.
- D. A BICSI RCDD shall supervise and approve all on-site work as a recognized member of the Contractor's installation team.
- E. Refer also to General Conditions.

1.8 CONTRACTOR REQUIREMENTS

- A. In order to accomplish the conditions of this agreement, the Contractor shall perform the specific duties listed herein.
- B. Contractor shall provide and pay for all labor, supervision, tools, equipment, test equipment, tests and services to provide and install a complete communications cabling infrastructure system. Pay all required sales, gross receipts, and other taxes.
- C. Regulatory Requirements
 1. Communications Contractor shall supply all city, county, and state telecommunication cabling permits required by Authority Having Jurisdiction (AHJ).
 2. Communications Contractor shall be licensed and/or bonded as required for telecommunications/low voltage cabling systems.
- D. Use of Subcontractors

1. Successful bidder shall inform the Owner's contact and General Contractor in writing about the intention to use Subcontractors and the scope of work for which they are being hired.
 2. The Owner or Owner's designated contact must approve the use of Subcontractors in writing prior to the Subcontractor's hiring and start of any work.
- E. The Contractor's designated Project Manager will be recognized as the single point of contact. The Project manager shall oversee all work performed to ensure compliance with specifications as outlined in bid documents (which includes all specifications, references, and drawings) to ensure a quality installation and attend project meetings with the telecommunication consultant, the Owner and others.
- F. Coordination
1. Coordinate installation work with other trades (examples include ceiling grid contractors, HVAC and sheet metal contractors, etc.) to resolve procedures and installation placement for cable trays and cable bundle pathways.
 2. The goal of this coordination will be to establish priority pathways for critical data/voice network cable infrastructure, materials, associated hardware, as well as mitigate delays to the project and to allow service access for communications and HVAC components.
 3. Exchange information and agree on details of equipment arrangements and installation interfaces.
 4. Coordinate with electrical contractors and plan for the pathway routes used communications cabling to minimize cable lengths. Report any potential over distance cable runs for approval before pulling the cables.
 5. Record agreements with other trades and distribute record to other participants, Owner and telecommunication consultant.

1.9 PRE-INSTALLATION MEETINGS

- A. Communications Contractor shall attend and/or arrange a scheduled pre-installation conference prior to beginning any work of this section. This venue is to ask and clarify questions in writing with consultant and/or project manager/Owner representative.
- B. Agenda
1. Safety
 2. Work to be performed
 3. Scheduling
 4. Coordination
 5. Other topics as necessary
- C. Attendance
1. Communications project manager/supervisor shall attend meetings arranged by General Contractor, Owner's representatives, and other parties affected by work of this document.
 2. All individuals who will serve in an on-site supervisory capacity, including project managers, site supervisors, and lead installers, shall be required to attend the pre-installation conference. Individuals who do not attend the conference will not be permitted to supervise the installation and testing of communications cables on the project.

1.10 CONTRACT ADMINISTRATION

- A. DataCom Design Group may perform site visits and provide job field reports upon inspection of Contractor's installation, materials, supporting hardware, coordination with other trades and progress to schedule to the client.
- B. Job Field Report outline:
 - 1. General: The general installation progress in relation to scheduled work made by the Contractor up to that date.
 - 2. Deficiencies and/or Items of Note: Documents observations of the cable installation that may require corrective action by the Contractor.

1.11 POST INSTALLATION MEETINGS

- A. At the time of substantial completion the contractor shall call and arrange for a post installation meeting to present and review all submittal documents to include but not be limited to As-Built Drawings, Test reports, Warranty paperwork, etc.
- B. Attendees shall include
 - 1. Communications Contractor
 - 2. Project Manager/Owner Representative
 - 3. DataCom Design Group
 - 4. General Contractor
 - 5. Other trades that the GC deems appropriate.
- C. At this meeting the Communications Contractor shall present and explain all documentation.
- D. Any discrepancies or deviations noted by and agreed to by participants shall be remedied by the Communications Contractor and resubmitted within one (1) week of the meeting.

1.12 DELIVERY, STORAGE, AND HANDLING

- A. Coordination with delivery companies, drivers, site address, and contact person(s) will be the responsibility of the Contractor.
- B. Communications Contractor requirements:
 - 1. Be responsible for prompt material deliveries to meet contracted completion date.
 - 2. Coordinate deliveries and submittals with the General Contractor to ensure a timely installation.
 - 3. No equipment materials shall be delivered to the job site more than three weeks prior to the commencement of its installation.
 - 4. Equipment shall be delivered in original packages with labels intact and identification clearly marked.
 - 5. Equipment shall not be damaged in any way and shall comply with manufacturer's operating specifications.
 - 6. Equipment and components shall be protected from the weather, humidity, temperature variations, dirt, dust, or other contaminants.
 - 7. Equipment damaged prior to system acceptance shall be replaced at no cost to the Owner.
 - 8. Contractor shall be responsible for all handling and control of equipment. Contractor is liable for any material loss due to delivery and storage problems.
- C. Owner/General Contractor shall provide the security requirements for Contractor to follow.

1.13 WARRANTY

- A. The Contractor shall be a certified Manufacturer's Value Added Reseller (VAR) and/or Authorized Installer and provide an end-to-end product warranty, adhere to the industry standard engineering, installation and testing procedures and utilize the authorized manufacturer components and distribution channels in provisioning this project.
- B. Contractor shall coordinate with manufacturer for warranty paperwork and procedures prior to the start of the project.
- C. Contractor shall provide a minimum one (1) year warranty on installation and workmanship PLUS an Extended Product Warranty and System Assurance Warranty for this wiring system and shall commit to make available local support for the product and system during the Warranty period.
 - 1. The Extended Product Warranty shall apply to all passive structured cabling system components and shall cover the replacement or repair of defective products and labor for the replacement or repair of such defective products for a minimum of one (1) year.
 - 2. The System Assurance Warranty provides a complete system and product warranty that will be extended to the end-user, ensuring the structured cabling system will be free of defects in materials and workmanship, will meet or exceed applicable performance requirements defined in the contract documents, and support all current and future network applications for a minimum of twenty (20) years.
- D. System Certification: Upon successful completion of the installation and subsequent inspection, the customer shall be provided with a numbered certificate, from the manufacturer, registering the installation.

1.14 PAYMENT

- A. Refer to the General Contractor contract documents and/or master specifications issued by Architect for project and cost payment details.

1.15 SUBMITTALS

- A. Refer to Requirements of Division 1.
- B. Refer to Sections 271300 and 271500.
- C. The Communications Contractor shall not perform any portion of the work requiring submittal and review of shop drawings, product data, or samples until Owner has approved the respective submittal in writing. Such work shall be in accordance with approved submittals.
- D. Pre-Installation Submittal Requirements
 - 1. Communications Contractor shall provide certificates for the appropriate insurance coverage as defined in contract documents.
 - 2. City, county, and/or state telecommunication cabling permits as required by Authority Having Jurisdiction (AHJ).
 - 3. Executed non-disclosure agreement.
 - 4. Appoint a Project Manager and provide the name and contact information.
 - 5. Shop Drawings

- a) Communications Contractor shall submit, for approval, floor plans that identify all device locations, cable routes, cable lengths, cable quantities and cable types, riser locations, and references to installation details and diagrams.
 - 1) Communication Contractor shall notify Owner of cable routes exceeding standardized lengths.
 - b) Communications Contractor shall submit, for approval, diagrams that show room layouts, rack layouts (including elevations), riser layouts, etc.
 - c) The Contractor shall make any corrections as required by the consultant team and submit revised shop drawings to the team for approval.
 - d) Approval by the Consultant of such drawings or schedules shall not relieve the Contractor from responsibility for deviations from the drawings or specifications, nor shall it relieve the Contractor from responsibility for errors of any sort in shop drawings or schedules. Requests to deviate shall be submitted in writing to the Architect.
6. Product Data Cut-sheets
- a) Communications Contractor shall submit catalogue cut-sheets that include manufacturer, trade name, and complete model number for each product specified. Model number shall be handwritten and/or highlighted to indicate exact selection.
 - b) Communications Contractor shall identify applicable specification section reference for each product performance for each component specified for approval prior to purchase and installation.
7. Warranty
- a) The Communications Contractor shall submit appropriate documentation from the certifying manufacturer showing the project is registered and qualified for the System Assurance Warranty.
 - b) All subsequent work shall be in accordance with approved submittals. The Communications Contractor shall not perform any portion of the work requiring approval of the System Assurance Warranty manufacturer's warranty registration qualification procedures that would disqualify any part or all of the wiring system from that warranty qualification.
8. Qualifications
- a) Communications Contractor shall submit a list of the Contractor's previous projects that demonstrate qualification for this project. This list shall include, but not be limited to:
 - 1) At least ten (10) other projects in the last five (5) years
 - 2) Name and location of project
 - 3) Project contacts, email addresses, and phone numbers
 - 4) Total square footage
 - 5) Total number of cables/drops
 - 6) Types of media

- b) Communications Contractor shall submit an up-to-date and valid statement of qualifications for those assigned to perform the work specified herein at time of bid submission.
 - 1) Communications Contractor Employees
 - 2) Subcontractors
 - c) Manufacturer certifications for Contractor and installers.
9. Cable Testing Plan
- a) The Contractor shall provide a complete and detailed test plan for approval of the cabling system specified herein, including a complete list of test equipment for copper and fiber components and accessories prior to beginning cable testing.
 - b) The following minimal items shall be submitted for review:
 - 1) A testing plan that clearly describes procedures and methods.
 - 2) Product data for test equipment.
 - 3) Certifications and qualifications of all persons conducting the testing.
 - 4) Calibration certificates indicating that equipment calibration meets National Institute of Standards and Technology (NIST) standards and has been calibrated at least once in the previous year of the testing date.
 - 5) Examples of test reports, including all graphs, tables, and charts necessary for display of testing results.
10. Samples
- a) For workstation outlet connectors, jack assemblies, housings and faceplates for color selection and evaluation of technical specifications and requirements. Confirm with Architect, interior designer, and Owner representative for color before purchasing materials.

E. Closeout Submittal Requirements

1. As-Built Drawings
- a) Communications Design drawings are to be supplied to the Architect to prepare the master "As-Built" drawings.
 - b) Submit one electronic copy and one hard copy with project deliverables within three (3) weeks subsequent to substantial completion. Provide a laminated floorplan with drop designations in the respective serving Telecom Room.
 - c) As-Built drawings shall be in AutoCAD format, same version as used by Architect and consultant. Dimensions and scale of the drawing sheets submitted shall match the size of the drawing sheets used for the contract documents.
 - d) Utilize normal recognized drafting procedures that match AutoCAD standards, Architect and Consultant guidelines, and methodology.
 - e) The As-Built drawings shall incorporate all changes made to the building identified in, but not limited to, addendum, change notices, site instructions or deviations resulting from site conditions.

- 1) Contractor shall clearly identify any resubmitted drawing sheets, documents or cut sheets either by using a color to highlight or cloud around resubmitted information.
 - 2) Maintain drawing numbering or page/sheet scheme consistency as per previously issued drawings/documents.
 - f) Provide dimensioned plan and elevation views of networking components, showing:
 - 1) All work area outlet locations complete with outlet/cable labeling.
 - 2) Rack and/or cabinet locations complete with labeling.
 - 3) One-line diagram of equipment/device interconnections with the cable plant.
 - 4) Standard or typical details of installations unique to Owner's requirements.
 2. The Communications Contractor shall deliver the Installer's Extended Product Warranty and Manufacturer's signed System Assurance Warranty of installed cabling system to include all components that comprise the complete cabling system.
 - a) Delivery shall be completed within two (2) weeks of the time of final punch list review.
 - b) Product Certificates shall be signed by manufacturers of cables, connectors, and terminal equipment certifying that products furnished comply with requirements.
 3. Cable Testing Report Requirements
 - a) Submit certified test reports of Contractor-performed tests. Contractor shall submit the required Test Reports in the format and media specified, upon completion of testing the installed system.
 - b) The tests shall clearly demonstrate that the media and its components fully comply with the requirements specified herein.
 - c) Three (3) sets of electronic and hardcopy versions of test reports shall be submitted together and clearly identified with cable designations.
 - d) Cable inventory data shall be submitted for all fiber, copper, and coaxial cabling and termination components. Include products furnished:
 - 1) Manufacturer's name
 - 2) Manufacturer's part numbers
 - 3) Cable designations
 - 4) Location and riser assignments
 - 5) Product Data
 4. Supply Owner with training manuals with instructions on methods of adding or removing cabling to/from firestopped sleeves and chases.
- F. The Contractor's BICSI Registered Communications Distribution Designer (RCDD) supervisor shall review, approve and stamp all documents prior to submitting. The Contractor's RCDD shall warrant in writing that 100% of the installation meets the requirements specified herein upon completion of all work.

PART 2 - PRODUCTS

2.1 SUMMARY

- A. Equipment and materials shall be standard products of a manufacturer regularly engaged in the manufacture of telecommunications cabling products and shall be the manufacturer's latest standard design in satisfactory use for at least one year prior to bid opening.
- B. All material and equipment, as provided, should be the standard Commercial-Off-The-Shelf (COTS) products of a manufacturer engaged in the manufacturing of such products.
 - 1. All shall be typical commercial designs that comply with the requirements specified.
 - 2. All material and equipment shall be readily available through manufacturers and/or distributors.
- C. All equipment shall be standard catalogued items of the manufacturer and shall be supplied complete with any optional items required for proper installation.
- D. Coordinate the features of materials and equipment so they form an integrated system. Match components and interconnections for optimum future performance and backward compatibility.
- E. All materials shall be UL- and/or ETL-approved and labeled in accordance with NEC for all products where labeling service normally applies.
- F. Materials and equipment requiring UL 94, 149 or 1863 listing shall be so labeled. Modification of products that nullifies UL labels is not permitted.
- G. Backward Compatibility: The provided products shall be backward compatible with lower category ratings such that if higher category components are used with lower category components, the basic link and channel measures shall meet or exceed the lower category's specified parameters.
- H. Component Compliance: The provided products shall each meet the minimum transmission specifications listed herein such that no individual component will be less than specifications for permanent link and channel, regardless of the fact that tests for link and channel ultimately meet required specifications.

2.2 ACCEPTABLE MANUFACTURERS

- A. Identification (Labeling) System
 - 1. Brady
 - 2. Dymo
 - 3. Hellerman-Tyton
 - 4. Acceptable alternate
- B. Fire-Stop Systems
 - 1. STI
 - 2. SpecSeal
 - 3. 3M
 - 4. Acceptable alternate
- C. Other Products as Referenced in other Division 27 Specifications.

PART 3 - EXECUTION

3.1 PREPARATION

A. Field Measurements

1. Verify dimensions in areas of installation by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the work.

B. Established Dimensions

1. Where field measurements cannot be made without delaying the work, coordinate with the General Contractor to establish dimensions.
2. When approved in writing, proceed with fabricating units without field measurements.
3. Coordinate supports, adjacent construction, and fixture locations to ensure actual dimensions correspond to established dimensions.

C. Pre-installation inspection

1. The Contractor shall visually inspect all cables, cable reels, and shipping cartons to detect possible cable damage incurred during shipping and transport.
2. Visibly damaged goods are not acceptable and shall be replaced by the contractor at no additional cost to the Owner.

3.2 INSTALLATION

A. General

1. Contractor shall install work in accordance with specifications, drawings, manufacturer's instructions and approved submittal data.

B. Allowable cable bend radius and pull tension:

- a) In general, communications cable cannot tolerate sharp bends or excessive pull tension during installation.
- b) Refer to cable manufacturer's bend radius recommendations for the maximum allowable limits.
- c) After installation, exposed cable and other surfaces must be cleaned free of lubricant residue. Use only lubricants specifically designed for cable installation.

C. Pull Strings

1. Provide pull strings in all new conduits, including all conduits with cable installed (trailer strings) as part of this contract.
2. Data and video cables can be pulled in tandem with pull strings.
3. The pull strings must move freely to prevent cable jacket/cable damage during pulls.

D. Labeling

1. Cable labels: Self-adhesive vinyl or vinyl-cloth wraparound tape markers, machine printed with alphanumeric cable designations.
2. Flat-surface labels: Self-adhesive vinyl or vinyl-cloth labels, machine printed with alphanumeric cable designations.
3. Provide transparent plastic label holders, and 4-pair marked colored labels.
4. In accordance with ANSI/TIA-606-C "Administration Standard for Commercial Telecommunications Infrastructure":
 - a) Install colored labels according to the type of field as per color code designations.
 - b) Use "designation strip color-code guidelines for voice, data, cross-connect, riser, and backbone fields".
5. Pathway Labels and Labeling System
 - a) Labeling system shall consist of a hand-held portable printer
 - b) Conduits: General-purpose label designed for powdered coated surfaces with an ultra-aggressive adhesive. Label size shall be appropriate for the conduit size. Font size shall be legible from the finished floor.
 - c) Inner duct: Polyethylene general-purpose tagging material attached using tie wraps.
 - d) Junction boxes: General-purpose label designed for powdered coated surfaces with an ultra-aggressive adhesive, trade name. Font size shall be easily visible from the finished floor.
 - e) All labels shall be permanent, i.e. will not fade, peel, or deteriorate due to environment or time.
 - f) Identification
 - 1) All conduits, junction boxes, gutters, and pull boxes shall have machine-generated labels easily visible from the finished floor.
 - 2) Conduits shall be labeled with the word "communications" and the conduit's origination room number and destination room number.
 - 3) The Contractor shall label conduit at each wall and floor penetration and at each conduit termination, such as outlet boxes, pull boxes, and junction boxes, or as otherwise specified in other sections.
 - 4) Junction boxes, gutters and pull boxes shall be labeled with identification name or number as determined by contractor and submitted for approval.
 - 5) The Contractor shall label conduit sleeves at each wall and floor penetration.

E. Firestop

1. Provide approved fire-resistant materials to restore originally-designed fire-ratings to all wall, floor, and ceiling penetrations used in the distribution and installation for communications cabling system.
2. Install and seal penetrations (conduit, sleeves, slots, chases) in fire-rated barriers created for communications infrastructure to prevent the passage of smoke, fire, toxic gas, or water through the penetrations.
3. The firestopping material shall maintain/establish the fire-rated integrity of the wall/barrier that has been penetrated.
4. All through penetrations in a fire rated surface require a sleeve, regardless of penetration diameter or penetrating cable count.

5. Using a "ring and string" method of installing cabling for membrane penetrations in a wall cavity is acceptable, provided the solution was accepted by the Owner in writing. Code-compliant firestopping rules still apply.
 6. Coordinate firestopping procedures and materials with General Contractor.
 7. Sharing the pathway of other trades/utilities through compliant and non-compliant penetrations does not remove the requirement to maintain code-compliant firestopping.
 8. Provide and install removable, intumescent mechanical systems in floor chases for all openings greater than 0'-4".
 9. Provide and install removable, intumescent, firestop bricks for all openings greater than 0'-4" where there are penetrations through walls.
 10. Bricks shall be listed for insertion in fire-rated openings and require restraining materials or apparatus as needed per manufacturers' specifications.
 11. Provide manufacturer recommended material for rated protection for any given barrier.
 12. Laminate and permanently affix adjacent to chases the following information:
 - a) Manufacturer of firestop system.
 - b) Date of installation/repair.
 - c) Part and model numbers of system and all components.
 - d) Name and phone numbers of local distributor and manufacturer's corporate headquarters.
 13. Solutions and shop drawings/submittals for firestop materials and systems shall be presented to the General Contractor for written approval of materials/systems prior to purchase and installation.
 14. Materials shall be installed per manufacturer instructions, be UL-listed for intended use, and meet NEC and locals codes for fire stopping measures.
 15. The material chosen shall be distinctively colored to be clearly distinguishable from other materials, adhere to itself, and maintain the characteristics for which it is designed to allow for the removal and/or addition of communication cables without the necessity of drilling holes in the material.
 16. Develop training manuals with instructions on methods of adding or removing cabling to/from firestopped sleeves and chases.
- F. Within the normal environment, the installed systems shall not generate nor be susceptible to any harmful electromagnetic emission, radiation, or induction that degrades, or obstructs any equipment.
- G. Expansion Capability: Unless otherwise indicated, provide spare conductor pairs in cables, positions in patch panels, cross connects, and terminal strips, and space in cable pathways and backboard layouts to accommodate 20% future increase in structure cable system capacity.
- H. In the event of a breach of the representations and warranties contained herein, the Contractor, at their own expense, shall take all measures necessary to make the cabling system work and comply with the applicable manufacturer written technical recommendations and standards.
- I. System Tests
1. Upon completion of the installation of the communications infrastructure systems, including all pathways and grounding, the Contractor shall test the system.
 - a) Cables and termination modules shall be affixed, mounted or installed to the designed/specified permanent location prior to testing.

- b) Any removal and reinstallation of any component in a circuit, including faceplates, shall require retesting of that circuit and any other disturbed or affected circuits.
- c) Approved instruments, apparatus, services, and qualified personnel shall be utilized.
- d) The Contractor must verify that the requirements of the specifications are fully met through testing with an approved tester (rated for testing parameters listed elsewhere), and documentation as specified below.
- e) This includes confirmation of requirements by demonstration, testing and inspection. Demonstration shall be provided at final walk-through in soft copy and printed test data.

2. Non-Compliant Cabling

- a) Testing that shows some or all pairs of a cable do not comply with specifications, without written approval by the Owner, shall be replaced at Contractor's expense (including respective connectors).
- b) With the Owner's written approval, the over-length cable(s) shall be excluded from requirements to pass standardized tests and shall be explicitly identified.
 - 1) Testing is still required for non-compliant cabling.
 - 2) The tests shall be for wire-mapping, opens, cable-pair shorts, and shorts-to-ground.
 - 3) The test results must be within acceptable tolerances and shall be submitted with the Owner's acceptance document.

3. Failed Tests

- a) If tests fail, Contractor shall correct as required to produce a legitimate passing test.
- b) Manipulation of tester parameters on a failing test in order to achieve a passing test is unacceptable.
- c) If the Contractor is found to have manipulated or falsified any failing test result to show a "PASS" for any reason (without written notice and prior approval of the Owner), the Contractor shall be required to employ a Third-Party Testing Agent selected by the Owner to retest the complete cable plant and shall be required to pay all costs associated with this retesting.

4. Owner reserves the right to be present during any or all testing.

3.3 CLEANING

- A. The Contractor will clean all surfaces prior to final acceptance by Owner.

3.4 COMPLETION INSPECTION AND PUNCH LIST

- A. When the Contractor determines that the Scope of Work has been completed in accordance with the plans and specifications, Contractor shall schedule a Completion Inspection with the Owner.

- B. A Punch List will be generated during the Completion Inspection containing deficiencies in need of corrective action.
- C. Complete all punch list deficiencies within 10 working days. The work is not complete until all punch list deficiencies have been addressed.

3.5 ACCEPTANCE

- A. Once all work has been completed, test documentation has been submitted, and Owner is satisfied that all work is in accordance with contract documents, the Owner shall notify Contractor in writing of formal acceptance of the system.
- B. Contractor must warrant in writing that 100% of the installation meets the requirements specified herein (Standards Compliance & Test Requirements).
- C. Acceptance shall be subject to completion of all work, successful post-installation testing which yields 100% PASS rating, and receipt of full documentation soft and hard copies as described herein.

END OF SECTION 270000

SECTION 27 05 26 – GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes grounding and bonding products, design requirements and installation for communications systems.
- B. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications
 - 3. Section 270528 Pathways for Communications Systems
 - 4. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 5. Section 271100 Communications Equipment Room Fittings
 - 6. Section 271300 Communications Backbone Cabling
 - 7. Section 271500 Communications Horizontal Cabling
 - 8. Section 274100 Audio-Visual Systems
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.2 REFERENCES

- A. The publications referenced in Section 270000 form a part of this specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. Conflicts
 - 1. Refer to Section 270000.
- D. Codes and Standards
 - 1. Refer to Section 270000.

1.3 SYSTEM REQUIREMENTS

- A. General
 - 1. All conductor wire, busbars and conduit shall be UL listed.
 - 2. The communications ground system shall be independent from all power grounding except for the connection to the building's electrical service main grounding electrode system.
 - 3. Power grounding and/or bonding shall not be allowed to interfere or provide any back feed or be a conductor to the separate communications ground system source or to any communications bonded materials or equipment.
- B. Primary Bonding Busbar (PBB) and Telecommunications Bonding Conductor (TBC)

1. The main ground source feed for the Primary Bonding Busbar (PBB) in the ER (MDF) shall be an independent feed from the building's electrical service main grounding electrode system, known as the Telecommunications Bonding Conductor (TBC).
 2. The TBC shall be a stranded copper ground wire from the building ground system to the PBB in the ER (MDF) sized at a minimum #4/0 unless otherwise sized by the Electrical Engineer of Record.
 3. The TBC connections shall be low emission exothermic welds at the connecting ends.
- C. Telecommunication Bonding Backbone (TBB) and Secondary Bonding Busbar (SBB)
1. The Telecommunication Bonding Backbone (TBB) originates at the PBB and shall be extended from the PBB within the ER (MDF) throughout the building along the same route as the telecommunications backbone pathways, to the Secondary Bonding Busbar(s) (SBBs) in each TR (IDF).
 2. The minimum TBB conductor size between busbars shall be a stranded copper ground wire one (1) AWG size smaller than the Telecommunications Bonding Conductor (TBC).
- D. TEBC and RBC
1. All cabinets and racks shall be connected by the Telecommunications Equipment Bonding Conductor (TEBC). The TEBC is a stranded copper #4 conductor from the PBB/SBB extending along each row of racks within the room. Bond each rack with a Rack Bonding Conductor (RBC). The RBC is a stranded copper #6 conductor connected to the vertical rack bonding terminal. All connections shall be irreversible crimp connections. Route conductor so as to minimize the quantity of sweeping bends.

1.4 SUBMITTALS

- A. Refer to Section 270000.

1.5 QUALITY ASSURANCE

- A. Refer to Section 270000.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Refer to Section 270000.
- B. The Contractor shall ship on manufacturer's standard reel sizes of one continuous length. Where cut lengths are specified, mark reel quantity accordingly.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers that may be incorporated in the work, include:
- B. Cable Manufacturers

1. Houston Wire and Cable Company
 2. Okonite Company
 3. General Cable
 4. Pirelli Cable Corporation
 5. Triangle Wire and Cable
 6. Owner Approved Alternate
- C. Electrical Service Entrance Bonding Conductor and Connector Manufacturers
1. Copperweld
 2. Thomas & Betts
 3. Blackburn
 4. Owner Approved Alternate
- D. Exothermic Connector Manufacturers
1. Erico Products (Cadweld)
 2. Continental Industries (thermOweld)
 3. Harger
 4. Owner Approved Alternate
- E. Crimp Connector Manufacturers
1. Thomas & Betts
 2. FCI Burndy Electrical
 3. O-Z/Gedney
 4. Owner Approved Alternate
- F. Telecommunication Grounding Busbars
1. Chatsworth
 2. Panduit
 3. Leviton
 4. Owner Approved Alternate
- G. Bonding Straps
1. Chatsworth
 2. Harger
 3. Brundy
 4. Owner Approved Alternate
- H. C-Type Compression Taps
1. Brundy
 2. Harger
 3. Owner Approved Alternate
- I. Antioxidant Joint Compound
1. Chatsworth
 2. Owner Approved Alternate
- J. Labeling

1. Refer to Section 270000.

K. Firestopping

1. Refer to Section 270000.

2.2 MATERIALS

A. Communications Grounding Conductors: Copper American Wire Gauge (AWG) wire of the following sizes:

1. Telecommunications Bonding Conductor (TBC): #4/0 (unless otherwise sized by the Electrical Engineer of Record)
2. Telecommunication Bonding Backbone (TBB): #3/0 (unless otherwise sized by the Electrical Engineer of Record)
3. Backbone Bonding Conductor (BBC): equal AWG as the TBB (unless otherwise sized by the Electrical Engineer of Record)
4. Telecommunications Equipment Bonding Conductor (TEBC): #4
5. Rack Bonding Conductor (RBC): #6

B. Grounding Connectors

1. Connectors shall be a copper alloy material and two-hole, double-crimp compression lug type at the connecting ends.

C. Primary Bonding Busbar (PBB)

1. Use pre-drilled copper busbar with standard NEMA bolt hole sizing and spacing for the type of connectors.
2. Sized for the immediate requirements and allow for 25% growth.
3. The minimum dimensions shall be 0'-1/4" thick X 0'-4" wide X 1'-8"/20" long.
4. Contain (2) tiers of pre-drilled holes for use with standard sizes of two-hole copper compression lugs.
5. ASTM-B187-C11000 Copper bar suitable for use with two-hole compression-type copper lugs.

D. Secondary Bonding Busbar (SBB)

1. Use pre-drilled copper busbar with standard NEMA bolt hole sizing and spacing for the type of connectors.
2. Sized for the immediate requirements and allow for 25% growth.
3. The minimum dimensions shall be 0'-1/4" thick X 0'-4" wide X 0'-12"/1'-0" long.
4. Contain (2) tiers of pre-drilled holes for use with standard sizes of two-hole copper compression lugs.
5. ASTM-B187-C11000 Copper bar suitable for use with two-hole compression type copper lugs.

E. Equipment Cabinet and Rack Bonding Busbar (RBB)

1. Provide and install a vertical ground busbar in all racks and equipment cabinets to be used as an equipment grounding bus with associated mounting hardware.
2. The minimum dimensions shall be 0'-3/4" in width by 0'-3/16" in thickness.
3. The busbar shall have pre-drilled holes and shall be suitable for use with two-hole compression-type copper lugs.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Refer to Section 270000.

3.2 PREPARATION

- A. Refer to Section 270000.
- B. Copper and copper alloy connections should be cleaned prior to connection.

3.3 INSTALLATION

- A. Refer to Section 270000.
- B. The Contractor shall install the work in accordance with the specifications, drawings, manufacturer's instructions and approved submittal data.
- C. All work shall be supervised and reviewed by the Contractor's on-site RCDD.
- D. Installation plans and Requests For Information (RFIs) shall be reviewed by the Contractor's RCDD.
- E. General
 - 1. Bonding and grounding procedures and components shall comply with ANSI/TIA-607-C "Commercial Building Grounding (Earthing) and Bonding Requirements for Telecommunications".
 - 2. Bonding should be accomplished such that the bonding system is integrated and compliant with NEC specifications.
 - 3. Bonding conductors shall be routed with minimum bends or changes in direction and should be made directly to the points being bonded.
 - 4. Bonding connections should be made by using compression copper lugs. However, for parts of the ground electrode system that are subject to corrosion, must carry high currents reliably, or for locations that require minimum maintenance, connections are made with low emission exothermic welding (see NEC Article 250).
 - 5. Make connections to dry surfaces only.
 - 6. Remove paint, rust, oxides, scales, grease and dirt from surfaces before making connection.
 - 7. Burnish clean a 0'-1" X 0'-1" area, drill, tap, apply an adequate amount of antioxidant joint compound mixed for the metal surface types affected, and bolt conductor and connector to burnished and compounded area. Ensure proper conductivity.
 - 8. Route bonding conductor(s) the shortest distance between bonding contact points.
 - 9. The ground-wire connecting ends shall have a minimum amount of insulation removed at the ground lug.
 - 10. Do not connect ground wire in power cable assemblies to the telecommunications ground system.
 - 11. All grounding and bonding conductors shall be copper and may be insulated. If bare-bonding conductors are used, isolate bonding conductors and prevent contact.
 - 12. Antioxidant material shall be installed to separate dissimilar metals and prevent corrosion.

13. If multiple systems are involved (lightning protection systems, communications, radio and TV, CATV, etc.), those systems shall be bonded together to minimize potential differences between the systems, per NEC 250.94.

F. Telecommunication Bonding Conductors

1. Each telecommunications grounding and bonding conductor shall be labeled at each end detailing the function and room number of its opposite end. Labels shall be located on conductors as close as practicable to their point of termination in a readable position. Labels shall be nonmetallic and include the following text, "TELECOMMUNICATIONS GROUND - DO NOT REMOVE. IF THIS CONNECTOR OR CABLE IS LOOSE OR MUST BE REMOVED, PLEASE CALL THE BUILDING TELECOMMUNICATIONS MANAGER".
2. Furnish and install all required bonding material, hardware, and utilize tools manufactured for this purpose.
3. The connections of the TBC, TBB, BBC, TEBC, and RBC shall be made using low emission exothermic welding or hydraulically crimped with a double crimp connector. Two-hole grounding lugs are preferred for connection to the grounding bus bars.
 - a) All low emission exothermic welding shall be by Division 26.
 - b) Coordinate with the building services personnel in occupied spaces to prevent the smoke from the exothermic weld process from potentially setting off smoke/fire alarms.
4. Grounding and bonding conductors should not be placed in ferrous metallic conduit. If it is necessary to place grounding and bonding conductors in a ferrous metallic conduit that exceeds 1m (3ft) in length, the conductors shall be bonded to each end of the conduit using a grounding bushing or a No. 6AWG conductor, minimum.
5. The bonding conductors should be installed without splices.
 - a) Where splices are necessary, the number of splices should be minimized, be accessible, and be located within the telecommunications spaces.
 - b) Joined segments of a bonding conductor shall be connected using exothermic welding, irreversible compression-type connectors, or equivalent. All joints shall be adequately supported and protected from damage.

G. Equipment Cabinets and Racks

1. The busbar shall be installed at the base and back of each cabinet/rack for floor fed cabinets/racks.
2. The busbar shall be installed at the top and back of each cabinet/rack for top fed cabinets/racks.
3. Each cabinet and rack shall be provided with a minimum # 6 AWG ground wire.
4. Do not loop from cabinet/rack to cabinet/rack.
5. Each cabinet or rack bay against the wall shall be bottom/side ground fed from the wall.
 - a) Wall ground feeds/raceways to racks shall not be exposed on the walls.
 - b) Exception: Some cabinet or rack bays will require the ground to be fed from the ceiling raceway.
6. All ground raceways within each cabinet/rack or cabinet base and adjacent-ganged cabinet base shall be an insulated metallic flex type raceway and shall not interfere with equipment mounting frames or equipment mounting brackets.

H. Cable Runway, Cable Raceway and Support System Grounding

1. The Contractor shall provide communications cable tray and cable runway systems with a communications dedicated ground from the SBB.
2. All cable tray needs to be electrically continuous per NEC 250.96.
 - a) Metal raceways, wire-mesh cable trays, cable armor, cable sheath, enclosures, frames, fittings, and other metal non-current-carrying parts that are to serve as an alternate grounding path, with or without the use of supplementary equipment grounding conductors, shall be effectively bonded where necessary to ensure electrical continuity and the capacity to conduct safely any fault current plausibly to be imposed on them.
 - b) Any nonconductive paint, enamel, or similar coating shall be removed at the threads, contact points, and contact surfaces.
 - c) Grounding or bonding conductors shall be connected by fittings designed for that purpose to ensure adequate bonding.
3. The Contractor shall provide and install a #6 AWG ground wire to bond one end of each cable tray/runway system to the SBB.
4. For electrically non-continuous conduits that contain only grounding conductor, the Contractor shall bond the conduit and conductor together at both ends to ground to the nearest TGB with grounding bushings or ground clamps.

I. Shielded Backbone Cabling

1. The Contractor shall terminate and bond the shield to the nearest SBB or PBB at both ends, following manufacturer's guidelines.

3.4 FIELD QUALITY CONTROL

A. Testing

1. Upon completion of the electrical system, including all grounding, the Electrical Contractor shall test the system for stray currents, ground shorts, etc.
2. Approved instruments, apparatus, services, and qualified personnel shall be utilized.
3. If stray currents, shorts, etc., are detected, eliminate or correct as required.

END OF SECTION 270526

SECTION 27 05 28 – PATHWAYS FOR COMMUNICATIONS SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes
 - 1. Hangers and Supports, including open-top supports (cable hooks) for communications systems.
 - 2. Conduits and Pull Boxes for communications systems.
 - 3. Cable Tray and Cable Runway with associated accessories and fittings for communications systems.
- B. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications Systems
 - 3. Section 270526 Grounding and Bonding for Communications Systems
 - 4. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 5. Section 271100 Communications Equipment Room Fittings
 - 6. Section 271300 Communications Backbone Cabling
 - 7. Section 271500 Communications Horizontal Cabling
 - 8. Section 274100 Audio-Visual Systems
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.2 REFERENCES

- A. The publications referenced in Section 270000 form a part of this specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. Conflicts
 - 1. Refer to Section 270000.
- D. Codes and Standards
 - 1. Refer to Section 270000.

1.3 SUBMITTALS

- A. Refer to Section 270000.

1.4 QUALITY ASSURANCE

- A. Refer to Section 270000.

1.5 DELIVERY, STORAGE, and HANDLING

- A. Refer to Section 270000.
- B. Conduit Storage
 - 1. Package conduits in bundles maximum 10'-0" long, with conduit and coupling thread protectors for indoor/outdoor storage.
 - 2. Package fittings in manufacturer's standard quantities and packaging suitable for indoor storage.
 - 3. Protect coating on plastic-coated rigid conduit, fittings, and bodies from damage during shipment and storage.
 - 4. Store conduit above ground on horizontal racks to prevent corrosion and entrance of debris.
 - 5. Equipment and components shall be protected from the weather, humidity, temperature variations, dirt, dust, or other contaminants. Protect plastic conduit and inner duct from sunlight. Equipment damaged prior to system acceptance shall be replaced at no cost to the Owner.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers that may be incorporated in the work, include:
- B. Cable Hooks
 - 1. Cooper B-Line, Inc.
 - 2. Erico
 - 3. Caddy
 - 4. Owner approved alternate
- C. Cable Tray
 - 1. WBT
 - 2. Chatsworth (CPI)
 - 3. Hoffman
 - 4. Owner approved alternate
- D. Polyethylene Cable Support System
 - 1. Erico
 - 2. Owner approved alternate
- E. Innerduct
 - 1. MaxCell (fabric innerduct)
 - 2. Owner approved alternate
- F. Measured pull tape (pull tape printed with sequential footage markings)
 - 1. Fibertek

2. Condux International
3. Owner approved alternate

G. Labeling

1. Refer to Section 270000.

H. Firestopping

1. Refer to Section 270000.

2.2 CABLE HOOKS

- A. Cable hooks shall be factory assembled for direct attachment to walls, hanger rods, beam flanges, purlins, strut, floor posts, etc. to meet job conditions.
- B. Features
1. Cable hooks shall have a flat bottom and provide a minimum of 0'-1.625" cable-bearing surface.
 2. Cable hooks shall have 90° radius edges to prevent damage while installing cables.
 3. Cable hooks shall be designed so that the mounting hardware is recessed to prevent cable damage.
 4. Cable hooks for non-corrosive areas shall be pre-galvanized steel. Where additional strength is required, cable hooks shall be spring steel with a zinc-plated finish.
 5. Cable hooks for corrosive areas shall be stainless steel.
 6. Cable hooks shall have a stainless steel cable latch retainer to provide containment of cables within the hook.
 7. The retainer shall be removable and reusable.
- C. Factory assembled multi-tiered cable hooks shall be used where required to provide separate cabling compartments, or where additional capacity is needed.
- D. Load cable hooks in accordance with manufacturer requirements and recommendations.
- E. Provide capacity for 20% / 25% growth, add additional hooks as needed.

2.3 PULL BOXES, JUNCTION BOXES, AND GUTTERS

- A. All junction boxes, gutters and pull boxes shall be UL listed and comply with NEC requirements.
- B. All junction boxes, gutters and pull boxes shall meet the following minimum material requirements:
1. 16-gauge steel or heavier
 2. Seams shall be continuously welded and grounded smooth
 3. External screws and clamps
 4. External mounting feet (where applicable)
 5. Oil-resistant gasket and adhesive
 6. ANSI 61 gray polyester powder coating inside and out over phosphatized surface
- C. All junction boxes, gutters and pull boxes shall be provided with bushings for conduits and/or cabling.

- D. All junction boxes, gutters and pull boxes shall be securely installed.

2.4 CONDUITS

- A. All conduits shall be UL listed and comply with NEC requirements.
- B. Conduit Fittings
 - 1. All fittings shall be compression or threaded.
 - 2. Fittings shall provide a secure connection for pulling communications cables.
 - 3. Setscrew fittings are not permitted.
 - 4. Conduit "condulets" are not permitted.
- C. Non-metallic conduits are not permitted in above ground installations. Conversion fittings are required for non-metallic (below ground) to metallic (above ground) transitions.
- D. Innerduct:
 - 1. All fiber shall be installed in innerduct unless fiber cabling is armored.
 - 2. Shall be constructed of non-metallic material.
- E. Only manufacturer's fittings, transition adapters, terminators and fixed bends shall be used.
- F. Measured Pull Tape
 - 1. Pre-lubricated, woven polyester, low friction, and high abrasion resistant yarn with footage markers printed on the tape.
 - 2. Minimum average tensile strength shall be 1130 lbs. for 0'-1.5" and smaller conduits and innerduct.
 - 3. Minimum average tensile strength shall be 1800 lbs. for conduits larger than 0'-1.5".
- G. Fill and Bend Radius
 - 1. Conduit fill shall comply with NEC requirements.
 - 2. The minimum bend radius is 6 X the conduit inside diameter (ID) for 0'-2" conduit or less.
 - 3. The minimum bend radius is 10 X the conduit ID for a conduit greater than 0'-2".
 - 4. There shall be no more than two 90° bends (180° total) between conduit pull boxes.
 - 5. Changes in direction shall be accomplished with sweeping bends observing minimum bend radius requirements above.
 - 6. Do not use pull boxes for direction changes unless specifically designated otherwise in the drawings.
 - 7. Unless otherwise noted in the drawings, conduits entering pull boxes shall be aligned with exiting conduits.
- H. Routing
 - 1. Conduits shall be routed in the most direct route possible, with the fewest number of bends possible.
 - 2. There shall be no continuous conduit sections longer than 100'-0" for premises conduits. For runs that total more than 100'-0", insert junction or pull boxes so that no continuous run between pull boxes is greater than 100'-0".
- I. Penetrations

1. All conduit penetrations shall comply with all applicable fire codes.
2. All conduit penetrations in fire-rated walls or floors shall be sealed and fire-proofed to meet or exceed the designed rating of the penetration area.

2.5 CABLE TRAY

- A. Cable tray systems are defined to include, but are not limited to, straight sections of cable trays, bends, tees, elbows, reducers, crosses, wyees, vertical bends, up/down tees, cable support fittings, drop-outs, supports and accessories.
- B. Install all tray types utilizing manufacturer recommended installation instructions and applicable standards.
- C. Load cable tray and cable runway in accordance with manufacturer requirements and applicable standards.
- D. Cable Tray Materials
 1. Aluminum
 2. Pre-galvanized Steel
 3. Hot-dip Galvanized Steel
 4. Stainless Steel
 5. Yellow Zinc Dichromate
 6. Pre-Galvanized Zinc
 7. Electro-Galvanized Zinc
- E. Cable Tray Systems
 1. Wire basket (mesh) of types and sizes indicated on the drawings; with connector assemblies, clamp assemblies, connector plates, splice plates, cable drop outs, bonding accessories, and splice bars. Construct units with rounded edges and smooth surfaces.
 2. Continuous mesh polyethylene cable-support system: with connector assemblies and appropriate support components. All parts shall be UL-listed. Plastic (non-metallic) parts shall have a zero detectable halogen content as substantiated by an independent test laboratory.
 3. Ladder type trays shall consist of two longitudinal members (side rails) with transverse members (rungs) welded to the side rails. Rungs shall be spaced 0'-9" on center. Spacing in radius fittings shall be 0'-9" as measured at the center of the tray's width. Rungs shall have a minimum cable-bearing surface of 0'-.875" with radius edges. No portion of the rungs shall protrude below the bottom plane of the side rails.
 4. Ventilated trough type trays shall consist of two longitudinal members (side rails) with a corrugated bottom welded to the side rails.
 5. Solid bottom trough type trays shall consist of two longitudinal members welded to the side rails.
- F. Cable trays shall have sufficient depth and width so as not to exceed a maximum 50% fill ratio, including 20% / 25% capacity for anticipated growth.
- G. All straight sections shall be supplied in minimum 8'-0" lengths, except where shorter lengths are permitted to facilitate tray assembly lengths.

2.6 HANGERS AND SUPPORT

- A. Steel support brackets shall be galvanized steel and capable of supporting a minimum of 200 lbs with a safety factor of 3.
- B. Steel support brackets shall have a removable galvanized steel retaining strap.
- C. Steel support brackets shall accept 0'-3/8" (10mm) threaded rod for attachment to building structure or sub structure.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Refer to Section 270000.

3.2 PREPARATION

- A. Refer to Section 270000.
- B. Verify system is properly sized for cables before installation.
- C. Verify that the manufacturer recommended loads are not exceeded.
- D. Verify general routing and coordinate locations with other trades before installation. Layout cable runs in advance to determine quantities of cable to be installed along pathways, and to ensure non-interference from other trade installations.

3.3 INSTALLATION

- A. Refer to Section 270000.
- B. Cable Hooks
 - 1. Provide cable hook (j-hook) cable support system for horizontal and/or riser cabling in accessible ceiling space. Assemblies shall be complete with mounting hardware.
 - 2. Provide threaded rod for supporting hangers when hanging from floor deck and deck members.
 - 3. Follow manufacturers fill capacities.
 - 4. Locate cable hooks on 4' to 5' centers to adequately support and distribute the cable's weight.
 - 5. Suspended cables shall be installed with at least 0'-3" of clear vertical space above the ceiling tiles and support channels.
 - 6. For larger quantities of cables, provide special supports that are specifically designed to support the required cable weight and volume.
 - 7. Do not support pathways or cables with the ceiling suspension system or use electrical, plumbing, or other pipes for support.
 - 8. Cable supports shall be permanently anchored to building structure or substrates. Provide attachment hardware and anchors designed for the structure to which attached, and that are suitably sized to carry the weight of the cables to be supported.
 - 9. Secure and support exposed horizontal cable at intervals not exceeding 5'-0" and not less than 1'-4" (16") from cabinets, pack pole, boxes, fittings, outlets, racks, frames, and terminals.

10. Cable sag between vertical supports for horizontal pathway shall not exceed 0'-6". Provide at least 0'-3" cable sag between supports.
11. Painted J-hooks shall meet or exceed NEC requirements for the environment in which the product is installed.

C. Conduit and Pull Boxes

1. The Contractor shall route the conduit in approximate locations unless drawing is dimensioned for precise placement.
2. Conduit cuts shall be square. Ream ends of burrs and remove metal shavings and cutting lubricants before conduit is connected to the conduit system.
3. For conduit embedded in concrete, coat threaded connections in conduits with colloidal rust and corrosion inhibitor and sealant. Conduit must be clean and dry and must pass standard sizing test after concrete is poured.
4. Cap unused conduits with watertight caps
5. Make conduit connections with appropriate fittings and tighten securely.
6. Use appropriate tools to install PVC coated conduit; avoid damage to exterior coating.
7. Install liquid-tight flexible metal conduit where exposed to weather, water, or other liquids.
8. Use IMC, PVC conduit, or rigid galvanized steel conduit in underground installations.

D. Innerducts

1. The Contractor shall provide fabric innerduct in all underground conduits, as indicated on the drawings.
 - a) The Contractor shall use pre-lubricated, woven polyester, low friction, and high abrasion resistant fabric.
 - b) The Contractor shall be trained for proper installation technique by the innerduct manufacturer. The Contractor shall coordinate with the owner to demonstrate that pull ropes in each inner duct cell move freely from end to end.

E. Cable Tray and Cable Runway

1. Cut wire basket tray members square with approved cable tray cutting tool as to not leave sharp edges at cut point. Remove burrs and smooth the ends before the cut is connected to wire-mesh tray system.
2. Ensure that standard splices are designed to have less than 1 milliohm (0.0001 Ω) of resistance between connections and provide bonding between sections. Painted wire mesh tray requires the outer mask of the non-conductive surface be removed at each end of the tray prior to installing the splice to provide continuity between painted tray sections.
3. Threaded rod (minimum 0'-½" diameter) or equivalent and slotted channel shall be used for hanging cable tray between floor deck and deck members

F. Fiber Support:

1. Support vertical fiber optic cable with basket weave wire/cable grips. Support fiber riser with single weave support grip with a single offset eye.
2. Mount/attach pulling eye to a wall or ceiling deck secured hook to support/provide strain relief to riser cable. Provide a minimum 3'-0" loop of fiber prior to entering fire stopped floor sleeve.
3. Where required coil up slack fiber cable into pull box and secure with single weave support grip.

G. Clearances

1. A minimum of 1'-0" access headroom shall be provided above a cable tray. Ensure that other building components do not restrict access to the cable trays from the sides.
2. Power outlets shall not be installed in or mounted to cable tray or cable runway.
3. Provide 3'-0" of unencumbered space for every 10'-0" segment of tray.
4. Cable tray clearances
 - a) Motors or transformers: 4'-0"
 - b) Power cables and conduit: 1'-0"
 - c) Fluorescent lighting: 0'-5"
 - d) Halide lights: 1'-0"
 - e) Above the ceiling tiles: 0'-3"
 - f) Access above and on one side of the cable tray: 1'-0"

3.4 FIELD QUALITY CONTROL

- A. Test system to ensure electrical continuity of bonding and grounding connections.
- B. Ensure compliance with specified maximum ground resistance.

3.5 CLEANING

- A. Remove all unnecessary tools and equipment, unused materials, packing materials, and debris from each area where Work has been completed unless designated for storage.
- B. Wipe clean all cable trays and apply appropriate manufacturer's paint to areas that have been scratched.

END OF SECTION 270528

SECTION 27 11 00 – COMMUNICATIONS ROOM FITTINGS

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes basic communications and equipment room design requirements and fittings including:
 - 1. Equipment cabinets, racks, frames and enclosures
 - 2. Cable management and ladder racks
 - 3. Telecommunications service entrance pathways
 - 4. Rack mounted power protection and power strips
- B. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications
 - 3. Section 270526 Grounding and Bonding for Communications Systems
 - 4. Section 270528 Pathways for Communications
 - 5. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 6. Section 271300 Communications Backbone Cabling
 - 7. Section 271500 Communications Horizontal Cabling
 - 8. Section 274100 Audio-Visual Systems
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.2 REFERENCES

- A. The publications listed below form a part of this specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. Conflicts
 - 1. Refer to section 270000.
- D. Codes and Standards (Most recent editions or as required in contract)
 - 1. Refer to section 270000.

1.3 COMMUNICATIONS ROOMS

- A. Communications rooms must be dedicated to designated equipment and services:
 - 1. Space shall not be used for storage of equipment not related to designated equipment and services.
 - 2. Hazardous or corrosive materials shall not be stored in the space.

3. Piping, ductwork and distribution of power, not related to designated equipment and services shall not pass through or be located within the space.
 - a) Foreign piping such as water pipes, steam pipes, soil pipes, sanitary drains, storm drains, A/C ducts, and other unrelated systems utilized for or containing liquids, or gases shall not be installed or pass through communication rooms.
 - b) With the exception of fire sprinklers, all water pipes shall be routed around communications room.
- B. Each communication room shall be equipped with fire detection, fire-extinguishing system and prevention devices. Connect detection devices to base building fire alarm system. A minimum of one (1) smoke detector shall be installed in each communications room.
- C. Walls shall be covered with 0'- $\frac{3}{4}$ " X 4'-0" X 8'-0" AC-grade plywood backboard 1'-0" AFF (smooth side to interior of room mounted vertically), capable of supporting mounted hardware and equipment.
 1. Plywood shall be affixed to the studs in the walls with screws that penetrate the studs a minimum of 0'-1", are spaced not greater than 1'-6" (18") apart in each stud, and with screws 0'-0" from the top and bottom of plywood.
 2. Plywood shall be sealed against the wall and painted on all exposed sides with two coats of flat white non-reflective paint.
 3. If applicable fire-treatment verification stamps on plywood shall be left unpainted to be readable.
- D. Communications room walls shall extend from floor slab to ceiling deck, with no drop ceilings installed.
- E. Cable tray or ladder rack should be used to distribute cables between rooms through finished wall penetrations.
- F. Cable ladder rack should be used to distribute cables within rooms, complete with cable bend limiters (drop outs).
- G. To reduce static, floors should not have carpet, but be sealed concrete to prevent concrete dust from forming.
- H. Communications rooms shall have only one lockable entrance door, a minimum of 3'-0" wide and 7'-0" high, that opens towards the outside of the room, and does not open into another room.
 1. Doors shall be provided with a lockset for the appropriate technology key with pinned hinges and anti-pry guards.
 2. Doors should have no windows or door seals.
 3. Communications rooms should have no exterior identifying markings.
- I. Mechanical
 1. Install monitoring sensors with dedicated environmental controls operating 24 hours a day, 365 days a year in the communications rooms.
 2. Provide ventilation in the communications rooms to dissipate heat generated by active devices.
 3. Temperature and Humidity requirements:
 - a) Maintain communication rooms at an average of 60°F to 70°F, with a relative non-condensing humidity of 30% to 50%.

- b) The temperature range should be maintained within $\pm 9^{\circ}$

J. Plumbing

1. If "wet" fire suppression is used, install wire cages on sprinkler heads to prevent accidental operation.
2. Do not place sprinkler heads over equipment or cabling. In the event of a leak this will protect the equipment and cabling.
3. Drainage troughs are also recommended for leakage protection.

K. Electrical

1. One manufacturer's product is recommended for each type of installation. The mixing of different manufacturer products for one item is not acceptable.
2. No electrical feeders/branch circuits shall be placed in or run through any communications room except as required to service those rooms.
3. The Contractor shall install a slot (a UL-approved fire-rated assembly) to accommodate cable runway entry from corridor and a fire-retardant system (bricks, boards, mechanical, etc). The formed slot shall have no burrs or sharp edges. This opening in the wall will be used to pass data and voice cabling from the corridor cable tray into the communications room.
4. The Contractor shall provide uniform illumination of at least 50 foot-candles (fc) 3'-0" AFF for communications rooms located a minimum of 8'-6" AFF.
 - a) Light fixtures in communications rooms are to be positioned for maximum lighting. Do not install over cable tray, ladder rack, or 1'-7" (19") standing racks.
 - b) Provide enough power receptacles to support equipment and service. Coordinate power requirements of active equipment with electrical designer.

L. Relay Racks

1. 1'-7" (19") X 7'-0" relay racks are to be used for mounting and termination of inter-building and intra-building fiber optic/ copper cables and components.
 - a) The racks shall have adequate horizontal and vertical cable management for the 8P8C patch panels and switches.
 - b) Racks with active electronics shall have rack mounted power strips.

1.4 SUBMITTALS

- A. Refer to section 270000.

1.5 QUALITY ASSURANCE

- A. Refer to section 270000.

B. Product Standards

1. Equipment and materials shall be standard products of a manufacturer regularly engaged in the manufacture of telecommunications cabling products and shall be the manufacturer's latest standard design in satisfactory use for at least one year prior to bid opening.
2. Items of the same classification shall be identical. This requirement includes equipment, modules, assemblies, parts, and components.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Refer to section 270000.
- B. Coordinate layout and installation of equipment with owner's communications and LAN equipment and service suppliers. Coordinate service entrance arrangement with local exchange carrier.

1.7 PROJECT/SITE CONDITIONS

- A. Refer to section 270000.

1.8 WARRANTY

- A. Refer to section 270000.
- B. At the start of the project, contractor shall register the project with the manufacturer to help insure and facilitate manufacturer's warranty process.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. 1'-7" (19") Floor-Mounted Equipment Racks and Support Components
 - 1. Chatsworth (CPI)
 - 2. Owner approved alternate
- B. Horizontal Runway and Support Components
 - 1. Chatsworth (CPI)
 - 2. B-Line
 - 3. Owner approved alternate
- C. Vertical PDU
 - 1. Chatsworth (CPI)
 - 2. Owner approved alternate
- D. Horizontal Rack-Mount Cable Management
 - 1. Panduit
 - 2. Owner approved alternate
- E. Vertical Rack-Mount Cable Management
 - 1. Panduit
 - 2. Owner approved alternate
- F. Equipment Cabinet, Floor-Mounted **Zeta Frame (black)**
 - 1. Chatsworth (CPI)

2. **Owner approved alternate
Equipped with vertical wire managers on both side of rack rails at the front.
SERVER CABINETS to contain A&B vertical L5-30 PDU's (black) with
mounting brackets on rear of cabinets.
Perforated single front doors and double rear doors.
Side Panels, blanking panels and air diverters**
- G. Equipment Cabinet, Wall-Mounted
 1. Chatsworth (CPI)
 2. B-Line
 3. Owner approved alternate
- H. Labeling
 1. Refer to section 270000.
- I. Firestopping
 1. Refer to section 270000.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Refer to Section 270000.

3.2 PREPARATION

- A. Refer to section 270000.
- B. Meet jointly with telecommunications and LAN equipment suppliers, local exchange carrier representatives, and Owner to exchange information and agree on details of equipment arrangements and installation interfaces.
- C. Adjust arrangements and locations of equipment with distribution frames, cross-connects, and patch panels of cabling systems of other communications, electronic safety and security, and related systems that share space in the equipment room.
- D. Coordinate location of power raceways and receptacles with locations of communications equipment requiring electrical power to operate.

3.3 INSTALLATION

- A. Refer to section 270000.

3.4 FIELD QUALITY CONTROL

- A. Refer to section 270000.

3.5 CLEANING

- A. Refer to section 270000.

3.6 ACCEPTANCE

- A. Refer to section 270000.

END OF SECTION 271100

SECTION 27 13 00 – COMMUNICATIONS BACKBONE CABLING

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes the backbone cabling portion of a structured cabling system including:
 - 1. Copper backbone cabling
 - 2. Fiber backbone cabling
 - 3. Splicing
 - 4. Termination and patch cables
- B. Provide all backbone cabling, terminating hardware, adapters, and cross-connecting hardware necessary to interconnect all system equipment including equipment located in Communications rooms.
- C. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications
 - 3. Section 270526 Grounding and Bonding for Communications Systems
 - 4. Section 270528 Pathways for Communications
 - 5. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 6. Section 271100 Communications Equipment Room Fittings
 - 7. Section 271500 Communications Horizontal Cabling
 - 8. Section 274100 Audio-Visual Systems
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.2 REFERENCES

- A. The publications listed below form a part of this specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. Conflicts
 - 1. Refer to section 270000.
- D. Codes and Standards (Most recent editions or as required in contract)
 - 1. Refer to section 270000.

1.3 SUBMITTALS

- A. Refer to section 270000.
- B. Cable Pulling Plan

1. The contractor shall submit a cable pulling plan prior to installation.
2. Submittal requirements:
 - a) Indicate the installed backbone conduit layout in schematic format, including junction boxes and distances between junction boxes.
 - b) Indicate contents of each conduit.
 - c) Indicate the cable pulling calculations, conduit fill ratios and actual cable runs and tensions.
 - d) Include detail and schedule showing the construction sequence of communications rooms.
 - e) Installation of cabling shall not commence prior to approval of the pulling plan and calculations by the engineer.

C. Splice Plan

1. The contractor shall submit shop drawings indicating the intended cable splice points, mounting method and equipment list prior to installation

D. Cable Testing Plan

1. Refer to Section 270000.

E. Cable Testing Reports

1. Refer to Section 270000.

1.4 QUALITY ASSURANCE

- A. Refer to section 270000.
- B. Cable splicing personnel shall have a minimum of five years splicing experience and shall have completed a minimum of five major splicing projects.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Refer to section 270000.
- B. Storage temperature range: -40°F to 149°F (-40°C to 65°C)
- C. Fiber cables shall be shipped on reels in lengths as specified with a minimum overage of 10%:
 1. The cable shall be wound on the reel so that unwinding can be done without kinking the cable.
 2. Two meters of cable at both ends of the cable shall be accessible for testing.
 - a) All fiber shall be tested on the reel for continuity and distance compliance before installation. Each reel shall have a permanent label attached showing length, cable identification number, cable size, cable type, attenuation, bandwidth, and date of manufacture.
 - b) Labels shall be water resistant and the writing on the labels shall be indelible.

1.6 PROJECT/SITE CONDITIONS

- A. Refer to section 270000.

1.7 WARRANTY

- A. Refer to section 270000.

PART 2 - PRODUCTS

2.1 ACCEPTABLE COPPER CABLE MANUFACTURERS

- A. OSP (Outside Plant) cable
 - 1. Superior Essex
 - 2. CommScope
 - 3. Berk-tek
 - 4. General Cable
 - 5. Belden
 - 6. Owner approved alternate
- B. OSP (Outside Plant) armored cable
 - 1. Belden
 - 2. Berk-tek
 - 3. General Cable
 - 4. Superior Essex
 - 5. CommScope
 - 6. Owner approved alternate
- C. Backbone (Riser) cable
 - 1. Berk-tek
 - 2. General Cable
 - 3. Belden
 - 4. Superior Essex
 - 5. CommScope
 - 6. Owner approved alternate
- D. Plenum rated cable
 - 1. CommScope
 - 2. Superior Essex
 - 3. Belden
 - 4. General Cable
 - 5. Berk-tek
 - 6. Owner approved alternate

2.2 ACCEPTABLE FIBER CABLE MANUFACTURERS

- A. OSP (Outside Plant) cable
 - 1. Corning

2. CommScope
 3. Berk-tek
 4. Belden
 5. Owner approved alternate
- B. OSP (Outside Plant) armored cable
1. Corning
 2. Belden
 3. Berk-tek
 4. CommScope
 5. Owner approved alternate
- C. Backbone (Riser) cable
1. Corning
 2. Belden
 3. Berk-tek
 4. CommScope
 5. Owner approved alternate
- D. Plenum rated cable
1. Corning
 2. Berk-tek
 3. CommScope
 4. Belden
 5. Owner approved alternate
- E. Armored & Plenum rated cable
1. Corning
 2. CommScope
 3. Berk-tek
 4. Belden
 5. Owner approved alternate

2.3 ACCEPTABLE COMPONENT MANUFACTURERS

- A. Fiber Connectors, (LC)
1. Leviton
 2. CommScope
 3. Belden
 4. Corning
 5. Panduit
 6. Owner approved alternate
- B. Fiber Duplex Patch Cables (MM)
1. Corning
 2. Leviton
 3. Panduit
 4. Systimax

- 5. Owner approved alternate
- C. Fiber adapter panels (6-port)
 - 1. Corning
 - 2. Panduit
 - 3. Leviton
 - 4. CommScope
 - 5. Belden
 - 6. Owner approved alternate
- D. Fiber Termination Shelf (Rack-Mounted)
 - 1. Corning
 - 2. Belden
 - 3. CommScope
 - 4. Leviton
 - 5. Panduit
 - 6. Owner approved alternate
- E. Fiber Distribution Cabinet (Wall Mounted)
 - 1. Corning
 - 2. Panduit
 - 3. CommScope
 - 4. Leviton
 - 5. Belden
 - 6. Owner approved alternate
- F. Building Entrance Terminals – 110in/110out – complete with 5 pin fast acting solid state protection modules for all terminated cable pairs.
 - 1. Circa
 - 2. Porta Systems
 - 3. Emerson
 - 4. Owner approved alternate
- G. Labeling
 - 1. Refer to section 270000.
- H. Firestopping
 - 1. Refer to section 270000.

2.4 FIBER BACKBONE CABLING

- A. Fiber General Requirements
 - 1. Fiber shall be certified to meet all parts of TIA-455 and comply with TIA-492, ANSI/ICEA S-83-596 and ANSI/ICEA S-83-640 and the NEC.
 - 2. Fibers shall have D-LUX coating or approved equivalent to ensure color retention, minimize micro bending losses and improve handling. The coating shall be mechanically strippable.

3. Cable installed in plenums or air-handling spaces shall meet UL 910 and shall be marked OFNP (optical fiber non-conductive plenum) in accordance with the NEC.
 - a) Plenum Fiber rated cable consisting of multiple fibers shall have a Plenum PVC outer jacket.
 - 1) Each group of fibers shall have a color-coded Low Smoke PVC buffer.
 - 2) The buffered fibers are organized in subunits of fibers, reinforced with aramid yarn for extra strength and surrounded with a color-coded low smoke tube.
 - b) Within the premises, all fiber shall be placed in plenum rated innerduct the entire length of the cable for protection. Use manufacturer plenum rated couplings for all connections.
4. Riser cable shall meet UL 1666 and be marked OFNR (optical fiber nonconductive riser) in accordance with the NEC.
 - a) Non-plenum, riser rated cable consisting of multiple fibers, shall have an orange, Polyvinyl Chloride (PVC) outer jacket.
5. OSP (Outside Plant) Fiber
 - a) Stranded loose tube dielectric fiber cable shall be utilized for underground conduit, direct buried, or aerial applications.
 - b) Underground cable, including cable installed in conduits or duct banks, shall contain an additional moisture barrier in the form of a flooding compound.
 - c) All OSP fiber strength members shall be dielectric without any metallic elements.
6. Fiber conductors shall follow standard color code schemes. Fiber numbers and binders shall correspond to the following color codes:
 - a) Fiber/Binder No. 1 – blue
 - b) Fiber/Binder No. 2 – orange
 - c) Fiber/Binder No. 3 – green
 - d) Fiber/Binder No. 4 – brown
 - e) Fiber/Binder No. 5 – slate
 - f) Fiber/Binder No. 6 – white
 - g) Fiber/Binder No. 7 – red
 - h) Fiber/Binder No. 8 – black
 - i) Fiber/Binder No. 9 – yellow
 - j) Fiber/Binder No. 10 – violet
 - k) Fiber/Binder No. 11 – rose
 - l) Fiber/Binder No. 12 – aqua
7. Cable Minimum Bending Radius:
 - a) During Installation: 20X cable diameter
 - b) After Installation: 10X cable diameter
8. Operating temperature range: -76°F to 185°F (-60°C to 85°C)

B. Multi-mode Fiber Requirements

1. Fibers shall have dual wavelength capability; transmitting at 850 and 1300 nm ranges.
2. 50/125 μm $\pm$ 2.5 μm core (OM2, OM3 & OM 4)

3. Core non-circularity: = 5%
4. 125 $\mu\text{m} \pm 1 \mu\text{m}$ cladding diameter
5. Cladding non-circularity: =1%
6. Colored fiber diameter: 254 $\mu\text{m} \pm 7 \mu\text{m}$
7. Buffering diameter: 890 $\mu\text{m} \pm 50 \mu\text{m}$
8. Minimum tensile strength: 100,000 psi
9. Maximum Attenuation: 3.5 dB/km at 850 nm and 1.5 dB/km at 1300 nm
10. Minimum Bandwidth: 2000 MHz per km with laser launch at 850 nm ensured by differential mode delay at 850 nm" in TIA-492AAAC and 500 MHz at 1300 nm.
11. Additional component and transmission requirements for a 50/125 μm fiber cable capable of supporting 10 Gb/s serial transmission up to 984'-0" (300m) using 850 nm nominal wavelength lasers. These cables are suitable for use in accordance with ANSI/TIA-568.1-D.

2.5 COPPER BACKBONE CABLING

A. Copper Cable Requirements

1. 100 Ω balanced twisted-pair
2. All cable installed shall be rated as appropriate to environment it is installed.
3. Plenum-rated cabling: Cable installed in plenums or air-handling spaces shall meet UL 910 and shall be marked CMP (communications multipurpose plenum) in accordance with the NEC.
 - a) Plenum cable shall consist of #24-AWG solid copper conductors insulated with color-coded FEP
4. Non-plenum riser-rated cabling shall meet UL 1666 and be marked CMR (communications multipurpose riser) in accordance with the NEC, and shall consist of 24 AWG copper conductors insulated with color-coded PVC copper cables.
5. OSP rated copper cables shall be utilized for underground conduit.
 - a) ASP-filled multi-pair copper cables shall be utilized for direct buried applications.
 - b) All OSP copper cable shall be transitioned to inside cable within 50'-0" of building entry.
 - c) The metallic portion of the cables, if present, must be bonded to the building ground upon entry.
6. The bending radius and pulling strength requirements of all backbone cables shall be observed during handling and installation.

B. Coaxial Cable Requirements

1. All cable must be plenum-rated .500 hard line or RG-11
2. All cable shall be shielded, with a copper clad aluminum center conductor; expandable polyethylene dielectric; continuous aluminum outer conductor, and a flame retardant jacket.
3. All cable shall be tested and marked to comply with the NEC requirements for (CATVR) riser rating.

2.6 COPPER PATCH CABLES

A. Refer to Section 271500.

2.7 FIBER PATCH CABLES

- A. Verify exact quantities and lengths with Owner prior to purchase
- B. Provide the appropriately-rated (matched to the installed cable plant) Modular Patch Cords for the appropriate location and equipment.
- C. Multi-mode patch cables shall be a buffered, graded-index fiber with a 50 μ m core and a 125 micron cladding
- D. Duplex LC connectors shall meet the following specifications:
 - 1. Made and warranted by the manufacturer of the cabling system installed in this project and shall meet or exceed patch cord specifications as outlined in TIA standards.
 - 2. Patch cords shall be in original packaging when presented to the Owner.
- E. Aramid yarn and a jacket of flame-retardant PVC shall cover the fiber cladding.
- F. Multi-mode patch cables additional requirements:
 - 1. Mated Connector Loss: $\mu = 0.3$ dB, $\sigma = 0.2$ dB
 - 2. Connection Repeatability: 0.20 dB maximum changes per 100 reconnects
- G. Single Mode patch cable additional requirements:
 - 1. Return Loss: -50 dB maximum
 - 2. Mated Connector Loss: $\mu = 0.35$ dB, $\sigma = 0.2$ dB
 - 3. Connection Repeatability: 0.20 dB maximum changes per 200 re-connects.
- H. The Multi-mode connector (visible portion) and adapter/outlet shall be identified by the color beige.
- I. The Single Mode connector (visible portion) and adapter/outlet shall be identified by the color blue.

2.8 LABELING

- A. Refer to Section 271500.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Refer to Section 270000.
- B. Verify the following before proceeding:
 - 1. Conduits, cable trays and pull boxes are properly installed following section 270528
 - 2. Backboards in communications rooms are properly installed following section 271100
 - 3. Grounding system is properly installed and tested following section 270526
 - 4. Liquid-carrying pipes are not installed in or above voice and data system communications rooms.

- a) Do not proceed with installation in affected areas until removed.

3.2 PREPARATION

- A. Refer to section 270000.

3.3 COPPER INSTALLATION

- A. Backbone Cable
 - 1. The Contractor shall install riser cables according to manufacturer's instructions for compliance to warranty requirements.
- B. OSP Cable
 - 1. The Contractor shall verify pulling material (pull rope, mule tape, etc.) average breaking strength based on cable type and size, pulling distance and pathway, and other pertinent factors.
- C. Copper Cable and Connectors
 - 1. The Contractor shall install connectors according to manufacturer's instructions for compliance to warranty requirements.

3.4 TERMINATION FOR COPPER BACKBONE

- A. Copper
 - 1. 110-type Wiring Blocks using C5 clips, Insulation Displacement Connector Systems, with proper patch cord
 - a) Compatible with all voice and data circuits
 - b) Underwriter's Laboratories (UL) listed
 - 2. Protector Panels shall be provided for all outside plant installed copper circuits. The protectors shall provide pair-for-pair protection and be mounted on a 0'- $\frac{3}{4}$ " fire-rated wallboard.

3.5 FIBER INSTALLATION

- A. Fiber Cable Installation
 - 1. Fiber cable shall be installed in innerduct from near end termination point to far end termination point.
 - a) Only UL-approved plenum-rated innerduct shall be installed in all plenum areas.
 - b) Metallic conduit may be used in lieu of innerduct in plenum-rated ceilings if it is bonded and grounded correctly.
 - 2. Only technicians certified by the product manufacturer shall perform terminations.

- a) Terminations shall be made in a controlled environment.
 - b) Cables may be assembled off-site, although testing must be completed with the cable in its final installed condition.
 - c) Test optical fiber on the reel for distance and continuity verification before installation.
- 3. At each location where fiber cable is exposed to human intrusion, it shall be marked with warning tags.
 - a) These tags shall be yellow or orange in color, and shall contain the warning "CAUTION FIBER OPTIC CABLE".
 - b) The text shall be permanent, black, block characters, and at least 0'-1.875" high.
 - c) A warning tag shall be permanently affixed to each exposed cable or bundle of cables, at intervals of not less than 5'-0".
 - d) Any section of exposed cable that is less than 5'-0" in length shall have at least one warning tag affixed to it.
- B. Fiber Distribution Center
 - 1. Contractor shall provide sufficient spare adapter plates to fill the appropriate-sized FDC.

3.6 FIBER TERMINATION AND SPLICING

- A. Interconnect Units and Distribution Shelves
 - 1. Modular in design and used in fiber interconnection, cross-connection, and splicing applications
 - 2. 1'-7" (19") rack-mountable
 - 3. Accept 12-strand, 24-strand, 48-strand or 72-strand terminations
 - 4. Owner approved industry standard connector
- B. Splicing and closures
 - 1. Fiber splice modules shall be utilized for all OSP terminations.
 - 2. The link shall consist of:
 - a) Fiber cable
 - b) Splice
 - c) Splice tray holder/closure
 - d) Fiber panel/coupler
 - e) Pre-manufactured fiber pigtail with pre-polished fiber connector
 - f) Fiber jumper to connect the pigtail-coupled link to the appropriate electronic switch
- C. Fiber Fusion Splice
 - 1. Fusion splices shall be mounted in protective trays within the closure.
 - 2. Fusion splices shall not exceed a maximum optical attenuation of 0.3 dB when measured in accordance with ANSI/TIA-455-34, Method a (factory testing) or ANSI/TIA-455-59 (field testing).
 - a) Fiber splices shall have a minimum return loss of 20 dB for Multi-mode
 - b) Fiber splices shall have a minimum return loss of 26 dB for Single Mode

- 1) Minimum Single Mode return loss for broadband analog video (CATV) applications is 55 dB.

3.7 INSTALLATION REQUIREMENTS

- A. All installation shall be done in conformance with ANSI/TIA-568-D standards, BICSI methods, and industry standard installation guidelines.
 1. The Contractor shall ensure that the maximum pulling tensions of the specified distribution cables are not exceeded and cable bends maintain the proper radius during the placement of the facilities.
 2. Failure to follow the appropriate guidelines shall require the Contractor to provide in a timely fashion the additional material and labor necessary to properly rectify the situation.
 3. This shall also apply to any and all damages sustained to the cables by the Contractor during the implementation.
- B. The Contractor shall provide service loops for cables terminating in the communications rooms.
 1. A 10'-0" service loop shall be provided and secured in a neat and standards-compliant manner above the equipment racks or cable trays unless specified otherwise.
 2. This allows for future changes or expansion without installing new cables.
- C. Documentation
 1. All cable inventory data documentation shall be submitted in format coordinated with and approved by owner so that data can be incorporated into existing databases.
 2. Documentation shall include cable identification number, source and destination, type of cable, length of cable and number of pairs or fibers.
 3. Complete cross connect documentation is required. It shall include detailed documentation of each pair of all copper backbone cable and strand of fiber.

3.8 FIELD QUALITY CONTROL

- A. Refer to section 270000

3.9 COPPER POST-INSTALLATION TESTING

- A. Contractor shall test each pair or strand of every cable prior to acceptance.
- B. Refer to Sections 270000 and 271500
- C. Copper Test Documentation
 1. Refer to Section 271500
- D. Copper testing requirements
 1. Refer to Section 271500.
 2. Copper backbone shall exceed ANSI/TIA-568.2-D Backbone Cabling requirements and meet the manufacturer's specifications for the installed product.

3. OSP cabling test equipment shall be capable of making frequency sweeps at an impedance of 135 Ω at the following frequencies (kHz): 20, 30, 50, 69, 90, 110, 138, 276, 400, 600, 800, 1000, and 1100.
 - a) A far-end device shall be used for all frequency measurements.
 - b) The loss at 138 kHz shall not exceed 46 dB.
 - c) The test set shall have the ability to store 100 tests and be able to upload to a PC.
 - d) The test set shall be able to measure resistance between the following conductors: tip to ring, tip to ground, and ring to ground.
 - e) All measurements shall be greater than 999 Ω .

E. Copper Test Equipment

1. Refer to Section 271500.

3.10 FIBER POST-INSTALLATION TESTING

- A. Provide all labor, materials, tools, field-test instruments and equipment required for the complete and proper test measurements of the installed fiber cabling.
- B. Contractor shall have successfully attended a fiber testing training program, which includes testing with an OLTS and an OTDR and have obtained a certificate as proof thereof.
- C. All outlets, cables, patch panels and associated components shall be fully assembled and labeled prior to field-testing.
 1. Any testing performed on incomplete systems shall be redone on completion of the work.
- D. Dust caps shall be placed on fiber endfaces or adapters for each optical fiber link after all testing is complete on the fiber link.
- E. Pre-test Submittals
 1. Manufacturers catalog sheets and specifications for the fiber cable field-test instruments including
 - a) OLTS (Optical Loss Test Set)
 - b) OTDR (Optical Time Domain Reflectometer)
 2. A schedule (list) of all fiber cables to be tested
 3. Fiber testing training program certificate
 4. Sample test reports
- F. Fiber testing standards
 1. The Contractor shall meet or exceed the following standards and guidelines:
 - a) ANSI/TIA-568.3-D Optical Fiber Transmission/Test Requirements, and Annex E: Optical Fiber Field Test Guidelines (Tier 2)
 - 1) Tier 2 testing is a higher level of testing that provides qualitative measures of the installed condition and performance of the cabling system
 - b) ANSI/TIA-568.3-D Optical Fiber Cabling Components Standard

- c) TIA/TSB-140 Additional Guidelines for Field-Testing Length, Loss and Polarity of Optical Fiber Cabling Systems
 - 2. Multi-mode requirements
 - a) ANSI/TIA-526-14-A, Method B
 - b) ANSI/TIA-455-50B
 - 3. The cable installers shall have a copy of these references in their possession and be familiar with the contents
- G. In order to conform to the overall project event schedule, the contractor shall survey and coordinate the optical fiber testing with other applicable trades.
- H. In addition to the test regiment detailed in this document, the contractor shall notify the Owner of any additional tests that are deemed necessary to guarantee a fully functional system.
- 1. The contractor shall carry out and record any additional measurement results at no additional charge.
- I. The contractor shall provide all test measurement results two (2) weeks prior to substantial completion in spreadsheet format and native file format from the test instrument.
- 1. Software shall also be provided to view the native results.
- J. All tests performed on optical fiber cabling that use a laser or LED in a test set shall be carried out with safety precautions in accordance with ANSI Z136.2.
- 1. A visible fault locator (VFL) normally uses a Class 2 or 3 light source and should not be directly viewed.
 - 2. Safe usage of the tool requires indirect viewing of the light source by pointing the end of the fiber at an adjacent surface (or introducing another surface in front of a fixed mounted connector) until the presence of light is determined.
- K. Link attenuation measurement and allowance calculation
- 1. The measured link attenuation shall be less than the link attenuation allowance. The link attenuation allowance is calculated as:
 - a) $\text{Link Attenuation Allowance (dB)} = \text{Cable Attenuation Allowance (dB)} + \text{Connector Insertion Loss Allowance (dB)} + \text{Splice Insertion Loss Allowance (dB)}$
 - 1) $\text{Connector Insertion Loss Allowance (dB)} = \text{Number of Connector Pairs} \times 0.4\text{dB}$
 - 2) $\text{Splice Insertion Loss Allowance (dB)} = \text{Number of Splices} \times 0.15\text{dB}$
 - 3) $\text{Cable Attenuation Allowance (dB)} = \text{Maximum Cable Attenuation Coefficient (dB/km)} \times \text{Length (km)}$
- L. Fiber Testing Requirements
- 1. All installed fiber links shall be field-tested and pass the following tests:
 - a) OLTS (Optical Loss Test Set) length and dual wavelength attenuation
 - b) OTDR (Optical Time Domain Reflectometer) traces and event tables
 - c) Image captures of connector end-faces

2. OLTS (Optical Loss Test Set)
 - a) The length and attenuation of each installed fiber link shall be measured and documented.
 - b) System loss measurements requirements:
 - 1) 850 and 1300 nanometers for Multi-mode
 - 2) 1310 and 1550 nanometers for Single Mode
 - c) Reflective events (connections) shall not exceed 0.75 dB.
 - d) Non-reflective events (splices) shall not exceed 0.3 dB.
 - e) The acceptable link attenuation for Multi-mode horizontal fiber is based on the maximum distance of 295'-0".
 - f) A horizontal link in a network with a consolidation point may be tested using a fixed upper limit for attenuation of 2.75 dB.
 - g) Optical sources shall be turned on for a minimum of 5 minutes prior to referencing.
 - h) Fiber links shall be measured and reported for attenuation in each direction and attenuation bi-directionally (averaged in both directions)
 - i) Polarity shall be verified for duplex connector systems
 - j) Mandrels
 - 1) Mandrels shall be used when testing attenuation of Multi-mode fiber cabling
 - 2) Where mandrels are used, secure the mandrel to the light source by some means such as a cable tie or tape.
 - 3) Care should be taken to ensure that the fiber jacket is not deformed or damaged when using a cable tie or tape.
 - 4) The light source shall be referenced to the meter a minimum of twice daily (i.e., in the morning and noon).
3. OTDR (Optical Time Domain Reflectometer)
 - a) An OTDR trace shall be taken of each fiber link in one direction to ensure uniformity of cable attenuation and connector insertion loss
 - b) Testing shall consist of a bi-directional end to end OTDR trace performed per TIA 455-61
 - c) Individual connector, splice and fiber insertion loss shall be evaluated using the OTDR trace.
 - d) Fibers shall be inspected at 250X for Multi-mode and 400X for Single Mode
4. End-face Image Capture
 - 1) An image of each fiber optic connector end-face shall be taken, recorded and provided as part of the records.
5. Maximum Attenuation
 - a) Single Mode ISP (inside) 1.0 dB/km at 1310 nm and 1550 nm
 - b) Single Mode OSP (outside) 0.5 dB/km at 1310 nm and 1550 nm
 - c) Multi-mode 3.5 dB/km at 850 nm and 1.5 dB/km at 1300 nm
6. Test Cords (Jumpers)
 - a) Testing of the cabling shall be performed using high-quality test cords of the same fiber type and core size as the cabling under test. Use a single patch cord reference for fiber testing.

- 1) OLTS test cords shall be between 3'-3" (1m) and 16'-4" (5m).
 - 2) OTDR testing shall be approximately 328'-0" (100m) for the launch cable and at least 82'-0" (25m) for the receive cable. OTDR testing shall be Bidirectional with Pigtails installed.
 - b) The test jumper, the adapters, and fiber under test shall be cleaned immediately prior to each fiber being tested.
 - 1) After cleaning, cleaning solutions shall be given sufficient time to evaporate (approximately 30 seconds) prior to the mating of fiber test jumper to the fiber under test.
7. Test Failure
 - a) Any fiber link that fails these requirements shall be diagnosed and corrected.
 - b) Any corrective action that must take place shall be documented and followed with a new test to prove that the corrected link meets performance requirements.
8. Acceptable Testers
 - a) Fluke DTX Cable Analyzer
 - b) Owner Approved equivalent
- M. The Owner or the Owner's representative shall be invited to witness, review or both witness and review field-testing.
 1. The Owner or the Owner's representative shall be notified of the testing start date, five (5) business days before testing commences.
 2. The Owner or the Owner's representative will select a random sample of 5% of the installed links and test that sample.
 - a) The measured results obtained from the random sample shall be compared to the data provided by the contractor.
 - b) If more than 2% of the sample results differ in terms of the pass/fail determination, the contractor under supervision of the Owner or Owner's representative shall repeat 100% of the testing at no cost to the Owner.
- N. Test Results
 1. The detailed test results documentation data is to be provided in an electronic database for each tested fiber strand and shall contain the following information:
 - a) Identification of the customer site as specified by the end-user.
 - b) Name of the test limit selected to execute the stored test results.
 - c) Name of the personnel performing the test.
 - d) Date and time the test results were saved.
 - e) The manufacturer, model and serial number of the test instrument.
 - f) The version of the test software and the version of the test limit database held within the test instrument.
 - g) Fiber identification number
 - h) Length for each optical fiber
 - i) Index of refraction used for length calculation when using a length capable OLTS.
 - j) Test results to include OLTS attenuation link and channel measurements at the appropriate wavelength(s) and the margin (difference between the measured attenuation and the test limit value).

- k) Test results to include OTDR link and channel traces and event tables at the appropriate wavelength(s).
- l) Length for each optical fiber as calculated by the OTDR.
- m) Overall Pass/Fail evaluation of the link-under-test for OLTS and OTDR measurements.
- n) Circuit IDs reported by the test instrument should match the specified label ID.

3.11 CLEANING

- A. Refer to section 270000.

3.12 ACCEPTANCE

- A. Refer to Section 271500.

END OF SECTION 271300

SECTION 27 15 00 – COMMUNICATIONS HORIZONTAL CABLING (ASI 15 Revision, Revision in bold)

PART 1 - GENERAL

1.1 SUMMARY

- A. This section of the horizontal cabling portion of a structured cabling system includes:
 - 1. UTP Copper cabling
 - 2. Termination and patch cables
- B. Provide all horizontal cabling, terminating hardware, adapters, and cross-connecting hardware necessary to interconnect all system equipment including equipment located in communications rooms.
- C. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications
 - 3. Section 270526 Grounding and Bonding for Communications Systems
 - 4. Section 270528 Pathways for Communications
 - 5. Section 270543 Underground Ducts and Raceways for Communications Systems
 - 6. Section 271100 Communications Equipment Room Fittings
 - 7. Section 271300 Communications Backbone Cabling
 - 8. Section 274100 Audio-Visual Systems
 - 9. Section 280000 Electronic Security (including related sub-sections)

1.2 REFERENCES

- A. The publications listed below form a part of this specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. Conflicts
 - 1. Refer to section 270000.
- D. Codes and Standards
 - 1. Refer to section 270000.

1.3 SUBMITTALS

- A. Refer to sections 270000 and 271300.

1.4 QUALITY ASSURANCE

- A. Refer to section 270000.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Refer to sections 270000 and 271300.
- B. Storage temperature range: -40°F to 149°F (-40°C to 65°C)

1.6 PROJECT/SITE CONDITIONS

- A. Refer to section 270000.

1.7 WARRANTY

- A. Refer to section 270000.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Labeling
 - 1. Refer to section 270000.
- B. Firestopping
 - 1. Refer to section 270000.

2.2 ACCEPTABLE COPPER MANUFACTURERS

- A. UTP Plenum Rated Cable
 - 1. Ber-tek
 - 2. CommScope
 - 3. Superior Essex
 - 4. Belden
 - 5. General Cable
 - 6. Owner approved alternate
- B. Extended Reach Outside Plant Cable
 - 1. General
 - 2. Superior Essex
 - 3. Game Changer
 - 4. Owner Approved alternate
- C. Data/Voice Outlet Components

1. Leviton
 2. Ortronics
 3. Panduit
 4. Systimax
 5. Owner approved alternate
- D. Patch Panels (24 or 48 port)
1. Leviton
 2. Panduit
 3. Owner approved alternate
- E. Copper Patch Cords
1. Leviton
 2. Panduit
 3. Systimax
 4. Owner approved alternate
- F. Wall and/or Rack Mount 110 Termination Blocks
1. Panduit
 2. Leviton
 3. Ortronics
 4. Owner approved alternate
- G. Faceplate for wall-mount telephones
1. Leviton 4108W-1SP
 2. Panduit KWP6
 3. Owner approved alternate

2.3 ACCESSORIES

- A. Mount one laminated full-size hard copy in color of an as-built floor plan designating workstation locations, pathways, and communications room locations. Confirm hard copy size with Owner.
- B. Provide clear plastic lamination serving each communication room.
- C. Install the laminated drawings within a protective Plexiglas encasement on the wall of the servicing communications rooms. To ease accessibility the Plexiglas encasement shall be in either flip-down format or file folder format.

2.4 HORIZONTAL COPPER CABLING

- A. Recognized cabling for providing the signal medium from the work area to the communications room shall include the following:
1. Category 6 UTP cable
- B. Category 6 UTP Cable Requirements
1. 23/24 AWG solid bare copper

2. Cable jacket shall comply with NEC Article 800 for use as a plenum cable and shall be UL and c (UL) Listed Type CMP (communications multipurpose plenum)
3. Cable shall terminate on an eight-pin modular jack at each outlet. All horizontal cabling shall meet or exceed the ANSI/TIA-568.2-D Commercial Building Telecommunications Cabling Standard, Part 2: Balanced Twisted Pair Cabling Components
4. Cables shall be marked as UL verified with a minimum of Category 6 rating
5. The cable shall support Voice, Analog Base band Video/Audio, Fax, Modem, Switched-56, T-1, ISDN, RS-232, RS-422, RS-485, 10BASE-T Ethernet, Token Ring, 100Mbps TP-PMD, 100BASE-T Ethernet, 155 Mbps ATM, AES/EBU Digital Audio, 270 Mbps Digital Video, 622 Mbps 64-CAP ATM and emerging high-bandwidth applications, including 1 Gbps Ethernet, gigabit ATM, as well as all 77 channels (550 Mhz) of analog broadband video
6. The maximum horizontal cable length for Category 6 copper cable from the termination of the cable in the communications room to the outlet is 295'-0".
7. Cable shall meet or exceed the following electrical characteristics:
8. Cable shall be specified to 250 MHz and shall meet the manufacturer's guaranteed electrical performance and physical specifications.

C. Extended Reach Category 6 UTP Cable Requirements

1. 22 AWG solid bare copper
2. Cable jacket shall comply with RoHS-2 for use as a high-density polyethylene (HDPE) insulation and shall be UL and c (UL) Listed Type (OSP Direct Burial Jacket).
3. Cable shall terminate on an eight-pin modular jack at each outlet. All horizontal cabling shall meet or exceed the ANSI/TIA-568.2-D Commercial Building Telecommunications Cabling Standard, Part 2: Balanced Twisted Pair Cabling Components
4. Cables shall be marked as UL verified with a minimum of Category 6 rating
5. The cable shall support Voice, Analog Base band Video/Audio, Fax, Modem, Switched-56, T-1, ISDN, RS-232, RS-422, RS-485, 10BASE-T Ethernet, Token Ring, 100Mbps TP-PMD, 100BASE-T Ethernet, 155 Mbps ATM, AES/EBU Digital Audio, 270 Mbps Digital Video, 622 Mbps 64-CAP ATM and emerging high-bandwidth applications, including 1 Gbps Ethernet, gigabit ATM, as well as all 77 channels (500 Mhz) of analog broadband video
6. The maximum horizontal cable length for Category 6 copper cable from the termination of the cable in the communications room to the outlet is 600'-0".
7. Cable shall meet or exceed the following electrical characteristics, be specified to meet a minimum of 350 MHz and shall meet the manufacturer's guaranteed electrical performance and physical specifications.

2.5 TERMINATION HARDWARE

A. Patch panels

1. Patch panels shall be rated to match installed cable plant
2. The wiring block shall accommodate #23 AWG cable conductors.
3. All modular cross connect panels shall be UL-listed.

B. Work Area Outlet

1. Universal eight-position jack pin/pair assignments
2. Jack Color:
 - a) Data: White
 - b) Voice: Blue

- C. Work Area Outlet Faceplates:
 - 1. White or ivory to match electrical outlets.

2.6 PATCH CABLES

- A. Verify exact quantities and lengths with Owner prior to purchase
- B. Patch Cable requirements:
 - 1. Category 6, stranded UTP cable
 - 2. Standard modular non-keyed, 8-position 8-conductor plug
 - 3. 94V-0 rated
 - 4. UL listed
 - 5. Meets FCC Part 68
- C. Provide a 1'-0", small diameter patch cords at the communications room for each installed horizontal port.
 - 1. Coordinate with Owner on the active equipment layout prior to purchase to ensure correct sizing of patch cords from patch panels to switching equipment.
- D. Provide a 10'-0" Station Cord for each work area outlet port.
- E. Place each size/length patch cord in a separate container, and mark the containers that hold the patch cords with the length of patch cords contained within.
- F. All cords shall conform to the requirements of ANSI/TIA-568.2-D Commercial Building Telecommunications Cabling Standard, Horizontal Cabling Section, and be part of the UL LAN Certification and Follow-up Program.
- G. Cords shall be equipped with an eight-pin modular connector on each end, wired straight through and shall be of appropriate length for application.
- H. All rated patch cords shall be round, and consist of #23 AWG copper, stranded conductors, tightly twisted into individual pairs.
- I. Patch cords shall be made and warranted by the manufacturer of the cabling system installed in this project and shall meet or exceed patch cord specifications as outlined in TIA standards.

2.7 IDENTIFICATION (LABELING) SYSTEM

- A. Refer to sections 270000 and 271300.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Refer to Section 270000 and 271300.

3.2 PREPARATION

- A. Refer to section 270000.
- B. The Contractor shall check pathways, raceways, and other elements for compliance with space allocations, installation tolerances, debris, hazards to cable installation, and other conditions affecting installation prior to installation.

3.3 INSTALLATION REQUIREMENTS

- A. Refer to section 270000.
- B. All installation shall be done in conformance with ANSI/TIA-568-D standards, BICSI methods, industry standards and manufacturer's installation guidelines.
 - 1. The Contractor shall ensure that the maximum pulling tensions of the specified distribution cables are not exceeded and cable bends maintain the proper radius during the placement of the facilities.
 - 2. Failure to follow the appropriate guidelines shall require the Contractor to provide in a timely fashion the additional material and labor necessary to properly rectify the situation.
 - 3. This shall also apply to any and all damages sustained to the cables by the Contractor during the implementation.
- C. Install cable using techniques, practices, and methods that are consistent with specified data cabling and the installed components and that ensure specified performance levels of completed and linked signal paths, end to end.
 - 1. Pull cables in smooth and regular motions using methods that prevent cable kinking.
 - 2. Pull cables simultaneously if more than one is being installed in the same raceway/pathway.
 - 3. If necessary, use approved cable pulling lubricant
 - 4. Use fish tape, cable, rope, basket weave wire/cable grips, and other tools that will ensure no damage to the media or raceway.
 - 5. Install open cabling parallel and perpendicular to surfaces or structural members following surface contours where possible.
 - 6. Do not bend cable greater than a bend radius of 0'-1".
- D. Provide a 10'-0" service loop at the communications room and shall provide a 3'-0" service loop above the access ceiling or cable trays unless specified otherwise.
 - 1. All service loops shall be a minimum of 1'-6" (18") in diameter and be accessible for maintenance.
- E. Coordinate loop placement and orientation with the technology consultant.
 - 1. This allows for future changes or expansion without installing new cables.
- F. Install cables in continuous "home run" lengths from work station outlet to specified patch panel.
 - 1. No intermediate punch down blocks or splices may be installed or utilized between the communications rooms and the workstation outlet without written Owner permission.
- G. All cable must be handled with care during installation so as not to change performance specifications.

1. Factory twists of each individual pair must be maintained up to the connection points at both ends of the cable.
 2. There shall never be more than 0'-½" of unsheathed cable at either the wiring closet or the workstation termination locations.
- H. All cabling and associated hardware shall be placed so as to make efficient use of available space.
1. All cabling and associated hardware shall be placed so as not to impair equipment's efficient use of their full capacity.

3.4 CABLING METHODS

- A. The Contractor shall provide cabling in accessible spaces, cable tray, (surface and/or enclosed raceway), conduits, and/or J-Hook cable support system.
1. Within consoles, racks, cabinets, desks, and counters, in accessible ceilings spaces and in gypsum board partitions where open cable method may be used.
 2. Use UL or ETL listed plenum rated cable in all spaces.
 3. Provide all necessary installation materials, hardware, tools and equipment to perform insulation displacement type terminations at all data outlets, patch panels, and voice termination materials.
- B. Conceal raceway and cabling except in unfinished spaces as is practical.
- C. Exposed Cable
1. All station cabling shall be installed inside walls or ceiling spaces whenever possible.
 2. Exposed station cable will only be run where indicated on the drawings and will only be allowed when no other options exist.
 - a) Owner must approve all exceptions.
- D. The Contractor shall utilize conduits/cable tray as indicated on the drawings.
- E. All cabling placed above drop ceilings must be supported by cable tray, J-hooks, caddy bags or conduit.
1. The Contractor shall permanently affix cable supports to the building structure or substrates and provide attachment hardware and anchors designed for the structure to which attached and are suitably sized to sustain the weight of the cables to be supported.
 - a) Attaching cable to pipes or other mechanical items is not permitted.
 - b) Cabling shall not be attached to ceiling grid wires.
 2. Multiple cables are to be dressed every 5'-0" to 7'-0".
 - a) Maximum cable sag between cable hooks is 3"-6".
- F. The Contractor shall route data and voice cables separately in a neat and orderly fashion.
1. No cable ties or wraps shall be used to secure the cables in the runway outside of the communications rooms. Cable ties shall be rated for the environment.

- G. Keep all items protected before and after installation with dust and moisture proof barrier materials/envelopes.
- H. If wiring is terminated on patch panels, data, voice jacks prior to painting, carpet installation, and general finish clean up, these jacks shall be placed in a protective envelope to ensure dust, debris, moisture, and other foreign material do not settle onto jacks' contacts.
 - 1. Envelope will be removed on final trim out after other trades have completed their finish work.
 - 2. It shall be the Contractor's responsibility to ensure the integrity of these protective measures throughout the life/installation of the project.
 - a) Cable bundles brought into the communications rooms shall be routed and dressed in such a manner that prior to termination the cables are not subject to damage and misuse such as installers walking on the bundles that are on the floor.
 - b) Cable pulling force shall not exceed 25 lbs of pulling tension or cable manufacturer's recommended pulling tensions.
 - c) Do not leave cables on the floor unprotected or cable bundles hanging from the ceilings. Coil them up in a temporary manner and protect them from damage.
- I. Communications room cables shall be combed and dressed in a manner as to prevent twists, "braiding" and crossed cables in the cable bundle from the communication room entrance to the termination point at the rear of the patch panel.
 - 1. Behind the patch panel, the cable bundle shall be attached to the rear cable support bar, and shall drop out each cable in a neat, cascading manner to prevent crossed and/or interwoven cables to each patch panel port termination point.
 - a) Use Velcro wraps instead of cables ties for all bundling in the communications rooms.
 - b) Plastic/nylon tie-wraps are not allowed to permanently secure cables inside the communications room.

3.5 CABLING SEPARATION

- A. Comply with TIA rules for separating unshielded copper communication and data-processing equipment cables from potential EMI sources, including electrical power lines and equipment.
- B. Maintain a minimum spacing of 1'-6" (18") from electrical feeders and/or branch circuit wiring including, but not limited to, light fixtures, sources of heat and EMI sources.
- C. Maintain a minimum spacing of 1'-0" from auxiliary systems cabling.
- D. Maintain a 1'-0" separation where cables must pass perpendicularly to electrical, plumbing, or other wiring, conduit, or piping systems.
 - 1. Use non-conduit bushings, if necessary to maintain separation, which allow for the addition of a reasonable number of cables in the future.
- E. Maintain communications pathways away from electrical apparatus such as motor driven equipment and transformers, minimum separation distance of 10'-0" is recommended.

3.6 CABLING TERMINATION

- A. Terminate cables in consistent consecutive order.
- B. Terminate cables onto 8P8C modular patch panels without damaging twisted pairs or jacket.
- C. Arrange cables on patch panels and voice termination hardware in ascending order of room numbers and outlet numbers within rooms.
- D. Provide a 10'-0" service loop for horizontal cables at each rack in communications rooms.
 - 1. Locate loop at ceiling deck or on bottom of cable runway in minimum 1'-6" (18") diameter.
- E. Provide a 3'-6" service loop for horizontal cables at work area outlets. Locate service loop above or below data/voice outlet where vertical cable run transitions to horizontal run.
- F. Maintain twists in cable pairs to within 0'-½" of termination.
- G. Video Surveillance Systems Cabling (Electronic Safety and Security <ESS> devices)
 - 1. Video Cameras may require a field terminated plug on the end of a horizontal cable to be directly plugged into device.
 - a) Follow TIA-862-B Building Automation Standard.
 - b) Contractor shall use applicable equipment in testing solid conductor plug.
 - 2. Group all security systems cables in one group.
 - 3. Clearly label cable number and function, in the last positions on the horizontal cabling blocks in each communications room.
- H. Building Systems Cabling (BAS, FA, elevator line, etc)
 - 1. Coordinate exact placement and connectivity requirements with applicable trade prior to installation.
 - 2. Group all building systems cables in one group.
 - 3. Clearly label cable number and function, in the last positions on the horizontal cabling blocks in each communications room.
- I. Limit cable-bending radius to 20X the cable diameter during installation, and 15X the cable diameter after installation.
- J. Start numbering at the left of the main door to the room and continue in a clockwise direction around the room.
 - 1. The cables within the room will be terminated starting with the cables located to the left of the main door to the room and continue around the room in a clockwise direction.

3.7 TERMINATION HARDWARE

- A. Station Hardware
 - 1. Flush mount jacks shall be mounted in a faceplate with back box.
 - 2. Outlets shall not be mounted on temporary, movable, or removable surfaces, doors, or access hatches without prior Owner approval.
 - 3. 8P8C Jack Pin Assignments for work area outlets shall match the T-568B wiring scheme.

- B. Patch panels
 - 1. Copper cables shall be terminated in eight position/eight conductor (8P8C) modular patch panels.
 - 2. All Modular jack panels shall match the T-568B wiring scheme.
- C. Work Area Outlet
 - 1. 8P8C non-keyed modular outlets for applications up to one Gbps and ANSI/TIA-568-D compliant for the specified transmission requirements.
- D. Work Area Outlet Faceplates:
 - 1. Furnish and install blank plates in all unused ports.

3.8 SPECIAL CIRCUITS

- A. The Contractor shall coordinate with the Owner on the cable termination plan for special circuits, including cables to wireless access point locations, security, elevators, fire alarms, etc.
- B. Wireless Access Points
 - 1. Install two (2) cable(s) from dedicated wireless patch panel(s) in communications room to outlets having 8P8C connectors within a secure metal enclosure.
 - 2. Enclosures shall be NEMA rated for the environment to which they are exposed.

3.9 IDENTIFICATION AND LABELING

- A. Labeling system shall consist of a hand-held portable printer and labels appropriate to the application. Handwritten labels are not acceptable.
- B. Fiber termination hardware (designation strip) shall have a 0'- $\frac{3}{4}$ " x 0'- $\frac{1}{4}$ " thermal transfer printable label with a permanent acrylic adhesive.
- C. 110-type copper termination hardware shall have a laser printable, non-adhesive label designed for 110 terminal block marking.
- D. All labels shall be permanent and shall not fade, peel, or deteriorate due to environment or time.
- E. The Contractor shall provide a copy of the finalized plan in writing to the Owner representative and DataCom Design Group for review and authorization to proceed.
 - 1. Coordinate with Owner for specifications on labeling of all hardware, cabling, and related equipment prior to any testing.
- F. Labeling requirements:
 - 1. Label cable terminations on designation strips.
 - 2. Label all cable at each terminating point.
 - 3. Label each port of the work area outlet.
 - 4. Cable identification numbers shall not be duplicated.
 - 5. Label patch panels and wall mounted termination blocks in the communications rooms to match those on the corresponding voice and data outlets.

- a) The font shall be at least 0'-1/8" in height.
- 6. Where a wireless access point is installed above an acoustical ceiling, label the ceiling grid frame below the access point, displaying the data port number and, if applicable, the access point identification number. Coordinate labeling of grid with Owner and Architect prior to application of labels.
- 7. Label each distribution rack, block and other terminating equipment unit and field within that unit within 0'-4" from the block or patch panel termination. Keep labels in a neat and orderly lineup.
- 8. Label each connector and each discrete unit of cable-terminating and connecting hardware within connector fields, in wiring closets and equipment rooms.
 - a) Where similar jacks and plugs are used for both communication and data-processing equipment, use a different color for jacks and plugs of each service.
- 9. Post the cable schedule in a prominent location in each wiring closet and equipment room. List incoming and outgoing cables and their designations, origins, and destinations.
- G. Location and termination field description
 - 1. Room location
 - 2. Rack-mount or Wall mount
 - 3. Termination field type
 - a) Specific patch panel ports versus a separate dedicated patch panel
 - b) 110-type or M66 blocks
- H. Unique identifiers
 - 1. Segregation and position on equipment rack
 - 2. Port color-coding
 - 3. Unique labeling
- I. Documentation
 - 1. Provide electronic copy of final comprehensive schedules for project in software and format selected by Owner.
 - a) All labels shall correspond to as-built drawings and to final test reports.
 - 2. All cable inventory data documentation shall be submitted in format coordinated with and approved by Owner so that data can be incorporated into existing databases.
 - 3. Documentation shall include cable identification number, source and destination, type of cable, length of cable and number of pairs or fibers.
 - 4. Complete cross connect documentation is required.

3.10 FIELD QUALITY CONTROL

- A. Refer to section 270000.

3.11 POST-INSTALLATION TESTING

- A. Contractor shall test each pair or strand of every cable prior to acceptance. (100% PASS)

- B. Contractor shall submit acceptance documentation as defined below. No cabling installation is considered complete until test results have been completed, submitted and approved.
- C. Standards Compliance and Test Requirements:
 - 1. Cabling shall meet ANSI/TIA-568.2-D Category 6 Horizontal cabling requirements.
- D. Attenuation, NEXT, PSNEXT, Return Loss, ELFEXT, and PSELFEXT data that indicate the worst case result, the frequency at which it occurs, the limit at that point, and the margin.
 - 1. These tests shall be performed in a swept frequency manner from 1 MHz to highest relevant frequency, using a swept frequency interval that is consistent with TIA and ISO requirements.
 - 2. Information shall be provided for all pairs or pair combinations and in both directions when required by the appropriate standards.
 - 3. Length, propagation delay, and delay skew relative to the relevant limit.
 - a) Length, propagation delay, and delay skew shall be tested relative to the relevant limit.
 - b) Test shall also include mutual capacitance and characteristic impedance.
 - 1) Any individual test that fails the relevant performance specification shall be marked as a 'FAIL'.
- E. Cable Test Documentation:
 - 1. Cable test documentation shall be submitted in hard copy and electronic formats.
 - a) If proprietary software is used, disk or CD shall contain any necessary software application required to view test results.
 - b) Electronic reports shall be accompanied by a Certificate signed by an authorized representative of the Contractor warranting the truth and accuracy of the electronic report.
 - c) Certificate shall reference traceable circuit numbers that match the electronic record.
 - 2. Each test record shall contain the cable ID as follows:
 - a) "MEDIA TYPE – SOURCE ROOM – DESTINATION ROOM – STRAND/PAIR #", e.g. MM-MC-HC23-001.
 - 3. Test results saved within the field-test instrument shall be transferred into an accessible database utility that allows for the maintenance, inspection and archiving of the test records.
 - a) These test records shall be uploaded to the PC unaltered, i.e., "as saved in the field-test instrument".
 - b) The file format, CSV (comma separated value), does not provide adequate protection of these records and shall not be used.
 - 4. Test reports shall include the following information for each cabling element:
 - a) Wire map results that indicate that 100% of the cabling has been tested for shorts, opens, miss-wires, splits, polarity reversals, transpositions, presence of AC voltage and end-to-end connectivity.

- b) Length, propagation delay, and delay skew relative to the relevant limit. Any individual test that fails the relevant performance specification shall be marked as a FAIL.
- c) Cable manufacturer, cable model number/type, and NVP
- d) Tester make & model, serial number, hardware version, and software version.
- e) Cable ID and project name
- f) Auto-test specification used
- g) Overall pass/fail indication
- h) Date of test

F. Cable Test Equipment

1. Contractor shall supply all of the required test equipment used to conduct acceptance tests.
2. Test equipment used under this contract shall be from manufacturers that have a minimum of 5 years' experience in producing field test equipment. Manufacturers shall be ISO 9001 certified.
3. Testing equipment shall be UL-verified to meet Level III accuracy.
 - a) The cable installers shall have a copy of this reference in their possession and be familiar with the contents.
4. Testing equipment shall be within the calibration period recommended by the manufacturer.
5. Testing equipment shall have the latest software and firmware installed.
6. Testing equipment of a given type shall be from the same manufacturer, and have compatible electronic results output.
7. Test adapter cables shall be approved by the manufacturer of the test equipment.
 - a) Adapter cables from other sources are not acceptable.
 - b) Adapter cables must be replaced after 1000 tests to ensure accuracy.
8. Test equipment must have a dynamic range of at least 100 dB to minimize measurement uncertainty.
9. Test equipment must be capable of storing full frequency sweep data for all tests and printing color graphical reports for all swept measurements.
10. Test equipment must include S-Band time domain diagnostics for NEXT and return loss (TDNXT and TDRL) for accurate and efficient troubleshooting.
11. Test equipment must be capable of running individual NEXT, return loss, etc measurements in addition to auto tests. Individual tests increase productivity when diagnosing faults.
12. Test equipment must include a library of cable types, sorted by major manufacturer.
13. Test equipment must be able to internally group auto tests and cables in project folders for good records management.
 - a) Test equipment must store at least 1000 auto tests in internal memory.
14. Test equipment must include DSP technology for support of advanced measurements.
15. Test equipment must make swept frequency measurements in compliance with TIA standards.
16. The measurement reference plane of the test equipment shall start immediately at the output of the test equipment interface connector.
17. There shall not be a time domain dead zone of any distance that excludes any part of the link from the measurement.
18. Acceptable testers:

- a) Fluke DTX CableAnalyzer
- b) Owner approved equivalent

3.12 FIBER TESTING

- A. Refer to Section 271300.

3.13 CLEANING

- A. Refer to section 270000.

3.14 ACCEPTANCE

- A. Once all work has been completed, test documentation has been submitted and approved, and the Owner is satisfied that all work has been completed in accordance with contract documents, the Owner will notify Contractor in writing of formal acceptance of the system.
- B. Contractor's RCDD shall warrant in writing that 100% of the installation meets the requirements specified herein.
- C. Acceptance shall be subject to completion of all work, successful post-installation testing which yields 100% PASS rating, and submittal and approval of full documentation as described above. Tests with the "** PASS" (asterisk) will not be acceptable.
 - 1. These circuits must be repaired to meet "PASS".

END OF SECTION 271500

SECTION 27 41 13 – ARCHITECTURALLY INTEGRATED AUDIO VIDEO INFRASTRUCTURE

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS

- A. The General Conditions, Supplementary Conditions, and Division 01 – General Requirements apply.

1.2 SECTION INCLUDES

- A. Floor Boxes
- B. Poke-Thru Devices
- C. Flat Panel Display In-Wall Storage Boxes
- D. Wall Junction Boxes
- E. Pull Boxes
- F. Plenum Ceiling Boxes
- G. Projection Screens

1.3 RELATED SECTIONS

- A. Division 09 – Flooring Systems
- B. Division 26 – Electrical, Electrical Systems and Components
- C. Division 27 – Communications: Communications Systems and Components
- D. Division 28 – Electronic Safety and Security: Security Systems and Components

1.4 SUBMITTALS

- A. Comply with requirements of Section 01 22 00 – Submittal Procedures
 - 1. Product Data: For the following Infrastructure System components
 - a) Floor Boxes
 - b) Poke-Thru Devices
 - c) Flat Panel Display In-Wall Storage Boxes
 - d) Wall Junction Boxes
 - e) Pull Boxes
 - f) Plenum Ceiling Boxes
 - g) Projection Screens
 - h) Product Data Binders

1.5 QUALITY ASSURANCE

- A. General
 - 1. Floor Boxes provide the interface between power, audio video (A/V), and communications cabling in concrete floors and decks at activation locations requiring power, audio-video, or communication device outlets.
 - a) ADA Compliance,: Flush-mounted floor device outlets shall not create tripping hazard.

2. Poke-thru devices provide the interface between power, communication and audio-video (A/V) cabling in an above grade concrete floor and the activation location where power communication and/or A/V device outlets are required. These poke-thru devices provide recessed device outlets that will not obstruct the floor area.
 - a) ADA Compliance: Flush-mounted floor device outlets shall not create tripping hazard.
 3. Flat Panel Display In-Wall Storage Boxes provide the interface between power, audio-video (A/V), and communications cabling in recessed cavity of wall behind flat panel displays where power, communication and/or A/V device outlets and/or device storage/mounting is required.
 4. Wall Outlet Boxes provide the interface between power, audio-video (A/V) and communications cabling in walls at activation locations requiring power, audio-video, or communication device outlets.
 5. Pull and Junction boxes provide an accessible pathway in a run of conduit to facilitate the pulling in of wires and cables.
- B. Manufacturer Qualifications: Firms regularly engaged in manufacture of floor boxes, poke-thru devices and in-wall storage boxes of the types and sizes required, whose products have been in satisfactory use in similar service for not less than 10 years. Provide floor boxes, poke-thru devices, in-wall storage boxes, electrical junction boxes, pull boxes and plenum ceiling boxes that are produced by a manufacturer listed in this section.
- C. Electrical Raceways and Components: Comply with requirements of applicable local codes, NEC, UL, and NEMA Standards pertaining to raceways and components. Listed and labeled in accordance with NFPA 70, Article 100.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Deliver floor boxes, poke-thru devices, and in-wall storage boxes and associated fittings in factory labeled packages.
- B. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
- C. Protect from damage due to weather, excessive temperature, and construction operations.

PART 2 PRODUCTS

2.1 GUIDELINES

- A. Floor Boxes, Poke-thru Devices, Wall Junction Boxes and Pull & Junction Boxes shall be furnished and installed by the Electrical Contractor selected by the Owner unless specifically excluded in these specifications or drawings.
 1. Coordinate with AV Contractor regarding proper placement of duplex outlets for any AV designated floor box or Poke-thru Device. Electrical circuits should be connected (and outlets wired) to the designated AV circuit breaker panel (N.I.C.). Ensure that "Star" ground configuration is properly implemented. Ensure that ground wires from each outlet are isolated from conduit, neutrals, and each other.
- B. In-Wall Storage Boxes and Plenum Ceiling Boxes shall be furnished, and installed by the Electrical Contractor unless specifically excluded in these specifications or drawings.
 1. Coordinate with AV Contractor regarding proper placement of duplex outlets for any AV designated Plenum Ceiling Box and/or In-Wall Storage Box.

- C. Floor Box Inserts/Plate and Poke-thru Device Inserts/Plates shall be furnished and installed by the AV Contractor selected by the Owner unless specifically excluded in these specifications or drawings.
- D. Condition - Provide and install products listed in this section in factory new condition, conforming to applicable provisions of American National Standards Institute.

2.2 ACCEPTABLE MANUFACTURERS

- A. Substitutions will be considered under provisions of Section 01 25 00.
- B. The following are major infrastructure products for this project.
 - 1. AVP (Audio Video Plate), ALS, ANT
 - a) Provide 4-11/16 square (Raco 260 or equivalent) back box with single-Gang Mud Ring.
 - 2. FPD (Flat Panel Pull Box)
 - a) Chief Manufacturing PAC526FW in-wall pull box
 - b) Provide blocking to support minimum 250lbs
 - 3. FB (Floor Box)
 - a) Coordinate with Electrical. Suggested Device:
 - b) FSR FL-500P-6-B
 - c) Coordinate cover type with architect
 - d) Power, Data, and AV connectivity inside box
 - 4. FRK (Equipment Rack) Surface Mount Type 1 Trough
 - a) 6 x 6 x 24 with screw cover
 - b) Conduits should enter trough from above or behind
 - c) Mount with cover facing out
 - d) Mount at 98" AFF, power and data at same height
 - 5. S (Ceiling Loudspeaker)
 - a) Loudspeakers do not require conduit or boxes per loudspeaker.
 - b) Provide conduit stub from FRK into accessible ceiling space of each room containing ceiling loudspeakers.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine conditions under which boxes, poke-thrus' fittings, and projection screens are to be installed and substrate that will support boxes. Notify the Architect in writing of conditions detrimental to proper completion of the work. Do not proceed with work until unsatisfactory conditions have been corrected.
 - 1. Do not begin installation until substrates have been properly prepared.
 - 2. Verify rough-in openings are properly prepared.

3.2 DOCUMENT INTERPRETATION

AUDIO VIDEO INFRASTRUCTURE
ISSUE FOR CONSTRUCTION

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- A. The locations of the outlet symbols shown in the Drawings represent a close approximation of the exact location where the outlet shall be installed. This location may be shifted left or right eight inches to allow for stud alignment or coordination with electrical outlet locations. Approval by Owner is required for more extensive adjustments to outlet location.
- B. Outlet Schedule
 - 1. Refer to the outlet schedule contained [on the Drawings sheet AVI001 for outlet mounting height, device box size, and station conduit size.

3.3 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.4 INSTALLATION

- A. Strictly comply with manufacturer's installation instructions and recommendations and approved shop drawings. Coordinate installation with adjacent work to ensure proper clearances and to prevent electrical hazards.
- B. Mechanical Security: Raceway systems shall be mechanically continuous and connected to all electrical outlets, boxes, device mounting brackets, and cabinets, in accordance with manufacturer's installation sheets.
- C. Accessories: Provide accessories as required for a complete installation, including insulated bushings and inserts where required by manufacturer.
- D. Unused Openings: Close unused box openings using manufacturers recommended accessories.
- E. The 6AT, and 6ATCFF units shall mount in a 6" [152mm] cored hole, actual 6 1/16" [154mm] core hole. The 8AT units shall mount in an 8" [203mm] cored hole, actual 8 1/16" [205mm] core hole. Use is defined by the UL Fire Resistance Directory as a minimum spacing of "2 ft. [610mm] on center and not more than one device per each 65 sq. ft. [6m²] of floor area in each span".
 - 1. Installation shall be completed by pushing unit down into the cored hole. Prior to and during installation, refer to system layout and/or approval drawings. Installer shall comply with detailed manufacturer's instruction sheet included with each device. The unit shall contain a retainer for securing the device in the slab, as well as the necessary intumescent material to seal the cored hole under fire conditions.
- F. Outlet Box Mounting:
 - 1. Station cable boxes shall be 4-11/16" square x 3" deep regardless of cable count or cable type.
 - 2. Height: unless otherwise noted in the Outlet Schedule, all communication outlet boxes shall be installed at the same height as electrical outlets, except WCP outlets, which shall be installed at 48 inches AFF to center of box.
 - 3. Install boxes to accommodate device indicated by symbol, in conformance with code requirements and consistent with type of construction.
 - 4. Install the appropriate work cover on all outlet boxes.
 - 5. Set front edge of device box flush with the finished surfaces except on walls of non-combustible materials where the boxes may have maximum set back of 1/4". Secure flush-mounted box to interior wall and partition studs. Accurately position to allow for surface finish thickness.
 - 6. Set outlet boxes parallel to construction and independently attached to same.

7. Do not install back-to-back and through-the-wall boxes. Install with a minimum 6" horizontal separation between closest edges of the boxes. Install with minimum 24" separation in acoustic rated walls.
 8. Outlet boxes for audiovisual shall be in a separate box from electrical outlets.
- G. Box Support:
1. Mount boxes straight and plumb.
 2. Install stud support one side, with short piece of stud, for up to 2-Gang device boxes.
 3. Do not support boxes with tie-wire.
 4. For one- and two-gang box support, manufactured bracket supports shall be accepted alternate.
 5. Support boxes independently of raceways.
 6. Install adjustable steel channel fasteners for hung ceiling outlet boxes.
 7. Install stamped steel bridges to fasten flush-mounted junction box between studs.
 8. Do not install boxes to ceiling support wires or other piping systems.
 9. When boxes are installed in fire-resistive walls and partitions, provide 24" horizontal separation between boxes on opposite sides of a wall. In addition, limit penetrations to 16 square inches per penetration and not to exceed a total of 100 square inches per 100 square feet of wall area. Apply fire stop putty or muffins acceptable to the authority having jurisdiction (AHJ).
- H. Projection Screen Installation
1. Install in accordance with manufacturer's instructions.
 2. Install front projection screens with screen cases in position and relationship to adjoining construction as indicated, securely anchored to supporting substrate, and in manner that produces a smoothly operating screen with plumb and straight vertical edges and plumb and flat viewing surfaces when screen is lowered.
 3. Test electrically operated units to verify that screen, controls, limit switches, closure and other operating components are in optimum functioning condition.

3.5 CLEANING AND PROTECTION

- A. Clean exposed surfaces using non-abrasive materials and methods recommended by manufacturer.
- B. Protect boxes and fittings until acceptance.

3.6 STORAGE AND HANDLING

- A. Schedule delivery to minimize delays in the project.
- B. Provide storage protection against temperature and humidity extremes, theft, vandalism, physical damage, and environmental damage.

END OF SECTION 274113

SECTION 27 41 16 – AUDIO VISUAL SYSTEMS

PART 1 GENERAL

1.1 SUMMARY

- A. This document covers the general requirements for the installation of audiovisual (AV) systems.

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.3 CODES

- A. Execute work in accordance with best AV system installation practices, National Electrical Code, and applicable state and local codes.

1.4 REGULATIONS

- A. Comply with terms and conditions of Americans with Disabilities Act, especially regarding provisions for hearing impaired and wheelchair access in control areas

1.5 SUBMITTALS

- A. General
 - 1. Refer to Division 1.
 - 2. Submit in quantities, format and timetable as required by General Conditions.
- B. Product Data Binders
 - 1. Minimum number of Sets: four (4) physical for final submittal.
 - 2. Timetable
 - a) Submit electronic version of set within thirty (30) days after award of contract.
 - b) Submit simultaneously with Shop Drawings.
 - c) Data set must be reviewed, approved, and stamped with either an AVIXA CTS-I or CTS-D certification from a staff member employed by the AV firm.
 - d) Allow minimum of ten (10) business days for review. An electronic reviewed set will be returned with review comments. If a resubmit is required, resubmit complete electronic set. If second resubmit is required, Contractor shall reimburse Owner for expenses incurred during additional review process.
 - e) Review and approval of Product Data is required before equipment purchase and installation.
 - f) Bind physical product data sheets together either in GBC or 3-ring type binders for final submittal after complete review and corrections of electronic version.
- C. Shop Drawings
 - 1. Minimum Number of Sets: four (4) physical for final submittal.
 - 2. Timetable
 - a) Submit electronic set within thirty (30) days after award of contract.
 - b) Submit simultaneously with Product Data Binders.
 - c) Allow minimum of ten (10) business days for review. An electronic reviewed set will be returned with review comments. If a resubmit is required, resubmit

complete electronic set. If second resubmit is required, Contract shall reimburse Owner for expenses incurred during additional review process.

3. Description:

- a) Shop Drawings shall be used for coordination between trades and updated as final record drawings.
- b) Bind all Shop Drawings together to form set. Loose drawings will not be accepted.
- c) Each drawing shall include: Project, Building, Location, Contractor Name, Architect, AV Consultant, Date and Revision Number.
- d) Number and title each drawing in logical manner as a set.
- e) Include cover sheet with listing of all drawings included in bound set.
- f) Ensure that labeling on Shop Drawings match labeling on equipment.
- g) Minimum Scale:
 - 1) Floor Plans: 1/8 inch = 1 foot.
 - 2) Rack Elevations: 1-1/2 inch = 1 foot.
 - 3) Plate/Panel Details: 6 inches = 1 foot.
 - 4) Loudspeaker Details: 1 inch = 1 foot.
- h) Include as a minimum:
 - 1) Floor plans indicating locations of all AV devices, vertical risers, pull boxes, and exposed wiring. Include Device ID (PRJ, SCREEN, FRK, FB, AVP, etc., as referenced in design contract documents), as appropriate for projectors, screens, racks, floor boxes, AV plates in walls, etc. If contractor uses different Device ID scheme, a legend must be provided on the general notes/cover page of shop drawings.
 - 2) Schematic diagram showing all primary and secondary devices, interconnectivity and signal flow.
 - 3) Plate details showing size, material, finish, connectors, engraving, etc.
 - 4) Mounting detail drawings of loudspeakers, racks, and overhead equipment. Hire services of professional structural engineer, licensed by the appropriate governing authority, to review shop drawings, building structural drawings, and any existing structures from which equipment is to be suspended. Include Structural Engineer's stamped report with shop drawing submittal. Report shall include:
 - i) Itemization of items reviewed by the Structural Engineer.
 - j) Confirmation that proposed methods of suspending equipment as shown on the shop drawings conform to required safety factors.
 - k) Confirmation that building structure from which equipment is to be suspended will support equipment including required safety factors.
 - 1) Rack elevations.
 - 2) Complete schematic diagram. One-line diagram with detailed descriptions of product inputs and outputs is acceptable. Include terminal strip details and cable label information. If wiring diagram spans more than three (3) sheets, additionally provide simplified block diagram of entire system on one (1) sheet.
 - 3) Electrical power wiring diagram. Include circuit, switching, and control details.
 - 4) Wiring diagram of grounding and shielding scheme.
 - 5) Drawings for custom-fabricated items (i.e., plates, panels, cables, and assemblies).
 - 6) General construction drawings necessary for completion of work.

D. Operation and Maintenance Manuals

1. Minimum number of Sets: four (4) physical sets for final submittal.
2. Bind Operation and Maintenance Manuals using either GBC or 3-ring binders.
3. Format and Minimum Information below:

- a) Section 1 - System Operation.
 - 1) Introduction/overview to system components and their functions and locations. Include a brief listing of basic system functions.
 - 2) Complete but simple system operating instructions to accomplish basic system functions, written for non-technical personnel.
 - 3) Certificate indicating names of Owner personnel trained by AV Contactor, date of training, name of AV Contractor representative that provided training, and name of project.
 - b) Section 2 - System Documentation.
 - 1) Simplified system one-line schematic diagram showing changes made during construction.
 - 2) Complete inventory of system components including serial numbers. Identify location (equipment rack, over stage, stored in control room, etc.) of each component.
 - 3) Cable and terminal strip documentation including cable numbers, functions, originating locations, terminating locations, and signal levels.
 - 4) All Shop Drawings corrected to reflect as-built conditions.
 - 5) Other data and drawings required during construction.
 - 6) Initial Tests and Adjustments data.
 - 7) Final Tests and Adjustments data.
 - 8) Portable USB Drives (thumb drives) including all utilized manufacturer's software and saved copies of software configurations (configurations as established during Final Tests and Adjustments).
 - c) Section 3 - Manufacturer's Documentation.
 - 1) For each equipment model at no additional costs to Owner, even if manufacturer does not include costs of such documentation with purchase of equipment item.
 - 2) Manufacturer's Product Data.
 - 3) Operating instructions.
 - 4) Installation instructions.
 - 5) Service information.
 - 6) Schematic diagrams.
 - 7) Replacement parts list.
 - d) Section 4 - Maintenance Information.
 - 1) Preventive maintenance schedule letter clearly stating target dates of six month and end-of-warranty preventative maintenance inspections, and list of maintenance tasks performed.
 - 2) Maintenance instructions including manufacturer's recommended maintenance, recommended maintenance schedule and information concerning proper inspection, testing, and replacement of components.
 - 3) Troubleshooting information complete with instructions for procedures during equipment failure.
 - e) Section 5 – Warranty Information
 - 1) System warranty letter.
4. Provide three (3) USB Portable drives (Thumb Drives) that include all material in Operation and Maintenance Manuals in PDF format.
5. Submit one (1) electronic set of Operation and Maintenance Manuals at least ten (10) days before Final Tests and Adjustments procedures (minus data from Final Tests and Adjustments). This set will be reviewed by Owner and returned to Contractor. Re-submit after Final Tests and Adjustments and include data. NOTE: Do not schedule Final Tests and Adjustments or perform training of Owner personnel before submitting Operation and Maintenance Manual.
6. Submit remaining number of complete manuals as required by General Conditions within ten (10) days after return of reviewed set(s). Include Final Tests and Adjustment data, warranty period letter, and any other data not included in first submission.

E. Samples

1. Request for Samples - Upon request, furnish samples (at no additional cost) to Owner and/or General Contractor of submitted items proposed as substitutes for specified items. Products will be reviewed to determine if proposed substitute items meet required function and quality.
2. Product Tests
 - a) Products submitted as samples may require testing by independent laboratory. Testing at expense of Contractor.
 - b) Obtain written approval of tested products before incorporating into system.

1.6 QUALITY ASSURANCE

A. AV Contractor Qualifications

1. Be established AV System Contractor, regularly engaged in furnishing and installing AV systems. NOTE: Electrical or general contracting firms responsible for completion of this work, but not meeting above requirement, shall employ services of approved AV Contractor as subcontractor to perform work described herein.
2. Be experienced in installations of similar size and scope within last five (5) years. Submit list of four (4) (minimum) installed jobs of similar magnitude, completed within last five years. For verification, submit complete information, including project name, project address, contact person, daytime telephone number plus month and year of project completion. At Owner's request, accompany Owner or Owner's representative on visit to any or all example completed projects submitted.
3. Be Authorized Dealer for all major lines of equipment listed in Part 2 (Biamp, Sony, Crown, Sharp, Crestron, etc.) Must have at least one permanent staff member who is factory trained in the installation and maintenance of each major product line offered.
4. Employ personnel (at all levels of work) experienced in projects of similar size and scope. Provide list of key personnel to be responsible for each of the following aspects of work: Project Management, Technical Documentation, Control System programming, DSP programming and Leadership of Field Work (one who is present for all field work). For each identified employee, indicate number of years employed by contractor, number of years' experience in assigned responsibilities, and list of previously completed projects where similar responsibilities were required.
5. Project manager assigned to this project must have a minimum of five (5) years' experience in installing and integrating AV systems of similar scale. Project Manager shall also have either an INFOCOMM CTS-I or CTS-D certification.

PART 2 PRODUCTS

2.1 GUIDELINES

- A. All active AV equipment shall be furnished by AV Contractor selected by the Owner. All active electronics shall be contractor furnished, contractor installed (CFCI).
- B. Infrastructure Products – All conduits, basket tray/cable tray, pull boxes and associated parts required for infrastructure shall be installed by the electrical contractor unless specifically excluded in these specifications or drawings.
- C. Performance - Regardless of completeness of descriptive paragraphs herein, each device shall meet its manufacturer's published specifications. Verify performance.
- D. Contract Documents - Drawings and specifications are to be used in conjunction with one another and to supplement one another. In general, the specifications determine the nature and quality of the materials, and the drawings establish the quantities, details, and give characteristics of performance that should be adhered to in the installation of the AV system components. If there is an apparent conflict between the drawings and specifications, the

items with the greater quantity or quality shall be provided and installed. Clarification with the owner about these items shall be made prior to the ordering and installation.

- E. Quantities – All quantities are indicated on AV drawings or in Part 2 AV Products list. Confirm quantities on final Contract Documents. If Contract Documents do not include quantities necessary to deliver complete working system, provide notification of disparity, and install required quantity of devices for complete working system.
- F. Small Parts - Systems are described in terms of major products. Even if not specifically mentioned, provide and install patch cables, connectors, hardware, converters, power supplies, labels, terminals, mounting accessories etc. necessary for complete and working system meeting design intent of specifications.
- G. Balanced Lines – Unless specifically directed otherwise, wire all line and microphone level circuits as balanced with respect to signal ground. For products without balanced inputs or outputs, provide high quality balancing transformers with proper level, shielding, and impedance characteristics. Assure all audio levels arriving and leaving matrix and routing switchers are equal to the manufacturer's recommended input audio level. If required, use Radio Design Labs, Inc. products or equivalent for level matching.
- H. Keys - Provide five (5) sets of keys for any AV system product requiring keys.
- I. Condition – Provide and install products listed in this section in factory new condition, conforming to applicable provisions of American National Standards Institute.
- J. Designations - Each major product item is given unique designation (such as MIX1 for mixer number 1). The product designations are unique in this section only and may be repeated in other specification sections.
- K. Security Screws - Use Middle Atlantic HSK Guardian Series button-head screws and bits to secure rack components, LCD mounts, Projector mounts and any other location deemed necessary by Owner. Use nylon washers (not provided by Bryce) to protect equipment surfaces. Account for appropriate tip wear when ordering quantity and do not use a bit beyond the manufacturer's recommendations. Provide ten (10) additional unused driver bits and deliver to the customer after completion.
- L. AV Electrical Power - Ensure that "Star" ground configuration is properly implemented by the Electrical Contractor. Ensure that ground wires from each outlet are isolated from conduit, neutrals, and each other and are each home-run back to the dedicated breaker panel for AV systems.
- M. Wireless Microphones - Coordinate frequency selection with other radio-frequency sources in the area and with manufacturer's recommendations.
- N. Control System Programming:
 - 1. Program each panel to provide simple, intuitive control of all basic AV functions including: per zone program and speech volume levels, video and audio source and destination routing, AV system power, CATV tuner control (including channel guide, navigation, last channel, channel select (up, down and manual input) and channel presets). In most applications program audio should follow video but allow subpage for additional audio routing. Provide one button macros for display wall, lighting preset and default input selection. Utilize owner provided graphic representing owner organization on startup screen and as a background on each screen. Provide auto start up function when plugging in devices to turn display on.
 - 2. Utilize Infocomm International's (AVIXA) "Dashboard for Controls" concept for touch panel layout unless directed otherwise by Owner.
 - 3. AV management software shall be installed on Owner furnished computer(s) with adequate specifications per manufacturer's recommendations.
 - 4. Provide layout of each and every touch panel and hard-button panel pages in the product data submittal for approval by Owner. Provide examples of touch panel options for color, button and icon styles for owner approval with submittals. 120 days before system

- testing provide to owner a page by page Powerpoint or other document showing touch panel layout with descriptions of functions for approval.
5. Provide web-control for each touch panel in AV system. Include page tracking, and track current button feedback between touch panel and web-control panel.
 6. Staff member certified by control system manufacturer shall program control system. Control programming must be done by in-house personnel. Programming cannot be subbed out to another contractor or individual.
 7. After programming is approved, all control system code and programming, including touch panel code and graphics, will become property of Owner. AV Contractor shall provide Owner both raw and compiled code on physical medium such as USB portable drive.
- O. Audio System Programming - Owner shall coordinate layout and logical branching of DSP audio system. Include screen layout and menu branching drawings in AV submittal. After AV system is approved, all audio control system code and programming will become property of Owner. AV contractor shall provide virtual mixer web or desktop interface for mixer functions. Provide all DSP licenses required. AV Contractor shall provide Owner both raw and compiled code on physical medium.
- P. EDID Configuration – The variety of resolutions of laptops and other computer devices that may be connected to these systems is unknown. Set preferred EDID settings to 1920x1080, 60Hz, 2-channel audio.
- Q. AV Racks:
1. Provide blank faceplate in any area marked BLANK in drawings.
 2. Provide shelf for mounting of any device for which rack mount kit is not available.
 3. Provide one Panelcrafters DATCO-XXXXX-RHIM-01 designer/integrator information plate or approved alternate per rack. Install information plate at the top of each rack unless 1RU space is not available. Contact [Panelcrafters](#) sales department to add AV Contractor graphic to the “integrator” section (approximately 8.5” x 1.75” of the right-hand side). All alternates must include AV Consultant graphic. Submit to AV designer for approval of final plate design prior to purchasing and installation.
- R. AV Floor Boxes and Poke-thrus:
1. Clean floor boxes and poke-thrus of all dust and debris prior to installation of any active or connectorized plate.
 2. Any floor box or poke-thru with active or connectorized AV plates found to have any dust, debris or water in bottom of box are subject to replacement of all plates and components. A re-test of all associated components must be completed.
 3. Provide blank plates for all unused compartments in the AV floor boxes and poke-thrus.
- S. AV Plates
1. The project standard plate color is white unless the plate is mounted on a wood or stone wall in which case it is to be stainless steel.
- T. AV Design Bid & Substitutions:
1. System design is around products listed in Part 2. Intent of product specification is to provide standard of quality and function for installed materials. Certain performance specifications are given to clarify job requirements.
 2. Bid AV system with products specified in section below unless noted otherwise from Owner.
 3. No substitutions will be allowed without prior approval from Owner specific to proposed manufacturer and model numbers.
 4. Equipment listed in Part 2 is based on performance criteria to meet Owner design requirements.
 5. All requested substitutions need to meet or exceed performance of devices listed in Part 2. For each request provide manufacturer's published specifications to verify performance and explain functional and cost impact.
 6. Evaluation and approval of substitution requests will be performed by Owner.

2.2 ROOM DESCRIPTIONS

A. Conference Rooms (Qty 3):

1. Large flat panel display on wall, camera/soundbar below.
2. Room PC for conferencing or user can connect laptop for conferencing or presenting.
3. Tabletop control panel.

B. Council Chamber:

1. Mics at all Dais positions, Lectern, and two wireless hand-held mics for roaming
2. Cameras for participants on Dais (2) as well as a camera focused on Lectern presenter.
3. Distributed audio throughout the room via ceiling loudspeakers in two zones: seating area for observers and Dais/Lectern area.
4. Three Large Flat Panel Displays
5. Control system to allow Mayor and City Secretary to control what's shown on screens, overall volume levels, muting/unmuting of microphones.
6. OFE Streaming Computer solution will Stream and Record meetings.
7. Equipment Rack houses all support equipment for the space.
8. "Overflow" Audio and video to lobby area (ceiling speakers and flat panel displays)
9. Touchpanels at Mayor and City Secretary positions to be programmed to include (but not limited to:
 - a) Source Volume Mixer
 - b) All Mics ON
 - c) All Mics OFF
 - d) Mayor only on
 - e) Lectern On/Off
 - f) Source selection for screens/audio playback
 - g) Source selection for Lobby monitors and Audio
 - h) Individual Mic Level Control (suggest on secondary page)
 - i) Lighting Preset Recall (if system allows – control interface may be required)

C. Lobby Area

1. Flat panel displays to show camera shot from inside Chamber or OFE digital signage information
2. Loudspeakers to play audio from Council Chamber or audio from CD/Media Player

2.3 AV PRODUCTS

A. The following are major active system equipment for the Audio Visual Systems.

1. ALS - Assistive Listening System (Council Chamber)
 - a) Williams AV IR-SY7 system. Includes
 - b) (1) IR T2 infrared transmitter
 - (2) WIR RX22-4N receivers
 - (2) HED 027 headphones
 - (1) NKL 001 neckloop
 - (1) CHG 3502 2-bay bodyback charger
 - (2) BAT 026-2 NiMH rechargeable batteries
 - (1) POE KT1 remote power kit including WCA 131 and WCA 133
 - (1) BKT 024 mounting bracket
 - (1) IDP 008 ADA wall plaque
 - (1) TFP 057 power supply
2. AMP – Power Amplifier
 - a) Type 1 – XPA U 1004-70V
 - 1) Four(4)channel, 100W/Ch, 70V power amplifier
3. APB – Audio Press Box APB-112 SB-D-USB

- a) Portable, Dante in, Balanced Audio and USB-C outputs
 - 1) Provide with ruggedized Cable with Neutrik Ethercon Connectors
- 4. AVP – AV Input Plate
 - a) For Audio Press Box – Custom Single Gang Plate with one Neutrik Ethercon output for Dante signal. Labeled “Press Box”
- 5. CAM – Pan/Tilt/Zoom Camera System
 - a) QSC PTZ 20x60 Camera
 - b) Provide BLK-HW Wall mount
- 6. CC - Cable Cubby (if required)
 - a) Extron Cable Cubby 202 with pass-through plates
 - b) Coordinate mounting location with architect at lectern as required.
- 7. CDP – Audio Media Player
 - a) Denon DN500CB CD/Media Player with Bluetooth/USB RS232C controllable
- 8. CTL – Control System Master
 - a) Crestron CP4N
- 9. DEC – Networked Video Decoder
 - a) QSC NV-21-HU
- 10. DSP – Digital Signal Processor Mixer
 - a) QSC Core 110F
 - b) Acquire all licenses for Dante, UCI Deployment, as required.
- 11. ENC/DEC – Networked Video Endpoint (capable of either encode or decode/bridging)
 - a) QSC NV-32-H
- 12. FPD - Flat Panel Display
 - a) Samsung QMR Series, sized according to floor plan
 - b) Or owner-approved equal
 - c) Confirm all sizes with owner before ordering
- 13. FRK – Free-standing Pull-out/turn equipment Rack
 - a) Middle Atlantic WR-44-32 Roll-out Rack in Steel Enclosure. Include:
 - b) (2) Middle Atlantic TD2LK 2RU Drawer w/lock
 - c) (1) Middle Atlantic TD3LK 3 RU Drawer w/lock
- 14. MIC – Microphone
 - a) Type 1: ClockAudio C 34E/SR Halo-RF 19.7” Halo Gooseneck microphone
 - 1) Dais Mics - Provide with ClockAudio S 120XS5 PTT tabletop button base
 - 2) MIC/CTL interface – ClockAudio CDT100 Mk3
 - 3) Lectern Mic– provide wth Clock Audio SM 10X5 shock Mount
- 15. OFE – Owner-Furnished Equipment (not in contract)
 - a) Computers, Monitors, Keyboards, Mice, Streaming/Capture software and/or devices, coordinate Layer 3 Switch with AV contractor. We suggest owner-supplied and provisioned switch to be compatible with City of Sherman standards.
- 16. PWR - Power Management
 - a) Type 1 – Middle Atlantic UPS-2200R-IP uninterruptable power supply.
 - b) Type 2 - Middle Atlantic PDC-915R-6 power supply
- 17. S – Loudspeaker (ceiling-mounted)
 - a) JBL Control 26CT
 - 1) Tap at 7.5W
- 18. TP - Control Touch Panel
 - 1) Crestron TS-1070-W-S

- 2) Include PoE injector connected to building LAN
 - 3) Include tabletop kit as required
 - 4) Coordinate color selection with Architect
19. VCD – Video Conference Device (Conference Rooms)
- a) Logitech Rally Bar kit
 - b) Swytch Hub
 - c) Swytch Extender
 - d) Tap IP
 - e) Mini PC (confirm Teams or Zoom or BYOD with owner before ordering)
20. VDA – Video Distribution Amplifier (HDMI)
- a) Atlona AT-RON-448 1x8 Distribution Amplifier
21. WLS – Wireless Microphone System
- 1) WLS – (Wireless Microphone System) Shure ULXD4D
 - 2) Diversity Digital Wireless System Dual Receiver
 - 3) Install receiver in rack, antennas mount in council chamber.
 - 4) Two(2) ULXD2/B58 Handheld Transmitter (confirm mic quantities with owner)
 - 5) Two(2) ULXD1 Bodypack Transmitter with WL-185 elements wired for bodypack (confirm mic quantities with owner. NOTE: only two transmitters can work at once, not all four)
 - 6) Confirm Frequency compatibility prior to procurement
 - 7) Provide Four(4) Shure SB900B rechargeable batteries
 - 8) Provide Shure SBC800 charger
 - 9) Provide two (2) Half-Wave antennas
22. WIRELESS KEYBOARD AND MOUSE
- a) Logitech MK345 Wireless Keyboard/Mouse set
23. WPS – Wireless Presentation System
- 1) Barco Clickshare CX-30

2.4 CABLES

- A. Interconnect Wiring – All AV cables will be plenum rated per NEC.
1. Analog Audio Plenum Rated Cable - West Penn 25291, or similar.
 2. Digital Audio Plenum Rated Cable: Belden 1801B plenum-rated AES/EBU compliant equivalent.
 3. Analog Composite Video Plenum Rated Cable: West Penn 25806 or Belden 89120.
 4. RGBHV Plenum Rated Cable: Belden 1283S5, or West Penn 258195.
 5. Control Plenum Rated Cable: West Penn D25350.
 6. Loudspeaker Plenum Rated Cable: West Penn 25226B & 25227B.
 7. Shielded Cat7a Cable: Crestron DM-CBL-ULTRA
 8. Fiber 62.5 µm Cable: Corning 62.5/125.
 9. Interface/Adapter Cables: AMX or Extron Certified Cables
 10. HDMI Interconnect Cables: Extron Pro Series HDMI Cables
- B. Connectors – All AV (including microphone) connectors shall be made by Canare or Neutrik. Connectors shall be of the quantity and type as required for proper and durable operation, and signal transmission of the electrical characteristics for associated circuitry.
1. Microphone connectors: 3-conductor XLR AES/EBU compliant (for microphones in tables/lecterns, use Neutrik RF shielded connectors).
 2. Control panels: XLR type with number of conductors as required.

3. Line level and left/right audio connectors: tip/ring/sleeve 1/4" phone jacks with insulated bushings.
4. Composite video and RGBHV connectors: BNC dual crimp true 75 ohm BCP-C.
5. BNC shall be made by ADC or Kings and be HD-SDI compliant to 3 GHz.
6. Fiber: UniCam LC connectors.
7. Loudspeaker shall be Neutrik Speakon type.
8. Provide strain relief for each and every connector.

PART 3 EXECUTION

3.1 INSTALLATION

A. General Guidelines

1. Quality of Work - Perform labor to accepted industry standards and state and local codes to accomplish complete and working system.
2. Material and Labor - Provide specified products and other incidental materials, appliances, tools, and transportation required for complete and functioning systems. Provide personnel to perform labor who are skilled in techniques and can demonstrate technical knowledge AV infrastructure system installations.
3. Documents at Job Site - Keep following documents at job site during entire construction period:
 - a) Complete Specifications and Drawings.
 - b) Approved Shop Drawings.
 - c) Approved Product Data.
 - d) Progress Set of Project Record Documents.
4. Mounting - Mount equipment and enclosures plumb and square. Ensure that permanently installed equipment is firmly and safely held in place. Design equipment supports to support loads imposed with project safety factor of five (5) or greater. For devices hung overhead, obtain review by Structural Engineer licensed by the appropriate governing authority prior to installation.
5. Dimension Verification - Verify dimensions and space requirements to assure that proper mounting, clearance, and maintenance access space is available for system components.
6. Clean-Up - Leave project clean each day. Place debris where designated by General Contractor. Debris includes but not limited to: solder splatter, cable ends, stripped insulation, spent crimp connectors, gypsum board and ceiling tile dust, and product wrappings and cartons. After completion of installation, thoroughly clean areas worked, including non-visible areas such as equipment rack interiors, rack top panels, and inside lockable floor and wall boxes.
7. Coordinate installation of AV infrastructure and equipment with other trades in order to follow project schedule.
8. Maintain any licensing required by the appropriate governing authority to install and terminate low voltage systems.

B. Labeling

1. Equipment Labels - AV Contractor shall provide engraved lamicoid or lexan self-stick labels on front and rear of rack-mounted equipment. Mount labels plumb and square. Include schematic reference design, item name, and system or area controlled by labeled component. On program preamps and mixers, provide label for each input indicating which source is controlled by labeled channel. Unless otherwise indicated, provide permanently-mounted black labels engraved with 1/8-inch white block characters. Handwritten, self-laminating, or embossed plastic (Dymo) labels are not acceptable. Provide labels for major equipment with two (2) lines (minimum) of engraving, coded as follows:
 - a) Line 1: Generic name of device, such as MIXER AMPLIFIER.
 - b) Line 2: Schematic designation of device, such as AV-MSW-1.

2. Control Labels – AV Contractor shall provide engraved label over each user-operated control that describes the function or purpose of control. Provide label of proper size to fit available space.
 3. Terminal Strip Labels - AV Contractor shall label each terminal strip with unique identification code in addition to numerical label (Cinch MS series) for each terminal. Show terminal strip codes on system schematic drawings included with Project Record Documents.
 4. Rear Equipment Labels - AV Contractor shall provide adhesive label on rear of equipment where cables attach, to indicate designation of cable connected at each point.
 5. Cable and Wire Labels - Label cables and wiring logically, legibly and permanently for easy identification. Labels on cables shall be adhesive strip type, covered with clear heat shrink tubing. Factory stamped heat shrink tubing may be used. Hand-written or self-laminating type labels are not acceptable.
 6. Cable Label Codes and Locations - Label each cable with unique alpha-numeric code. Locate cable designation at start and end of each cable run, within three (3) inches of termination point. For cable runs that have intermediate splice points, label cable with same designation throughout, with additional suffix to indicate each segment of run. Provide cable designation codes to schematic drawings included with Project Record Documents and Operation and Maintenance Manuals.
- C. Power and Grounding
1. Power Coordination – Coordinate final connection of power and ground wiring to rack. Electrical contractor will provide power to audio visual systems. Before installation, verify load requirements for systems as accepted.
 2. Bus Bars - Install 1-inch by ¼-inch copper ground bus bar, top to bottom in floor mounted AV racks. Ground and bond equipment chassis of each rack-mounted component without three-pin grounding plug to bus bars with #12 AWG insulated green wire using 6-32 or larger nuts, bolts, lock-washers, and appropriate NEMA connectors. Electrical Contractor (Division 16) shall provide and connect #4 AWG green insulated wire from Bus Bars to ground point in AV technical electrical panel.
- D. Equipment Racks
1. Ventilation - Provide ventilation adequate to keep temperature in rack below 85 degrees Fahrenheit. Use “whisper” type ventilation fans in racks, adjusted to come on when temperature in rack rises above 85 degrees Fahrenheit, only if adequate cooling cannot be provided by Owner.
- E. Wiring
1. Wiring Standards - Execute wiring in strict adherence to best AV engineering practices.
 2. Field Connection Devices - Connect cable to active components through screw terminal connections and spade lugs when appropriate. For BNC connections use three-piece, dual crimp BNC properly sized for cable with insulating bushings. Wire nut or “Skotchlock” connectors are not acceptable. Do not wrap audio cable splices or connections with adhesive backed tape. Punch connectors or telephone-style punch blocks are not acceptable anywhere in the installation unless specifically authorized by Owner.
 3. Run cable in ceiling plenums neatly parallel to building walls, supported every three feet to structure with plenum rated ties.
 4. Raceways - Run vertical wiring inside rack in Panduit (or equivalent) plastic raceways with snap-on covers, sized to allow at least 50% future wiring. Mount raceways on full length ¾-inch flat black plywood backboards, attached to rack sides. If between-rack wiring chases are provided, Panduit raceways are not required. Horizontal wiring in rack shall be neatly tied in manageable bundles with cable lengths cut to minimize excess cable slack, but still allow for service and testing. Provide horizontal support bars if cable bundles sag. Individually bundle excess AC power cable away from rack mounted equipment with plastic cable ties. Electrical tape and adhesive backed cable tie anchors are not acceptable.

5. Accessibility - Ensure that wiring and connections are completely visible and labeled in rack. Mount termination resistors, if required, on terminal strips, fully visible and not concealed within equipment or connectors.
6. Loudspeaker Polarity - Connect loudspeakers electrically in phase, using same wire color for loudspeaker wiring throughout project.
7. Physical Damage Prevention - Take necessary precautions to prevent physical damage to cables and equipment. Damaged cables or equipment will not be accepted. Separate, organize, and route cables to restrict channel crosstalk and feedback oscillation.
8. Racks - Looking into the rack from the rear, locate AC power, control, data and speaker wiring on the left; line level audio, control, video, and RF wiring on the right. Keep several inches of space between power cables and other signals.
9. Hum Prevention - Ensure that electromagnetic and electrostatic hum is at inaudible levels. For line level signals, float cable shields at the output of the source device. Do not cut or remove shield conductors; fold back unconnected shields over cable jacket and cover with clear heat-shrink tubing. Do not obstruct cable labels.
10. Other Connections - Make connections using rosin core solder or approved mechanical connectors. Where spade lugs are used, crimp properly with ratchet type crimping tool. Solder spade lugs mounted on #22 AWG or smaller cable after crimping.

3.2 STORAGE AND HANDLING

- A. Power up any electronic equipment to ensure its proper functioning before its arrival onsite.
- B. Ensure that materials (especially electronic and electro-acoustic devices) are protected against physical, environmental, and electronic damage until final acceptance by Owner.
- C. Schedule delivery to minimize delays in the project.
- D. Provide storage protection against temperature and humidity extremes, theft, vandalism, physical damage, and environmental damage.

3.3 WARRANTY

- A. Refer to Division 1.
- B. Warranty - Submit letter providing warranty covering labor and materials supplied under this contract. Bind in Operation and Maintenance Manuals. Terms as described in General Conditions. Minimum terms as follows:
 1. System - Systems shall be free of manufacturing or installation defects for a minimum period of one (1) year from the date of final acceptance. Clearly designate begin and end dates of system warranty period.
 2. Parts and Labor - Provide parts and labor to repair defects in materials and workmanship during system warranty period.
 3. Response Time - Within system warranty period, provide initial on-site service response within one (1) business day of service call. Provide resolution to any system defects within 72 hours or within 48 hours of receipt of repaired or replaced product from manufacturer.
 4. Replacement Products - If any item must be removed for repair during system warranty period, provide replacement item of similar quality at no charge.
 5. Repair Limit - Do not repair any piece of equipment found defective during installation or system warranty period more than two (2) times. After second repair, replace defective item with similar approved item at no additional cost to Owner.
 6. Extended Manufacturer's Warranties - Identify products with manufacturer's warranties extending beyond one (1) year. Provide terms and conditions of such warranties.
 7. Service Personnel Information - Provide name(s) and telephone number(s) of service personnel to be contacted regarding repair and maintenance.

- C. Extended Warranty - Provide cost to extend complete AV system warranty from one (1) year to three (3) years. Included a list of all provided services including maintenance schedules.

3.4 INITIAL TESTS

- A. Purpose – These tests are to ensure that the AV system is installed and functioning as specified, and to ensure the system is ready for Final Tests and Adjustments (described later).
- B. Testing Standards – Perform testing in accordance with ANSI standards.
- C. Inspection - Verify prior to beginning actual tests and adjustments on systems:
 - 1. Proper grounding of all electronic components (through third prong of power connector or separate connection between component chassis and ground bus bar).
 - 2. Cables dressed, routed, and labeled, connected with proper polarity.
 - 3. Insulation and shrink tubing in place.
 - 4. Dust, debris, solder splatter, etc. removed.
 - 5. Proper frequency settings (or modules) at crossovers and controllers.
 - 6. All equalizer bands and tone controls set for flat frequency response.
 - 7. Survey temperatures of each piece of equipment after four (4) hours use (minimum). Note and report any hot equipment.
- D. Electrical Power Quality - While all sound and AV system components are unplugged from electrical power outlets, AV Contractor shall turn on power to outlets, and confirm proper voltages at each outlet across the following pairs of terminals: hot and neutral, hot and ground, and neutral and ground (zero volts across neutral and ground). AV Contractor to document measurements.
- E. General Function Tests - Test each piece of equipment to ensure that it performs its intended function. Include all portable equipment in tests. Intent of initial tests is to verify complete, functioning system before Final Tests and Adjustments. Correct problems found during initial testing before beginning Final Tests and Adjustments. Document whether all pieces performed intended functions; note any unresolved malfunctions.
- F. Initial Tests and Adjustments Data - Submit written report of Initial Tests and Adjustments data upon completion to Owner. Include printed name(s) of technician(s) performing tests, date(s) and time(s) of tests, model and serial numbers of test equipment, results of each initial test, descriptions of problems encountered and their solutions, and statement that system is ready for Final Tests and Adjustments. Initial Tests and Adjustments Data to include signatures of technician(s) performing tests.

3.5 FINAL TESTS AND ADJUSTMENTS

- A. Purpose – These tests are to determine if system is complete and functioning as designed and specified.
- B. Timetable - Coordinate with Owner and General Contractor to schedule Final Tests and Adjustments after submittal of Initial Tests and Adjustments data.
- C. System and Site Conditions – Coordinate with all trades for quiet conditions throughout the listening areas and for the duration of the test schedule.
- D. Test Labor - Provide technician familiar with this project's AV systems and operation of test equipment to perform testing. Provide additional technician to assist in the tests and to perform troubleshooting, repairs, and adjustments. Include labor for these technicians to be present for appropriate time for Final Tests and Adjustments.
- E. Tools - Provide standard hand tools including screwdrivers, pliers, wire strippers, nut drivers, soldering iron, and other tools appropriate for troubleshooting system problems.
- F. Ladders and Scaffolds - Provide ladders and scaffolds to inspect/adjust loudspeakers and rigging points.

- G. Verification of Initial Tests and Adjustments - Verify that Initial Tests and Adjustments have been performed and meet criteria.

3.6 FINAL ACCEPTANCE BY OWNER

- A. Certificate – Submit Certificate of Final Acceptance form signed by Owner verifying complete installation and proper operation of systems upon fulfillment of all requirements and upon recommendation by Owner.
- B. General Adjustments – Adjust, balance, and align equipment for optimum quality, meeting manufacturers published specifications.
- C. Input/Output Jack Demonstration – Demonstrate proper performance and phase of each system input and output jack (all audio input and output jacks) as received at AV and network systems.
- D. Inventory – Inventory all installed and portable equipment for correct quantities.
- E. Functional Demonstration – Demonstrate operation of each function of each major piece of equipment.
- F. Other Tests - Perform any other tests on any part of the AV system as requested by Owner.
- G. Final Equipment Settings – Record final settings of all equalizer bands, tone controls, filters, delays, limiters, etc., including those established through computer software settings. Include descriptions of settings (including software settings) in Operation and Maintenance Manual. Include software copy of configuration file(s) in Operation and Maintenance Manual.
- H. Security Inspection – Inspect equipment for security from tampering (covers, shaft-locks, etc.).
- I. Review of Labels – Review installed labels on cables, equipment, controls, and terminal strips.

3.7 OWNER TRAINING

- A. Provide Owner training as described in General Conditions. As a minimum, provide four (4) hours instruction (within four (2) trips to site) regarding AV Systems operation to Owner-designated personnel. Schedule instruction time(s) with Owner to occur after completion of Final Tests and Adjustments. Coordinate with Owner in advance to schedule instruction time. Document date, time, and attendees of the training session and include documentation in Operation and Maintenance Manuals to serve as record of trained personnel.

3.8 SUPPORT DURING OWNER'S FIRST USE OF COMPLETED SYSTEM

- A. Provide personnel familiar with design, installation, and operation of each system to be present at Owner's first use of each completed system (up to six (2) hours total in two sessions). During first use of each system, respond to Owner requests for troubleshooting, adjustments, and additional training. If no one contractor employee or representative can provide expertise in all aspects of the system, provide multiple personnel for the six (6) hours per session as required. Schedule presence of personnel in advance with Owner. Should significant elements of the new system be operational prior to final completion, Owner may elect to schedule contractor presence for Owner function prior to final completion of system. Should Owner exercise this option, contractor presence will not be required at first use following final completion.

END OF SECTION 274116

SECTION 28 00 00 - ELECTRONIC SECURITY

PART 1 - GENERAL

1.1 PROJECT SUMMARY/OVERVIEW

- A. This document covers the general requirements for work to be performed to provide electronic security and surveillance.
- B. The contents of this document, along with related drawings and other documentary material, are critical to the security of this project and Owner and shall remain secure and confidential.
 - 1. Confidential information shall not be deliberately or inadvertently disclosed to anyone other than the Contractor's personnel and subcontractors who require disclosure to perform their portion of the work.
 - 2. This confidential information shall be tracked to ensure that copies are accounted for and properly destroyed when no longer needed to perform the work.
- C. The security systems shall consist of the following integrated subsystems as specified herein:
 - 1. Electronic Access Control
 - 2. Video Surveillance
 - 3. Wire and Cable
- D. Provide complete turnkey systems with the exception of those items noted within this specification as being provided by others.
- E. Related Sections include:
 - 1. Section 087100 Door Hardware
 - 2. Section 260000 Electrical (including related sub-sections)
 - 3. Section 270000 Communications (including related sub-sections)
 - 4. Section 281000 Electronic Access Control
 - 5. Section 282300 Video Surveillance
 - 6. Section 282600 Emergency Intercommunications and Duress
 - 7. Section 283100 Fire Alarm and Smoke Detection

1.2 GENERAL REQUIREMENTS

- A. Upon completion of commissioning testing and Owner acceptance, DataCom Design Group bears no liability or responsibility for the continued proper operation of the installed systems.
- B. The Items described herein shall not be modified or substituted without consent of DataCom Design Group and/or the Owner.
- C. Electronic security systems integrator (security subcontractor) manager/supervisor shall attend meetings arranged by the Contractor, Architect, Owner or other parties affected by the work of this Section 280000.
- D. If the manufacturer of security devices or connecting hardware has supplied post manufacture performance data, copies of such are to be kept for inclusion in the documentation and made available to the Owner upon request.

- E. All materials are to be new unused and of the latest series of model number, unless otherwise indicated by the Owner or security system designer.
- F. All materials shall be rated for the environment they are installed.
 - 1. All materials shall be UL- and/or ETL-approved and labeled in accordance with NEC for all products where labeling service normally applies.
 - 2. Materials and equipment requiring UL 94, 149 or 1863 listing shall be so labeled.
 - 3. Modification of products that nullifies UL labels is not permitted.
- G. All security integrator personnel must be manufacturer certified and capable of an installation that falls under the manufacturer's guidelines necessary to obtain a manufacturer warranty.
 - 1. The integrator shall provide all components/materials essential for a complete and functional security access and surveillance system.
- H. Security integrator shall issue a two (2) year warranty on installation and workmanship.
- I. These Specifications and Drawings are intended for bidding purposes only, No part shall be copied or used for any purpose other than bidding on this project.
 - 1. This package shall be contractual upon bid award.
- J. Drawings and Specifications are to be used in conjunction with one another and to supplement one another.
 - 1. In general Specifications determine the nature and quality of the materials and tests, and drawings establish the quantities, details and give characteristics of performance that should be adhered to in the installation of the security system components.
 - 2. If there is an apparent conflict between the drawings and specifications, or within the specifications themselves, the items with greater quantity or quality shall be estimated and installed.
 - 3. Clarification with the Owner/Designer about these items shall be made prior to purchase and installation.
 - 4. Questions regarding the Specification or system requirements should be directed in writing to DataCom Design Group or the Owner.
- K. Security integrator shall adhere to Division 1 general requirements and written security Specifications and Drawings within this construction package and shall be responsible for complying with all local, state and federal laws or regulations applicable to the work being performed, even though said law, rule or regulation is not identified herein.
- L. Security integrator shall arrange and pay for any inspections required by the public agencies having jurisdiction in the area.
- M. The security contractor shall procure and maintain for the duration of this agreement, insurance against claims for injuries to persons or damages to property which may arise from, or conjunction with, the performance of the work hereunder by the security integrator, his agents, representatives, or employees.
 - 1. The security integrator shall pay the cost of such insurance.
- N. The security integrator will respect and protect the privacy and confidentiality of the Owner, his employees, processes, products, and intellectual property to the extent necessary, consistent with the legal responsibilities of the State of Texas and the Owner.

- O. If required the security integrator shall sign a non-disclosure agreement and abide by its requirements to keep confidential all information concerning bid documents and this Project.
- P. Furnish submittals and manuals in accordance with Division 1.
- Q. Furnish a detailed material list complete with suppliers (distributors) list of components and distributors name, address, and phone number.
- R. Refer to Specifications issued by Architect, Division 1, for Project and cost payments.

1.3 REFERENCES

- A. The publications listed below form a part of this Specification. The publications are referred to in the text by basic designation only.
- B. Specific reference in Specifications to codes, rules, regulations, standards, manufacturer's instructions, or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of contract unless the document is shown dated.
- C. For conflicts between referenced requirements and contract documents comply with the one that is more stringent.
 - 1. Federal, State, and Local codes, regulations and ordinances
 - 2. NFPA 101: Life Safety Code
 - 3. NFPA 72: National Fire Alarm Code
 - 4. NFPA 730: Guide for Premises Security
 - 5. NFPA 731: Standard for the Installation of Electronic Premises Security
 - 6. National Electric Code (NEC), latest edition
 - 7. Building Codes (UBC) (IBC), latest editions
 - 8. Occupational Health and Safety Act (OSHA)
 - 9. Americans with Disabilities Act (ADA)
 - 10. Local Governing Authorities Having Jurisdiction
 - 11. Underwriters Laboratory (UL) Applicable Standards for Safety and Security
 - 12. Institute of Electrical and Electronics Engineers (IEEE) Applicable Standards
 - 13. Telecommunications Industry Association (TIA) Applicable Standards
 - 14. Client standards for Security Systems
- D. Related Documents
 - 1. Security Drawings
 - 2. General provisions of contract
 - 3. Uniform general conditions
 - 4. Supplementary general conditions
 - 5. Architectural plans & specifications
 - 6. Requirements of Division 1
 - 7. Electrical / Mechanical / Telecommunications specifications and plans.

1.4 DESCRIPTION OF SYSTEM WORK

- A. Furnish and install all materials, tools, equipment, and services for all electronic security/surveillance devices to provide functioning systems in accordance with performance requirements specified and any modifications resulting from reviewed shop and field coordinated drawings.

1. Access Control System
 - a) This system replaces the typical mechanical key controlled door lock with a door locking system that uses an access card as the access credential.
 - b) The system includes an electric door-locking mechanisms, card reader located adjacent the door, door status sensor, door prop alarm and a request to exit device.
 - c) Typical system configuration is card or schedule controlled entry with free exiting.
2. Video Surveillance System
 - a) This system is used to provide video surveillance through the use of cameras of security sensitive areas and target items.
 - b) The system shall allow for the viewing and recording of images.
3. Duress Systems
 - a) Duress Buttons
 - 1) These buttons, also known as panic buttons, are installed in locations where potential personal safety or security threats exist.
 - 2) Depressing the button sends a silent priority alarm signal to assigned monitor with location and specific alarm information
 - 3) The panic button is usually located in the knee space underneath a desk or service counter.

B. RACKS AND ENCLOSURES

1. Wall mounted enclosures, data gathering panels, and power supply panels shall be installed as per manufacturer's requirements.
 - a) Coordinate pathways and power with Electrical and Telecommunications Contractors
 - b) Furnish all labor, materials, tools, equipment, and services for all control consoles, equipment racks, cabinets, and enclosures not provided by others in accordance with contract documents.
 - c) Completely coordinate with work of other trades to avoid duplication in purchasing.
 - d) Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, and devices incidental to or necessary for a sound, secure and complete installation.
2. The installation of the relay racks/cabinets for Electronic Surveillance shall be by the Telecommunications Contractor.
 - a) Coordinate locations with G.C.
3. The designated security space will provide an area reserved for rack and wall mounted security equipment.
 - a) The rack area allows for vertical relay rack(s).
 - b) Backboard wall area of 8'-0" X 8'-0" shall be reserved for wall-mounted components.
 - c) Cable tray/ ladder shall be by the telecommunications contractor and is provided to facilitate cable access into both wall and rack mounted equipment.

- C. Provide all supplementary or miscellaneous items and devices incidental to or necessary for a sound and complete installation.

- D. Drawings are representative and show general arrangement of systems and equipment, except when dimensioned or detailed.
 - 1. For exact locations refer to dimensioned architectural drawings.
 - a) Field measurements take precedence over dimensioned drawings.
 - b) Field verify locations and arrangement of all systems and equipment.
 - c) Coordinate all work with other trades and Contractor.
- E. Circuit Supervision
 - 1. Supervise all signal and data transmission lines, links with other systems, and sensors.
 - a) Indicate circuit and detection device faults with both protected zone and trouble signals.
 - b) Initiate an alarm in response to opening, closing, or shorting of a signal or data transmission line.
- F. Electronics systems work as specified in this Section and Sections 281000, 282300, 282600 shall include:
 - 1. A project kick-off/pre-submittal meeting with the Architect, Designer, and Contractor to review security design package.
 - a) Additional participants shall include:
 - 1) Division 8 subcontractors
 - 2) Division 26 subcontractors
 - 2. Preparation of pre-installation submittals, including point-to-point wiring information for security equipment to interface to work by others prior to start of any installation work. Include lock permit requests in submittals for review.
 - 3. Furnishing and installation of all security devices, components and accessories.
 - 4. The furnishing and coordination on installation of special back boxes for security equipment and field devices as required.
 - 5. Furnishing, installation and termination of all copper wiring and cabling including any special purpose wire and cable for electronic security systems.
 - a) Coordinate all network and fiber optic cable interface provided by telecommunications subcontractor.
 - 6. Coordinate raceway and power distribution systems provided by Division 26.
 - 7. Provide and install 12/24 VAC/DC input power to all field devices as required.
 - 8. Coordination with other trades and Owner required to facilitate the installation of the security equipment including:
 - a) Division 08 (doors)
 - b) Division 26 (power, raceways, and fire alarms)
 - c) Division 27 (telecommunications network interface).
 - 9. Wiring and termination of electrified door hardware by security subcontractor shall be concurrent with the installation of these electrified components by the door hardware subcontractor.
 - 10. Programming of all security control equipment and prior coordination with the Owner's security and telecommunications personnel.
 - 11. Preparation of "As-Built" documentation.

12. Warranty service for completed work.

1.5 SUBMITTALS

- A. Refer to Requirements of Division 1.

- B. Pre-Installation Submittal Requirements

1. Submittals for electronic security shall be complete and submitted at the same time.

- a) No partial submittals will be accepted for review.
- b) Allow 2 weeks for consultant review of submittals.

2. General Requirements

- a) A functional description of each system.
- b) All cable and wiring types for each device type used.
- c) Written confirmation that lock wiring and access control systems requirements have been coordinated with electrified door hardware, fire alarm systems, automatic door controls, and overhead door controls specified in other sections and other packages.
- d) Power supply points listing with devices and maximum loads to prevent overloading.
- e) Battery backup calculations to show load and back-up times for UPS and power supplies with batteries.
- f) Equipment schedules listing all system components, manufacturer, model number and quantities of each.
- g) Qualifications and proof of work history (with references).

3. Product Data Cut-sheets

- a) Complete manufacturer's technical data including manufacturer warranty information, descriptive literature, illustrations, and installation instructions for all components included within this project indicating compliance with applicable referenced standards, size, dimensions, model number, electrical characteristics, support requirements, connection requirements and all applicable information verifying that submitted components comply with Contract Documents.

4. Shop Drawings

- a) Floor plans necessary to identify specific device locations, cable routes and quantities, cable types, riser locations, and references to installation details and diagrams.
- b) Riser diagram showing routes between floors or other areas that are not easily identified on the floor plans.
- c) Security One-line diagrams showing all input and output points of the system.
 - 1) The Contractor shall make any corrections required by the consultant team, file with him two corrected copies and furnish such other copies as may be needed.
 - 2) The consultant's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviations from drawings or specifications, unless he has in writing called the Architect's attention to such deviations at the time of submission, nor shall it relieve him from responsibility for errors of any sort in shop drawings or schedules.

- d) Release of CAD Files

- 1) Contractor may request to utilize DataCom's AutoCAD floor plan files for assistance in producing shop drawings.
 - 2) Request shall be made by signing DataCom's "Agreement for Release of CAD Files" letter.
5. Warranty
 - a) The Contractor shall provide the appropriate documentation to comply with the requirements described in the WARRANTY section.
6. Qualifications
 - a) The Contractor shall provide the appropriate documentation to comply with the requirements described in the QUALITY ASSURANCE section.
- C. As-Built drawings shall be in current AutoCAD format, same version as used by the Architect.
 1. Dimensions and scale of the drawing sheets submitted shall match the size of the drawing used for the contract documents, and shall include the following.
 - a) Utilize normally recognized drafting procedures that match AutoCAD standards, Architect, and Designer guidelines and methodology.
 - b) The As-Built drawings shall incorporate all changes made to the building identified in, but not limited to, Addenda, contemplated change notices, Site Instructions or deviations resulting from site conditions.
 - c) Dimensioned plan and elevation views of all security components.
 - d) Cable routing paths of security cables to identified infrastructure pathways.
 - e) All rack, cabinet, and enclosure locations and labeling thereof.
 - f) One-line diagrams of equipment/device interconnecting cabling of the security systems.
 - g) Standard or typical installation details of installations unique to Owner's requirements.
 - h) Submit one soft and one hard copy with project deliverables within 30 days of project completion.
- D. Security integrator shall provide three (3) paper copies and one (1) electronic copy (PDF format) of a properly indexed O&M Manual at the conclusion of the project, which will include, but not be limited to the following requirements:
 1. Ring binder with project title, properly indexed, and contractor's name on cover and spine including:
 - a) Sequence of operations, design philosophy, and specific functions
 - b) System block diagram
 - c) Equipment list including:
 - 1) A brief description
 - 2) Model
 - 3) Total number of each item used in the project.
 - d) Camera schedule including:
 - 1) Number
 - 2) Location
 - 3) Camera model/manufacturer
 - 4) View

- 5) Lens
- 6) Power source
- 7) Multiplexer/input
- 8) Settings entered on site

- e) Manufacturers' data sheet and O&M manual for associated equipment.
- f) Maintenance requirements for equipment, inspections and preventative maintenance schedules.
- g) As-built drawings for each floor plan layout and rack and wall elevation layouts. Each drawing shall show:
 - 1) Cable type and identifier
 - 2) Actual cable routing pathway
 - 3) Device number (camera, etc.),
 - 4) Device input/output number.

- h) Final test data (measured video levels, day & night camera snapshots in JPEG format and other significant operating parameters).
- i) List of system associated mechanical locking keys with key codes and tamper resistant hardware types.

1.6 QUALITY ASSURANCE

- A. Electronic security systems integrator (security subcontractor) shall meet the following minimum requirements.
 - 1. Maintain a valid Type B license from the Texas Private Security Bureau.
 - 2. Have successfully completed three (3) projects of similar size and complexity that have been in proper operation for a period of one (1) year.
 - 3. Technicians shall be factory trained and certified in specified systems.
 - 4. The Project manager and supervising/lead technician shall have been regularly engaged in the installation and testing of the products specified for not less than five (5) years and maintain manufacturer certification.
 - 5. The security integrator must maintain an operating facility in the local area (50 mile radius) of the Project location to provide service to the Owner for the warranty period.
 - a) At the Owners request for service, the security integrator shall dispatch a service technician to the location to affect the required repairs or adjustments.
 - 6. The contractor shall maintain a spare parts inventory necessary to resolve component failures of the system.
 - a) Refer to individual specification section for a list of specifically required parts provided to the owner and stored on site. These parts will become the property of the owner.
 - 1) At the end of the warranty period the security integrator shall test the owner's spare parts and repair or replace as needed to bring the parts up to proper operation.
 - 7. A BICSI RCDD shall approve all on-site work as a recognized member of the Contractor's installation team.
 - a) All installation team members must demonstrate knowledge and compliance with all BICSI, TIA/EIA, UL, and NEC methods, standards and codes.

- B. Security integrators desiring approval must comply with Division 1 requirements.
- C. Security integrator must be cognizant of site conditions, verify locations of new and existing equipment, and determine exact requirements for connection and interface.

1.7 PRE-INSTALLATION MEETINGS

- A. Attend and/or arrange a scheduled pre-installation conference prior to beginning any work of this section.
 - 1. Agenda
 - a) This venue is to ask and clarify questions in writing related to work to be performed, scheduling, and coordination with the Project manager/Owner representative and consultant.
 - 2. Attendance
 - a) The security project manager/supervisor shall attend meetings arranged by General Contractor, Owner's representatives, and other parties affected by work of this document.
 - b) All individuals who will be installers of the electronic security system and equipment in an on-site supervisory capacity, including project managers and lead installers, shall be required to attend the pre-installation conference.
 - c) Individuals who do not attend the conference will not be permitted to install, or supervise the installation of, any component of the security system.
 - 1) This includes supervisors, project managers, and lead installers of this project.

1.8 POST INSTALLATION MEETINGS

- A. At the time of substantial completion the contractor shall call and arrange for a post installation meeting to present and review all submittal documents to include but not be limited to As-Built Drawings, Warranty paperwork, etc.
 - 1. Attendees to be invited shall include:
 - a) Project manager/Owner representative
 - b) DataCom Design Group
 - c) General Contractor
 - d) Other trades that the GC deems appropriate.
 - 2. At this meeting the contractor shall present and explain all documentation, asking for feedback on its completeness.
 - 3. Any discrepancies or deviations noted by and agreed to by participants shall be remedied by the contractor and resubmitted within one week of the meeting.

1.9 DELIVERY, STORAGE AND HANDLING

- A. Equipment and components shall be delivered properly protected and undamaged with original containers, packaging, and labels intact.

- B. Store, handle, and protect all related materials and equipment in accordance with Manufacturer's recommendations.
- C. Provide additional protection during handling as necessary to prevent breaking, scraping, marring, or otherwise damaging products or surrounding areas.
- D. Equipment and components shall be protected from the weather, humidity, temperature variations, dirt, dust, or other contaminants.
 - 1. Equipment damaged prior to system acceptance shall be replaced at no cost to the owner.
- E. Protect all equipment and components that are to be installed from theft, vandalism, or use by unauthorized persons.

1.10 PROJECT/SITE CONDITIONS

- A. Security integrator is responsible for conducting a site survey prior to the commencement of work to determine locations of all existing security devices and verify the proposed locations of the new components to be installed.
- B. Security integrator will coordinate all work through the Contractor and schedule work to cause as little interference or interruption of existing services as possible.
- C. Security integrator will arrange and pay for all necessary permits, licenses, and inspections.
 - 1. Security integrator shall prepare all information necessary to obtain a permit for Electronic Locking Mechanisms in compliance with the Owner requirements.
- D. Verify with Division 26 installer all conduits and special back box requirements in a timely manner.

1.11 WARRANTY

- A. See requirements in Division 1 Specifications.
- B. The Security Integrator shall warrant all completed work, including all materials and labor, to be free from defects in design, workmanship, and/or materials for a period of two (2) years from final acceptance date.
 - 1. System acceptance is defined as the completion of all functional performance testing and the resolution of all punch list items.
- C. Warranty Service
 - 1. In the event that defects in the materials and/or workmanship are identified during the warranty period, the contractor shall provide all labor and materials to correct the deficiency.
 - 2. All service work shall be performed by factory certified technicians.
 - 3. All warranty service shall include the replacement of all parts and or components as required to restore normal system operation.
 - a) If parts or components need to be repaired, a loaner will be supplied and installed until the part or component can be repaired and reinstalled.

4. Immediately following a warranty service request, the Contractor shall provide written documentation to Owner which details the service work completed, cause of trouble, and any outstanding work required to restore a complete and normal system.
- D. Warranty service requests shall be responded to within 4 hours of notification with a qualified service technician on site.
- E. All repairs shall be completed within 48 hours upon site arrival.
 1. If the failure exceeds 48 hours, the Owner reserves the right to require the contractor provide on-site manufacturer support at no additional cost to Owner.
- F. Extended warranties on equipment components offered by the manufacturer shall be passed through to the Owner.
 1. Warranty provisions shall be fully transferable only at the direction of the Owner, in the event that ownership of the installed security systems is transferred.

1.12 SYSTEMS STARTUP AND TRAINING

- A. After all systems have been tested, accepted and turned on for operation, the Security integrator shall provide "User Training" to Owner personnel.
 1. The onsite training shall cover all newly installed electronic security components, devices and systems. The training classes shall total a minimum of twenty (20) hours for up to eight (8) people of the Owner's choosing.
 2. Two (2) separate training sessions will be conducted, one for system operators and one for system administrators.
 3. The contents of the manuals will include:
 - a) Title page with subject, system name, owner's name, and an owner approved confidentiality notice.
 - b) Table of contents.
 - c) Manual that details system and sub-system operation.
 - d) Manuals that details system administration procedures and tasks.
 - e) Manuals that fully detail all programming commands.
 4. Provide ten (10) Bound hardcopy System Operation training manuals and one electronic copy (PDF format).
 5. Provide two (2) Bound hardcopy System Administration training manuals and one electronic copy (PDF format).

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer's are shown in individual specification sections.
- B. Equipment manufacturers and model numbers indicated in individual specification sections are identified as minimum equipment requirements.

- C. All substitutions shall meet or exceed these minimum requirements and must be approved by the Owner/Architect prior to purchase.
- D. All manufacturers' equipment shall be available through a nationally recognized supplier network.

2.2 EQUIPMENT

- A. Provide security fasteners on all equipment, device plates, etc. within public areas.
 - 1. Allen head with center pin, hardened steel.
 - 2. Provide four (4) fastener tools to Owner.
- B. Equipment installed in exterior applications shall be fitted with fasteners and exposed surfaces of stainless steel or other corrosion resistant material.
- C. All materials and equipment used must be new and unused, prime quality products.
- D. All equipment or components installed on the exterior of a building where the equipment is subject to adverse weather/elements shall be enclosed in weatherproof enclosures.

2.3 WIRE AND CABLE

- A. All wire and cable shall be U.L. approved for its intended application and shall meet or exceed manufacturer's recommendations for the components connected.
- B. All conductors and cable shall meet individual security system manufacturer specifications.
 - 1. Provide shielded conductors and cable as required by the manufacturer or as required to provide for interference-free signals.
 - 2. Color coding shall be accomplished by using solidly colored insulation.
 - a) Grounding conductors, where insulated, shall be colored solid green or identified with green color as required by NEC.
- C. Increase conductor sizes on cables as required to be consistent with circuit current ratings, length of wire runs, and manufacturers' recommendations.
 - 1. Alarm device field wiring shall be in accordance with the equipment manufacturer's specifications.
 - 2. Low voltage power circuits shall use conductors as required by the equipment manufacturer's specifications.
 - 3. Plenum rated cable shall be used as required by code.
- D. UTP Structured Cabling Systems for IP cameras and intercoms (including pulling, terminating, and testing) by Division 27 Telecommunications contractor.
 - 1. Intra-building data communications circuits shall utilize UTP cable as specified in Telecommunications specifications.
- E. Fiber Optic Structured Cabling Systems for IP cameras and intercoms (including pulling, terminating, and testing) by Division 27 Telecommunications contractor.
 - 1. Inter-building and building exterior data communications circuits shall utilize fiber optic cable as specified in Telecommunications specifications.

F. Patch Cables

1. Provide pre-manufactured patch cables (cable, connectors, boots, etc.) as required to connect security systems to voice and data communication outlets.
2. Patch cables shall be certified for their specific use to meet or exceed applicable industry specifications.
3. Provide cable lengths as necessary to neatly route cables through cable management systems and other cable organization systems.
4. Provide connectors as required for proper termination.
 - a) Provide boots for connectors where applicable to prevent snagging.

G. The minimum conductor sizes are for distances as per the manufacturer's specifications from security device to security panel.

1. The contractor shall size the conductor accordingly for longer runs.
 2. Minimum Conductor and Cable Types and Sizes.
 - a) Alarm device field wiring shall be 18/20 AWG stranded copper conductors.
 - b) Low voltage power circuits will use 18 AWG stranded copper conductors.
- 1) Increase conductor gauge consistent with circuit current requirements.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. All personnel working on this project shall be experienced, highly skilled installers with a minimum of three (3) years work on similar type projects.
- B. Changes in location of any work require the written approval of the Architect/Owner prior to initiation.
- C. Changes in indicated sizes shall not be made without the written approval of the Owner/Architect.
- D. Install all equipment in accordance with manufacturer's recommendations.
- E. All systems shall be designed and installed to provide 24 hour a day, 7 days a week operation.
- F. Primary pathways
 1. All security cabling run from rack/enclosure head-end equipment to security devices shall follow primary telecom routing pathways.
 2. Security wire non-UTP cabling shall be kept separated from the data cabling
 3. Security wire non-UTP cabling shall be routed in bridle rings secured to the outside of the telecom tray where applicable.
 - a) Arlington loops or J hooks shall be used where telecom pathways are not present
 4. Provide all necessary anchoring devices and supports.
 - a) Use structural supports suitable for equipment, or as indicated.
 - b) Check loading and dimensions of equipment with shop drawings.
 - c) Do not cut or weld to, building structural members.

G. Secondary pathways

1. Arlington loops or J hooks shall be used for secondary pathways
2. Security wire non-UTP cabling shall be kept separated from the data cabling
3. Provide all necessary anchoring devices and supports.
 - a) Use structural supports suitable for equipment, or as indicated.
 - b) Check loading and dimensions of equipment with shop drawings.
 - c) Do not cut or weld to, building structural members.

H. Conduits

1. All conduits shall be UL listed and comply with NEC requirements.
2. Routing
 - a) Conduits shall be routed in the most direct route possible, with the fewest number of bends possible.
 - b) There shall be no continuous conduit sections longer than 100'-0" for premises conduits. For runs that total more than 100'-0", insert junction or pull boxes so that no continuous run between pull boxes is greater than 100'-0".
3. Fill and Bend Radius
 - a) Conduit fill shall comply with NEC requirements.
 - b) There shall be no more than two 90° bends (180° total) between conduit pull boxes.
 - c) Unless otherwise noted in the drawings, conduits entering pull boxes shall be aligned with exiting conduits.
4. Penetrations
 - a) All conduit penetrations shall comply with all applicable fire codes.
 - b) All conduit penetrations in fire-rated walls or floors shall be sealed and fire-proofed to meet or exceed the designed rating of the penetration area.
5. Conduit Fittings
 - a) All fittings shall be compression or threaded.
 - b) Fittings shall provide a secure connection for pulling cables.
 - c) Setscrew fittings are not permitted.
6. Measured Pull Tape
 - a) Pre-lubricated, woven polyester, low friction, and high abrasion resistant yarn with footage markers printed on the tape.
 - b) Minimum average tensile strength shall be 1130 lbs. for 0'-1.5" and smaller conduits and innerduct.
 - c) Minimum average tensile strength shall be 1800 lbs. for conduits larger than 0'-1.5".

I. Junction Boxes and Back Boxes

1. Junction boxes and back boxes shall be UL listed and comply with NEC requirements.
2. Junction box and back box installations shall comply with all applicable fire codes.
3. All junction box and back box installations in fire-rated walls or floors shall be sealed and fire-proofed to meet or exceed the designed rating of the wall the box is installed in.

- J. Coordinate extension and connection to commercial, emergency/UPS power circuits provided by Division 26.
 - 1. Make power connections in accordance with Division 26.
- K. Shielded and/or screened cables shall be grounded per the hardware manufacturer's instruction.
 - 1. Single point shield grounds shall be grounded at the field panel feeding the device or sub panel and insulated from ground at the termination end of the cable.
- L. All installation of security systems shall be complete at least thirty calendar days prior to occupancy.

3.2 RACK AND CABINET INSTALLATION

- A. Coordinate rack/cabinet installation with Telecommunications contractor and follow provisions in Section 281000.
- B. Rack/cabinet installation by Telecommunications contractor.
- C. After racks are installed, install all required components to support rack mounted security equipment.
 - 1. Extend UPS/emergency power to rack mounted equipment as required.
- D. Install all conduits, back boxes, wire and cable management as required for interconnection of security equipment, data gathering panels, power supply enclosures, and distribution panels in the Security room.
- E. Extend commercial/emergency/UPS power circuits as required to security components as required.
- F. Neatly lace and dress all cables that are being terminated in wall mounted security enclosures.
 - 1. All wiring and cable shall be properly supported.
 - 2. Utilize suitable cable management devices, no tie-wraps for UTP structured cabling allowed.

3.3 GROUNDING AND BONDING

- A. Equipment Cabinets and Racks
 - 1. To provide electrical continuity between rack elements, paint-piercing grounding washers shall be used where rack sections bolt together, on both sides, under the head of the bolt and between the nut and rack.
 - 2. A horizontal busbar shall be installed at the top and back of each rack for floor fed cabinets/racks.
 - 3. A vertical busbar shall be installed to the rear of the right-hand side rail with thread-forming screws to ensure metal-to-metal contact.
 - 4. Each rack shall be provided with a minimum # 6 AWG insulated ground wire.
 - 5. Do not bond racks serially (loop from rack to rack).
 - 6. Each rack bay against a wall shall be bottom/side ground feeds from the wall.
 - a) Wall ground feeds/raceways to racks shall not be exposed on the walls.

- b) Exception
 - 1) Some rack bays will require the ground to be fed from the ceiling raceway. Refer to drawings for details.
- 7. The Contractor shall provide a ground strap for each equipment rack and bond to the nearest Telecommunications Bonding Backbone (TBB) connection, Furnish all required bonding materials and hardware manufactured for this purpose.
 - a) Follow NEC bonding procedures/specifications.
- 8. All ground raceways within each rack shall be an insulated metallic flex type raceway and shall not interfere with equipment mounting frames or equipment mounting brackets.
- 9. Each ground feed shall provide proper installation allowances and penetration depths to provide conversion fittings from solid metallic to insulated metallic flex conduit raceways.
- 10. To bond each rack to ground, burnish clean a one square inch area, drill, tap, apply an adequate amount of antioxidant joint compound mixed for the metal surface types affected, and bolt connectorized conductor to burnished and compounded area.
 - a) Ensure proper conductivity.
- B. Cable Runway, Cable Raceway and Support System Grounding
 - 1. The Contractor shall provide communications cable tray and cable runway systems with a communications isolated ground from the TBB.
 - 2. All cable tray needs to be electrically continuous per NEC 250.96.
 - a) Metal raceways, wire-mesh cable trays, cable armor, cable sheath, enclosures, frames, fittings, and other metal non-current-carrying parts that are to serve as an alternate grounding path, with or without the use of supplementary equipment grounding conductors, shall be effectively bonded where necessary to ensure electrical continuity and the capacity to conduct safely any fault current likely to be imposed on them.
 - b) Any nonconductive paint, enamel, or similar coating shall be removed at threads, contact points, and contact surfaces, and be connected by means of fittings designed so as to make good bonding points.
 - 3. The Contractor shall provide and install #6 AWG insulated ground wire to bond one end of each cable tray/runway system to the #2/0 TBB.
 - 4. For electrically non-continuous conduits that contain only grounding conductor, the Contractor shall bond the conduit and conductor together at both ends to ground to nearest TGB with grounding bushings or ground clamps.

3.4 LABELING

- A. Provide labeling for all security equipment components using waterproof, self-adhesive computer printed labels.
 - 1. Coordinate with Owner on numbering/labeling scheme.
- B. Provide labeling for all security cable/wiring using waterproof, self-adhesive computer printed labels.
 - 1. Coordinate with Owner on numbering/labeling scheme.
 - 2. Label all cables/wiring on both ends.

3. At multi conductor cable terminations label each conductor.
4. At a minimum, each cable/wire label shall designate:
 - a) Origination Point
 - b) Alarm point description
 - c) Opening description (if applicable)
- C. Provide a complete cable/wire identification plan/list with project completion submittal.
- D. Conduit and junction box exteriors may be identified with unique color paint, but shall not be identified with written words that easily identify the function of the conduit and boxes.

3.5 POWER REQUIREMENTS

- A. 120 VAC emergency power dedicated to security will be provided. (By Electrical Contractor)
- B. Back-up power for all equipment and devices shall be for at least 4 hours unless otherwise specified.
 1. When generator backup power is available, provide a UPS, rated to maintain the load for a minimum of 15 minutes for all 120VAC equipment.
- C. Rack-mounted Uninterruptible Power Supply (UPS)
 1. Provide a UPS to support 120% of the required load to allow for future load expansion and age related deterioration of the battery performance.
 2. The UPS interface port shall have an RS-232 communications port and a 10 Base-T Ethernet for LAN management.
 - a) Provide the necessary data connection, hardware and software to remotely monitor the UPS
 - b) Provide user configurable computer operating system shutdown capability
 3. The control panel shall have a LED status display for load and battery bar graphs in addition to replace battery and overload indicators.
 - a) Rack-mounted surge suppression shall be vertically mounted and made for this orientation.
- D. All electronic locks shall be 12/24VDC (By Division 08)
- E. Connect to AC power and provide UL listed power supplies and transformers to distribute low voltage power to the system components as required.
 1. Provide uninterrupted battery backup power for the duration required above.
- F. All equipment connected to AC circuits shall be protected from power surges.
 1. The devices shall be installed and grounded per manufacturer instructions.
 2. Equipment protection shall meet requirements of ANSI C62.41.
 3. Fuses shall not be used for surge protection.
- G. All non-fiber optic data circuits that serve devices exterior to the buildings will be protected by surge protectors at the device and the termination.

1. The devices shall be installed and grounded per manufacturer instructions.
2. Equipment protection shall meet requirements of ANSI C62.41.
3. Fuses shall not be used for surge protection.

3.6 TESTING

- A. Ensure that all provisions and requirements of this specification are met.
 1. Verify through inspections, demonstrations and tests.
- B. Perform required tests to demonstrate workmanship, operation, and performance.
 1. Conduct tests with Architect/Owner and if required, inspectors of agencies having jurisdiction present.
 2. Arrange test dates in advance and give all parties a minimum of 48 hours notice.
- C. Repair or replace equipment or systems found defective or inoperative and re-test until 100% satisfactory results are obtained.
- D. Verification inspections will be made of all equipment components and installations for proper functioning of locking hardware and lock controls, mounting/placement of sensors, and cameras, etc. to guarantee requirements of the Contract Documents are complied with.
 1. The Owner's quality control representative shall have the opportunity to witness all inspections, or to conduct installation inspections of his own.

3.7 FUNCTIONAL PERFORMANCE TEST

- A. The Functional Performance Test (FPT) will be conducted at the end of the project and prior to system acceptance by the Owner.
 1. The security integrator will provide all necessary staff and communications needed to fully test all functions of the system.
 2. The contractor will submit for approval by the Architect and Owner, a comprehensive test plan that will include testing of every function on every door and security device thirty (30) days prior to the scheduled start of the test.
 3. The system will not be considered for acceptance prior to the successful completion of the FPT and completion of punch list items.
- B. Pre-Testing
 1. Following installation and prior to the FPT, the security integrator shall individually test each component and field device and verify the proper functioning of each component within a particular sub-system.
 - a) The contractor shall also test each sub-system until all detection zones, alarm assessment components, alarm reporting, surveillance and display components; along with access control functions have been verified.
 - b) Prior to the FPT all deficiencies must be corrected.
 - c) After sub-system verification is complete, test the entire system to assure that all elements and subsystems are compatible and function properly as a complete system.

- C. Upon completion of the outlined tasks and tests the security integrator shall schedule the FPT with the Architect and Owner.
 - 1. The security contractor must demonstrate that the security system components and sub-systems operate together as a system and meet specification requirements in the "As-Installed" operating environment.
 - 2. On conclusion of the FPT the test report document will be submitted to the architect for approval.
 - 3. The FPT will be observed by the architect's and Owner's representatives.
 - 4. The FPT may be stopped at any time by these representatives if they believe the failure rate is too high or the system is not performing to contract document requirements.
 - 5. The FPT will only resume when all deficiencies have been corrected.
 - 6. Retesting will be required of all failed tests.

3.8 SYSTEM OPERATIONAL TEST

- A. Upon completion of the FPT, conduct a formal test to be known as the System Operational Test (SOT), in which all components and sub-systems of the security system are demonstrated to operate error and failure free together as a system.
 - 1. This test is to be performed over a continuous seventy-two (72) hour period.
 - 2. A formal test plan and test procedures shall be prepared by the security subcontractor and submitted to the Owner/Architect for approval.
 - 3. The Security integrator must demonstrate that the system components and sub-systems meet specification requirements in the "As-Installed" operating environment and operate error and failure free for the duration of the test.
 - 4. If a system failure does occur, the failure must be documented and repaired, after which the seventy-two hour SOT period will restart.
- B. In the event that the Owner, Architect, or Contractor are required to witness a retest at a later date because the Security integrator is not properly prepared to conduct the acceptance tests or because the systems being tested have failed such tests, which shall be solely determined by the Architect or Owner witnessing the tests, the cost of witnessing additional tests shall be borne exclusively by the Security integrator.
 - 1. Costs are to be based on time and materials at the established rates of the Architect or Owner.

END OF SECTION 280000

SECTION 28 10 00 - ELECTRONIC ACCESS CONTROL

PART 1 - GENERAL

1.1 SUMMARY/OVERVIEW

- A. This section provides specifications for the installation of Electronic Access Control (AC), and related components.
- B. Related Sections
 - 1. Section 087100 Door hardware
 - 2. Section 260000 Electrical (including related sub-sections)
 - 3. Section 270000 Communications (including related sub-sections)
 - 4. Section 280000 Electronic Security
 - 5. Section 282300 Video Surveillance
 - 6. Section 283100 Fire Alarm and Smoke Detection

1.2 REFERENCES

- A. See Section 280000 Electronic Security.

1.3 SYSTEM COORDINATION

- A. The Security Integrator shall completely coordinate all relevant work of other trades/systems including, but not limited to:
 - 1. Door hardware
 - 2. Fire Alarm System
 - 3. Electrical Systems(s)
 - 4. Telecommunications System(s)
- B. Electric Locking Mechanisms
 - 1. The security integrator and door hardware contractor shall coordinate all door hardware, door and door frame design.
 - 2. The security contractor shall verify all specified door hardware is appropriate for the security application and verify the sequence of operations for each access controlled opening.
- C. Fire Alarm and Life Safety
 - 1. The security integrator shall coordinate the access control system design with the life safety consultant to ensure compliance with applicable codes and requirements.
 - 2. This includes, but is not limited to:
 - a) Fire alarm interface
 - b) Fail safe/fail secure locking mechanisms
 - c) Delayed egress

1.4 SYSTEM DESCRIPTION

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- A. General Requirements
 - 1. Furnish all labor, materials, tools, equipment, and services for a complete security system as indicated and in accordance with provisions of the contract documents.
 - 2. Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, and devices incidental to or necessary for a sound, secure and complete installation.
 - 3. Comply with the provisions of Division 1 for General Requirements.
 - a) In the event of a conflict between the provisions of this Section and Division 1, the more stringent provisions shall apply.
 - 4. All system devices and components included shall be compatible.
- B. Provide an AC system to support project requirements as specified herein.
 - 1. The AC system will support the completed facility and accommodate cardholder enrollment.
- C. The AC system shall be interfaced with the Fire Alarm system (by others) as required to comply with all building code requirements.

1.5 ACCESS CONTROL SYSTEM

- A. The AC system will consist of host computer, software licenses, card readers, Integrated Door Controllers (IDC), door position sensors, and request-to-exit sensors operating in conjunction with associated electric door hardware.
 - 1. AC Host Computer (existing by Owner)
 - a) Provide AC host computer software licenses as required to expand the Owner's existing access control system to accommodate the requirement of this project.
 - b) Coordinate procurement and installation of software licenses with the Owner to ensure compatibility with existing systems.
 - c) The AC system will communicate via the Owner's Local Area Network (LAN).
 - d) The security subcontractor is responsible to coordinate setup and programming to ensure that all systems and alarm points report correctly at the remote location.
 - e) AC software must be compatible with IDCs specified herein. Provide operating system, software and database in accordance with AC manufacturer specifications.
 - 2. Card readers and adjunct devices shall be provided as shown on the drawings.
 - a) Provide card readers, Integrated Door Controllers <IDC>, and alarm input and output devices connected to the security management system via Local Area Network (LAN).
 - b) The security integrator shall coordinate network and IP address requirements with Owner to identify the Media Access Control (MAC) address (Layer 2) of each provided device, the location to be installed, and the port configuration needed for communication.
 - c) Furnish all labor, materials, tools, equipment, and services for a complete system as indicated and in accordance with provisions of the contract documents.
 - d) Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, and devices incidental to or necessary for a sound, secure and complete installation.

- B. Integrated Door Controller (IDC)
 - 1. Card Reader Interface
 - a) Readers: 2
 - b) Doors: 1
 - c) Power: Direct from PoE switch or external power supply; 24 VDC, 1 A
 - d) Communication: Ethernet, 10Base-T
 - e)
- C. Card readers will work such that upon presentation of a valid AC card, the unique card data shall be transmitted to an associated control panel where the data is compared to an authorized user database and access is approved or rejected accordingly.
 - 1. A valid authorization will activate operation of the electric lock and shunt the door position switch. The alarm shunt will not affect supervision of the detection circuit.
 - 2. Coordinate with owner on card format and other pertinent details.
- D. Card readers shall support 125 KHz proximity technology.
- E. Door position switches at card reader controlled location serve to indicate the open/closed status of the associated door and shall establish the basis for reporting a door-propped or unauthorized entry condition.
 - 1. Provide door position switches as indicated on drawings.
 - 2. Security contractor is responsible for coordinating the contact configuration (SPDT) (DPDT) and rating for door position switches, and for connection of switches with the AC.
- F. Electrified door hardware for card reader controlled doors will include electrified locksets, electric exit devices, and electric power transfer as shown on the drawings.
 - 1. All electrified door hardware shall be provided under the work of Division 08 unless otherwise noted.
 - 2. Security subcontractor shall provide security cables/conductors and low voltage power supplies for security system controlled electric door hardware.
- G. Request-to-exit (REX) devices at designated card reader controlled doors shall cause the associated door position switches to be shunted.
 - 1. The alarm shunt shall not affect the supervision of the alarm detection circuit.
 - 2. Electrified Lockset shall have an integral REX switch.
 - 3. Electrified Exit devices shall have an integral REX switch.
 - 4. Magnetic Locks shall have a Passive InfraRed (PIR) motion sensor REX device.
 - a) Wire the PIR to the Door REX Input. The configuration on this motion shall be non-resettable and activate for only 2 seconds.
 - b) A second set of output contacts for the REX motion sensor shall be wired in series with the power to the lock, disconnecting power to the lock when motion is sensed.
 - c) The PIR REX shall be mounted and the sensor positioned to avoid detection more than three feet from the door and at the door bottom sweep.
 - 1) Deter under door spoofing attacks by pointing the sensor away from the door threshold. Position the sensor to detect motion at the door handle or door push plate.
 - d) Connect to REX switch in exit device (by Division 8).

- 1) Coordinate with Division 8 to ensure proper REX switch configuration
 - 2) Wire the REX switch as described for the above motion sensor to disconnect power to the lock and activate the REX input on the IDC.
 - e) Doors without exit devices, a UL listed double pole pushbutton exit switch shall be provided as a redundant REX device.
 - 1) It shall be wired as described for the above motion sensor to disconnect power to the lock and activate the REX input on the IDC.
 - 2) Locate within 6'-0" of the door push-plate/handle.
- H. Tamper Switches
 1. Typically closed tamper switches to monitor the secure status of all IDC's, power supplies, terminal cabinets, power distribution units, and other Security System cabinets and enclosures.
 2. Fasten tamper switches within the cabinet to provide no access to the switch and fasteners when the cabinet is closed.
 3. Provide independent monitoring of tamper conditions for each cabinet.
 - a) Include the number of tamper switches in the total alarm input figures.
- I. Remote Door Release Button
 1. Designated doors equipped with electric locking devices that can be released from a remote location through the use of a door release push-button.
 - a) The momentary push-button shall interface to an IDC auxiliary input to provide momentary lock release and door alarm shunt. Interface will include supervised circuit terminated to normally open IDC input.
 - b) Assign the remote door release pushbutton a unique identifier in the access control system database and record door release pushbutton events in the access control system database.
- J. Duress Button
 1. The Duress panic button is a switch that allows an individual to covertly send a duress signal, with no visible or audible indication when activated.
 - a) Wired Duress Button
 - 1) Switch shall have a shroud over the activating lever that locks in activated position until reset with a key or have two buttons that must be press simultaneously to send alarm
- K. Emergency Lockdown Pushbutton
 1. Lockdown pushbutton will terminate to IDC alarm input. Depressing the lockdown pushbutton will:
 - a) Trigger an AC system event to override electric lock time schedule programming and lock electrically access controlled doors.
 - b) Disable card access control except for select card readers and select cardholders. Coordinate with Owner to determine which card readers will remain enabled and which cardholders will have access to the facility.

2. Lockdown pushbutton will be latching type and on depressed, will remain active until manually reset.

L. Door Management Unit (DMU)

1. Designated door will be equipped with a DMU to sound a local alert when doors are propped open beyond a field programmable time delay.
 - a) The DMU audible alert will be a recording prompting people in the area to close the door.
 - b) The DMU shall report a door propped alarm to the AC/ID after a field programmable delay. The delay will be sufficient for people in the area to correct the security violation.
 - c) The DMU shall have a key operated switch to bypass the alarm and report the bypass condition to the AC/ID.

1.6 SUBMITTALS

- A. Follow provisions of Section 280000 additional requirements.
- B. Field Test Reports
 1. Upon completion and testing of the installed system, test reports shall be submitted in booklet form and electronic media showing all field tests performed on, and adjustments made to each/any component and all field tests performed to prove compliance with the specified performance criteria.
 2. Indicate and interpret test results in written form and verbally to owner/DataCom for compliance with performance requirements at a pre-scheduled meeting.
- C. Battery calculations to show the expected loads and backup duration for power supplies and UPS devices for all active AC/ID equipment.
- D. Security Contractor is responsible to prepare and submit as required to the Authority Having Jurisdiction (AHJ) any and all information to obtain an Electronic Locking Mechanisms permit.

1.7 QUALITY ASSURANCE

- A. Follow provisions of Section 280000.
- B. Spare Parts:
 1. Provide two (2) spare components for every model and configuration of electronic components and devices used on the project as spare parts inventory.
 - a) The security integrator will turn over the new and unused components and devices to the owner at project closeout.

1.8 DELIVERY, STORAGE AND HANDLING

- A. Follow provisions of Section 280000.

1.9 PROJECT/SITE CONDITIONS

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- A. Follow provisions of Section 280000.

1.10 WARRANTY

- A. Follow provisions of Section 280000.
- B. All devices and components shall comply with applicable U.L. standards.

PART 2 - PRODUCTS

2.1 ACCEPTABLE SYSTEM MANUFACTURERS

- A. AC System Platform Software
 - 1. Infinias ESSENTIALS
 - 2. Owner Approved Equivalent
- B. System Platform Server (existing by Owner)

2.2 ACCEPTABLE ACCESS CONTROL MANUFACTURERS

- A. Access Control Integrated Door Controllers <IDC>
 - 1. infinias eIDC32
 - 2. Owner Approved Equivalent
- B. Proximity Card Readers <CR>
 - 1. Standard
 - a) infinias model R-MPW-CHAR-AH with single gang adaptor P/N PLATEGB-CHAR
 - b) Owner Approved Equivalent
 - 2. Mullion Mount
 - a) HID ProxPoint Plus model A-CRS-6005-DRK
 - b) Owner Approved Equivalent
- C. Door Position Switches <DP>
 - 1. Concealed Magnetic Door Position Switch
 - a) George Risk Industries (GRI) 199-12
 - b) Sentrol 1076D
 - c) Owner Approved Equivalent
 - 2. Surface Mount Door and Hatch Position Switch
 - a) GRI 4405-A
 - b) Sentrol 2500
 - c) Owner Approved Equivalent

- 3. Overhead Door Position Switch
 - a) Floor mounted
 - 1) GRI 230-36
 - 2) Sentrol 2200
 - 3) Owner Approved Equivalent
 - b) Track mounted
 - 1) GRI 4405-A with 8297-Kit Industrial Track Mount
 - 2) Sentrol 2300
 - 3) Owner Approved Equivalent
- D. Tamper Switches
 - 1. Sentrol 3010
 - 2. Owner Approved Equivalent
- E. Request-to-Exit Motion Sensor (By Division 08)
 - 1. Bosch DS160 series
 - 2. Kantech T.REX series
 - 3. Owner Approved Equivalent
- F. Remote Door Release Button
 - 1. Dortronics Systems
 - 2. Security Door Controls
 - 3. Owner Approved Equivalent
- G. Emergency Duress Buttons
 - 1. United Security
 - 2. Ademco 269
 - 3. Viking PB-1
 - 4. Owner Approved Equivalent
- H. Emergency Lockdown Pushbutton
 - 1. Safety Technology International model SS2031LD-EN
 - 2. Owner Approved Equivalent
- I. Door Management Unit (DMU)
 - 1. DSI ES4600 product family
 - 2. Owner Approved Equivalent
- J. Electric Locking Mechanism Power Supply
 - 1. Altronix
 - 2. Alarm-Saf
 - 3. LifeSafety Power
 - 4. Owner Approved Equivalent
- K. Electric Locking Mechanisms (By Division 08)

- L. Electric Power Transfer (By Division 08)
- M. Uninterruptible Power Supply <UPS>
 - 1. Eaton UPS
 - a) 5S series for workstations
 - b) 9170 for rack mounted equipment
 - 2. APC Smart-UPS Series
 - a) SMT series for workstations
 - b) Smart-UPS on-Line series for rack mounted equipment
 - 3. MinuteMan
 - a) Pro series for workstations
 - b) Enterprise Plus series for rack mounted equipment
 - 4. Owner Approved Equivalent
- N. Wire & Cable
 - 1. Belden
 - 2. Windy City
 - 3. General Cable
 - 4. Owner Approved Equivalent

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

- A. Power Supplies
 - 1. Power supply requirements
 - a) A switch and on/off indicator within the power supply cabinet.
 - b) Four hours of sealed gel battery backup to provide continuous operation during power failure.
 - 1) Provide batteries as required to provide specified battery backup time for a fully loaded power supply, regardless of the connected load.
 - c) A battery charger to maintain the battery.
 - d) Low battery and power fail contacts to monitor the status of the input power and the battery.
 - 1) Connect each power supply low battery and power fail alarm as a separate alarm input into IDC.
 - e) Key lockable wall mount metal enclosure with tamper switch.
 - 2. Additional IDC Power Supply Requirements

- a) The IDC power supply provides power only to IDC's and shall not provide power for locks or any other low voltage device.
- 3. Additional Electric Locking Mechanism Power Supply Requirements
 - a) Fail secure electric locking mechanisms shall remain locked during power failure and fire alarm conditions.
 - b) Connect fail safe locking devices in accordance with applicable life safety codes to unlock automatically under the following conditions:
 - 1) Loss of power to the power supply
 - 2) Failure of the power supply
 - 3) Fire alarm activation
 - c) Provide power distribution boards with independently fused output relays and fire alarm control panel interface.
- 4. Additional Device Power Supply Requirements
 - a) Provide device power supplies for other security system devices requiring power (e.g. card readers, local alarms, motion sensors, etc.)
 - b) Provide power distribution boards with independently fused outputs.
- B. Video Surveillance System Integration
 - 1. Automatic Video Call-up
 - a) All alarms shall call up all cameras in the area of alarm to the screen of the ACID alarm operator workstation to allow for operator assessment of the alarm.
 - 2. Pre and Post Alarm Video
 - a) The operator shall be able to view up to 10 seconds of video before the alarm and 30 seconds after the alarm for all cameras associated with the alarm.
 - b) This feature is to be integrated with the operator alarm notification to assist in alarm assessment.
 - c) This feature shall be displayed as an option on the alarm notification screen and will not require operator to make a manual video search.
 - 3. Recording
 - a) All cameras whose field of view that include images of the area affected by the alarm, shall be recorded when an alarm is detected for use in forensic analysis, including the pre and post alarm video.
 - 4. Duress and Emergency Intercommunications Integration
 - a) Calls from emergency intercoms/phones with cameras shall provide the above video call-up and the pre and post alarm video capabilities.
- C. Tamper Resistant Screws
 - 1. Provide appropriate screw heads for each application (e.g. countersunk heads for recessed cover plate screws, flat head screws for standard junction box covers, etc.).
 - 2. The security integrator shall provide Torx® tamper resistant screws for:

- a) Junction boxes located above doors
- b) Junction boxes located below ceiling height and/or within reach of hatch ladders
- c) Security device cover plates
- d) Surface mounted door position switches and armored cable

3.2 ENCLOSURE INSTALLATION

- A. Enclosures shall be lockable with a tamper switch and installed in a manner to be accessible with clearance to fully open enclosure door.
- B. All security panels shall be wired through a dedicated power supply with battery backup.
 - 1. Power to the Integrated Door Controllers is to be hardwired utilizing EMT or rigid conduit in accordance with the Electrical specifications.
 - 2. A circuit from the Fire Alarm panel must be installed to each lock power distribution panel.
- C. Enclosures shall be installed on designated wall fields in a neat and compact manner to allow for future growth.
- D. Enclosures shall be sized to allow for 20% growth in each panel.
- E. All panels and boards shall be installed in enclosure(s) suitable to their environment and have sufficient size and orientation to include all system components.
- F. Each panel shall be labeled accordance with Owner standards.

The label for each panel shall be posted on the exterior of the panel door.

- a) Each panel shall have a list of devices connected to it located on the inside cover.
- b) A detailed device layout drawing will be located on the inside of the panel door in an appropriate sleeve and keeper.

3.3 FURTHER REQUIREMENTS

- A. Refer to provisions of Section 280000.
- B. Furnish and coordinate installation of all special device back boxes and ACID field devices as shown on the security drawings and as specified in this section.
- C. The exact installation locations of all equipment shall be coordinated and verified with the Contractor prior to installation.
 - 1. Subcontractor shall notify the Contractor if any location appears to be unsuitable.
- D. Provide low voltage power supplies for electric locking devices and ACID devices and components as shown on the security drawings and specified in this Section.
- E. Coordinate with the Telecommunications Subcontractor for data network connections, IP address requirements, and telephone circuits as required.
- F. Prepare all systems for user operation.
 - 1. The security system must be complete and ready to operate prior to Owner final acceptance of the system.

- G. Coordinate with the Owner for all system programming requirements.
- H. Perform database programming as required to support the card reader, alarm point, surveillance system integration, and control panel configuration as required.

END OF SECTION 281000

SECTION 28 23 00 - VIDEO SURVEILLANCE

PART 1 - GENERAL

1.1 SUMMARY/OVERVIEW

- A. This section provides specifications for the installation of an IP based Video Surveillance System (VS) and related components.
- B. Related Sections
 - 1. Section 260000 Electrical (including related sub-sections)
 - 2. Section 270000 Communications (including related sub-sections)
 - 3. Section 280000 Electronic Security
 - 4. Section 281000 Electronic Access Control

1.2 REFERENCES

- A. See Section 280000 Electronic Security.

1.3 SYSTEM DESCRIPTION

- A. The new Video Management System (VMS) shall facilitate interface with the existing security head end equipment.
 - 1. The VS system will comply with the National Defense Authorization Act (NDAA).
 - 2. The security integrator shall furnish and install the surveillance system, consisting of camera assemblies, cameras, and enterprise licenses.
 - 3. The VS system will support the completed facility.
 - 4. The VS system will be expandable to accommodate surveillance of all city facilities.
 - 5. The VS system will be connected via the Owner's Local Area Network (LAN) for camera control and monitoring.
 - 6. Coordinate VS programming with the Owner to ensure that all cameras are viewable at appropriate monitoring locations.
 - 7. The VS system shall provide for recording, local monitoring, and remote monitoring of cameras.
 - 8. VS system surveillance and communication equipment shall be on emergency/UPS power.
- B. Network Video Recorder and Software
 - 1. Existing by Owner. Coordinate with owner if any enterprise licenses are required to facilitate the addition of cameras this project to provide.
- C. Camera assemblies include camera, lens, housing, and mount. Provide and install wiring and low voltage power from the security wall field/rack to the camera locations.
 - 1. Scope of work shall be complete from point of origin (camera) to point of termination (security rack).
- D. Coordinate all work that must be performed in security head end spaces with the General Contractor, the Electrical Contractor, and the Telecommunications contractor. (if applicable)

- E. Camera images shall support H.264 compression formats.
- F. Provide NVR with 50% spare storage capacity for future expansion.
- G. Camera lenses for fixed cameras shall be varifocal and sized to provide the owner approved field of view. The lens shall be IR corrected and have megapixel resolution.
- H. Surveillance camera audio functions shall not be installed and/or disabled unless specifically requested by Owner.

1.4 SUBMITTALS

- A. Follow provisions of Section 280000 for additional requirements.
- B. Project Data
 - 1. Provide a description of system operation indicating the purpose and capability of each device/component of the system with a functional diagram indicating all interfaces to other systems.
- C. Video Quality test reports shall be provided for all cameras to confirm an optimum high definition video signal.
- D. Shop drawings shall reflect all requirements associated with Owner provided or existing equipment and materials that will be used as part of this system.
- E. Video Storage calculations to show the system capacity can accommodate the specified video retention.
- F. Battery calculations to show the expected loads and backup duration for camera power supplies and UPS devices for all active surveillance equipment.
- G. System programming, camera titles, descriptions, camera images and database
 - 1. Camera titles and descriptions prior to system programming
 - 2. Programming/database prior to performance testing
 - 3. Provide a cross reference between specified camera numbers and programmed camera numbers
 - 4. Final programming, camera images and system documentation on electronic media to Owner
- H. Product Data
 - 1. Manufacturer's technical data sheets and specifications

1.5 QUALITY ASSURANCE

- A. Follow provisions of Section 280000.
- B. Spare Parts:
 - 1. Provide two (2) spare components for major system components including but not limited to:

- a) Each type of surveillance camera
- 2. Turn over unused components to the owner at project closeout.

1.6 DELIVERY, STORAGE AND HANDLING

- A. See Section 280000.

1.7 PROJECT/SITE CONDITIONS

- A. See Section 280000.

1.8 WARRANTY

- A. See Section 280000.

PART 2 - PRODUCTS

2.1 CAMERA SPECIFICATIONS

- A. All cameras shall be a Dome Camera unless otherwise specified
 - 1. Compatible with the VMS
 - 2. Vandal resistant with polycarbonate dome
 - 3. Wide Dynamic Range Feature: All exterior cameras and interior cameras that have exterior lighting or headlights in their field of view shall have a Wide Dynamic Range feature to improve picture quality in situations with strong backlighting.
 - 4. Multi-stream so that recording and viewing can be at different frame rate and compression.
 - 5. Day-night Color/B&W camera with cut filter
 - 6. Exterior cameras:
 - a) Shall be outdoor rated
 - b) Include a heater to permit fog-free viewing in low temperatures
 - c) Fan to prevent overheating in high temperatures (as required)
- B. Interior Fixed Dome Cameras:
 - 1. Shall be IP, PoE IEEE 802.3af
 - 2. Day-night Color/B&W camera with cut filter
 - 3. Smoked lower dome
 - 4. Include an SD card sized to allow for scheduled and event based storage of images
 - 5. Resolution shall be a minimum of 2MP (1080p) at 30 FPS
 - 6. Vari-focal auto-iris fixed lens sized to provide the owner approved field of view
 - 7. Shall have a minimum sensitivity of 0.05 Lux at:
 - a) 30 IRE
 - b) 75% reflectance
 - c) AGC off
 - d) 1.2 f-stop
 - e) Sense-Up off

C. Interior/Exterior Fixed Wide Angle Lens Cameras:

1. Resolution shall be a minimum of 5.0 MP at 30 FPS
2. Dome Camera is preferred over a Box Camera
3. Wide angle view cameras include views of 180°, 270°, and 360° (as indicated)
4. Include an SD card sized to allow for scheduled and event based storage of images
5. Auto-iris wide angle lens
 - a) Shall be Rectilinear Lens to minimize barrel distortion
 - b) C/CS mount removable lens
 - c) Wide horizontal field of view minimum of 90°
 - d) Size lens to provide the owner approved field of view
6. Size camera and lens for facial recognition at a minimum of 60 pixels per foot at the target location
7. Shall have a minimum sensitivity of 0.05 Lux at:
 - a) 30 IRE
 - b) 75% reflectance
 - c) AGC off
 - d) 1.2 f-stop
 - e) Sense-Up off

D. Exterior Fixed Dome Cameras:

1. Shall be IP, PoE IEEE 802.3af
2. Clear lower dome, unless otherwise specified
3. Include an SD card sized to allow for scheduled and event based storage of images
4. Resolution shall be a minimum of 2MP (1080p) at 30 FPS
5. Vari-focal auto-iris fixed lens sized to provide the owner approved field of view.
6. Shall include remote focus and zoom over the network
7. Shall have a minimum sensitivity of 0.05 Lux at:
 - a) 30 IRE
 - b) 75% reflectance
 - c) AGC off
 - d) 1.2 f-stop
 - e) Sense-Up off

E. Interior/Exterior Pan Tilt Zoom (PTZ) Dome Cameras

1. Shall be IP
2. Clear lower dome
3. Include an SD card sized to allow for scheduled and event based storage of images
4. Resolution shall be a minimum of 1.3MP (720p) at 30 FPS
5. Auto-iris
6. Zoom - 18 x optical zoom lens and 12 x digital zoom.
7. Operator controlled panning speed shall be at least 300 degrees per second and 360 degree continuous pan rotation.
8. 50 presets minimum
9. Shall have a minimum sensitivity of 0.04 Lux at:
 - a) 30 IRE
 - b) 75% reflectance
 - c) AGC off
 - d) 1.2 f-stop

- e) Sense-Up off

2.2 MIDSPAN PoE POWER INJECTORS

- A. Provide rack mounted power injectors whenever PoE camera power exceeds 15 watts.

2.3 ACCEPTABLE MANUFACTURERS

- A. Video Management System (VMS) Platform Software
 - 1. Milestone Systems
 - 2. Owner Approved Equivalent
- B. NVR Server: Compatible with VMS Requirements
 - 1. Existing by Owner: Provide enterprise licenses as required.
 - 2. Owner Approved Equivalent
- C. Interior Camera
 - 1. Pelco
 - 2. Owner Approved Equivalent
- D. Exterior Camera Dome
 - 1. Pelco
 - 2. Owner Approved Equivalent
- E. Interior Single Sensor Panoramic 360° Camera
 - 1. Pelco
 - 2. Owner Approved Equivalent
- F. Exterior Multi Sensor 180°, 270°, and 360° Camera
 - 1. Pelco
 - 2. Owner Approved Equivalent
- G. Exterior Parapet/Roof Deck Camera Mount
 - 1. American Dynamics
 - 2. Axis Communications
 - 3. Pelco
 - 4. Owner Approved Equivalent
- H. Wide Angle Megapixel Camera Lens
 - 1. Computar
 - 2. Theia
 - 3. Owner Approved Equivalent
- I. Camera Power Supply
 - 1. Altronix

2. Alarm-Saf
 3. LifeSafety Power
 4. Owner Approved Equivalent
- J. Equipment Racks and Racks Components - By Division 27
- K. Mid-span PoE Injector
1. Leviton
 2. Panduit
 3. Owner Approved Equivalent

PART 3 - EXECUTION

3.1 CONFIGURATION

- A. Cameras
1. The security integrator shall coordinate network and IP address requirements with Owner to identify the Media Access Control (MAC) address (Layer 2) of each provided camera, the location to be installed, and the port configuration needed for communication.
 2. Make all necessary adjustments to camera lenses to obtain clear, crisp images and desired field of view to the Owners satisfaction.
 - a) Substitute camera lenses as necessary to obtain required field of view at no additional cost.
 - 1) Adjust all cameras to produce high-definition images with no blooming, streaking or noticeable lag.
 - 2) Provide and install in-line PoE injectors as required when non PoE network switches are used or when manufacturer specified power is not available to the camera.
 - 3) All camera power shall comply with the specified power requirements.

3.2 POWER REQUIREMENTS

- A. Provide uninterruptible power supplies for all active surveillance equipment
1. Rack mounted components, including all active network communication hardware, shall be on an Uninterruptible Power Supply <UPS> system.
 2. Refer to Section 280000 for UPS and power requirements
 3. Camera power supplies shall be on an Auxiliary Power Supply <APS>, system as required, with a battery backup.
 - a) The Auxiliary power supply shall be furnished with a power distribution panel with each camera individually fused or protected with an over-current protector.
- B. Power supplies shall provide:
1. 120 VAC input and output voltage as required
 2. UL Listed
 3. Power fail contacts to monitor the status of the input power

- a) Connect each power supply power fail alarm as a separate alarm input into AC/ID system
- 4. Key lockable wall mount metal enclosure with tamper switch
- 5. Independently fused outputs

3.3 INSTALLATION

- A. Refer to provisions of Section 280000
- B. All surveillance system devices and components shall be compatible.
- C. Review landscape drawings, Building Information Model (BIM) files, and field verify landscape and adjacent architectural structures to ensure that video surveillance camera views are on target and unobstructed.
- D. Camera Housings and Mounts
 - 1. Cameras shall include housings and mounts as indicated in the Drawings.
 - a) Provide the smallest available housing for each camera application.
 - 1) Integrated miniature dome cameras are preferred
 - 2. Wiring to cameras shall pass from the back-box through the mount and into the housing. Exposed wiring or conduit shall not be acceptable.
 - 3. Provide sun shields for camera housings in outdoor locations exposed directly to sunlight.
 - 4. Provide surge protection for power and copper video cables for exterior cameras at the camera and at the point of termination (security rack).
 - 5. Field verify the exact camera location, position, and mounting prior to installation.
 - 6. Roof mounted cameras shall use roof deck brackets.
- E. Video Management Control System
 - 1. System platform software shall be 'open architecture' allowing for compatibility and integration with other building automated systems.
 - 2. The system shall allow for secure remote viewing of live and recorded video.
- F. Provide labeling suitable to Owner for all major equipment components. Coordinate with Owner on numbering scheme to match existing. Major equipment components:
 - 1. Video monitors, IP camera Patch Panels, PoE Switches (or mid-span units), Network Video Recorders (NVR), and fiber mux units (if required).
- G. Coordinate with Telecommunication subcontractor for network and patch panel provisions for security connections in the IT room. (If applicable)
- H. Coordinate with Owner for all system programming and database requirements.
 - 1. Provide all programming, setup, camera and device titling and data entry
 - 2. Camera and device title and descriptions shall be consistent for all components
- I. Install all Point-to-Point wiring with appropriate terminal connections for every wire and component termination so that all connections are mechanically and electrically secure.

- J. Install field wiring in continuous lengths, without splices.
- K. Verify upon job completion that all wiring and terminations are clearly labeled to identify the wire and terminal.
- L. Testing of the surveillance system includes checkout of installed cameras back to the Security head end equipment to confirm proper operation of camera assemblies. Security integrator shall provide all necessary test equipment to fully demonstrate proper performance of field devices. Copies of test results shall be included in the project completion submittals given to the Owner.

END OF SECTION 282300

PROJECT ADDENDUM NUMBER 2

To Plans and Specifications for:

Sherman City Hall Remodel

SHERMAN, TX

GENERAL CONSTRUCTION PACKAGE

Project No.: 20295

Date: July 25, 2024

HIDELL and ASSOCIATES ARCHITECTS

3033 Kellway Drive, Suite 120

Carrollton, Texas 75006

972.416.4666 Fax 972.416.0169

Preface Requirements

This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material suppliers, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in any affected section of this addendum does not relieve any party affected from performing as per instructions providing that the information is set forth one time any place in this addendum. This addendum form is a part of the contract documents, modifying and superseding where it is inconsistent with them. All other conditions of the contract documents remain unchanged. Acknowledge receipt of this addendum by inserting its number in the appropriate place on the bid proposal form.

Part 1 – General

This addendum includes answers to questions received at the pre-bid meeting on 7.23.2024 as well as the sign-in sheet from that meeting.

Pre-Bid Questions:

1. Is the new roof required to be adhered or mechanically fastened?
 - a. The new roof shall be mechanically fastened.
2. Will the owner occupy the building during construction?
 - a. No – the owner has made arrangements to vacate the building during construction. The contractor will have full access.
3. When is the anticipated notice to proceed?
 - a. The city anticipated releasing a notice to proceed at the end of August.

END OF ADDENDUM NO. 2

HIDELL and ASSOCIATES ARCHITECTS

07/25/24 - 2:20 PM

ADDENDUM NO. 2 - 1

City of Sherman
Finance Department
Sherman City Hall Remodel Bid
Pre-Bid/Site Visit
July 23, 2024 2pm

In attendance:

Name	Company	Email
Seton Hawkins	903-375-1919 Hawk Builders	shawkins@hawkbuildersdev.com
Ken King	817-939-7505 The Crowther Group	king@thecrowthergroup.com
Elissa Wilson	713-299-1947 Covey Construction	elissa.wilson@coveyco.com
Tim Rutledge	469-396-4626	TimeBgcontracting.com
Joe Wachsman	682-220-0624 Centennial	twachsman@ccc-inc.com
Greg McReynolds	214-632-2621 D&G Construction Services Inc	greg@dgsinc.com
Dave Davila	916-988-1709 Blue Mound Roofing	dave@bluemoundroofing.com
Hayden Malone	903-413-4746 Tegcity Contractors	Hayden@tegcity-contractors.com
Craig Long	City of Sherman	craigl@cityofsherman.com
Jake Markham	945-516-3774 Centennial	jmarkham@ccc-inc.com
Thomas Slane	940-395-2205 D+G	tslane@dgsinc.com
Ray Wilcox	214-972-6720 Versico	ray@marketmakersinc.com
Zane Abbott		
Karlie Martin	281-904-1987 KI	Karlie.martin@ki.com
Yakira Braden	832-622-3160 K. Tillman Construction	Yakira@ktillmanconstruction.com
Shane Whittiker	972-489-8028	shane@premiereroofing.net

PROJECT ADDENDUM NUMBER 3

To Plans and Specifications for:

Sherman City Hall Remodel

SHERMAN, TX

GENERAL CONSTRUCTION PACKAGE

Project No.: 20295

Date: July 31, 2024

HIDELL and ASSOCIATES ARCHITECTS

3033 Kellway Drive, Suite 120

Carrollton, Texas 75006

972.416.4666 Fax 972.416.0169

Preface Requirements

This addendum is generally separated into sections for convenience; however, all contractors, subcontractors, material suppliers, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in any affected section of this addendum does not relieve any party affected from performing as per instructions providing that the information is set forth one time any place in this addendum. This addendum form is a part of the contract documents, modifying and superseding where it is inconsistent with them. All other conditions of the contract documents remain unchanged. Acknowledge receipt of this addendum by inserting its number in the appropriate place on the bid proposal form.

Part 1 – Greneral

This addendum includes answers to questions submitted to the CivCast bidding portal. All question have been listed with corresponding answers which follow each question.

Question 1	When will the project documents be available?
Response:	<i>The project documents were available on 7.8.2024</i>
Question 2	What is the engineer's estimate for this project?
Response:	<i>The city is not publishing that information</i>
Question 3	Spec sections 04 73 00 and 10 42 21 are missing.
Response:	<i>Specification section 04 73 00 has been issued in this addendum. Specification section 10 42 21 is not issued – ref allowance specification 01 21 01 (Allowance No. 2) for dedication plaque information.</i>

HIDELL and ASSOCIATES ARCHITECTS

07/31/24 - 10:52 PM

ADDENDUM NO. 2 - 1

Question 4	The IFB states in item 1.1 of the Notice to Bidders to submit bids on the CivCast portal; however, the portal states “This project is not accepting online bids”. If bidders are to submit through CivCast, when will the portal be made available so that bidders may review the submission requirements?
<i>Response:</i>	<i>The online bidding access has been enabled. All bids shall be submitted through the CivCast Portal.</i>
Question 5	Please clarify whether bidders must submit the project-specific certificate of insurance naming the City of Sherman as additional insured with their bid, or if it would be acceptable to submit a sample certificate showing evidence of the bidder’s ability to meet insurance requirements with the bid and the project-specific COI would only be submitted by the selected contractor after award.
<i>Response:</i>	<i>Submitting evidence that the bidders have the ability to meet the insurance requirements is acceptable to include in the bid. A certificate of insurance naming the City of Sherman as additional insured will be required for submission for all short-listed bidders.</i>
Question 6	On page 241 of the Specs in the Summary of Section 07 54 23, the installation of the TPO calls for the TPO membrane to be mechanically fastened but per drawings and in the Specs Summary (page 241) an adhered system is called for. Can the City clarify exactly what system is being called for?
<i>Response:</i>	<i>This question was clarified in Addendum No. 2. The roof system shall be mechanically fastened.</i>
Question 7	do all subcontractors need to price to a GC?
<i>Response:</i>	<i>The City will only accept bids from a general contractor as a lump sum price as indicated in the bidding instructions. No incomplete bids will be accepted.</i>
Question 8	Council Chambers Display Quantity - Drawing AVI200 illustrates three (3) FPD 1 blocks in the Council Chambers, but there are six (6) display blocks illustrated in the Council Chambers. Specification section 274116 item 2.2.B.4 specifies that there are to be three (3) flat panel displays in the Council Chambers. Please confirm that only three (3) flat panel displays are desired for the Council Chambers AV system. If more displays are required, please provide an updated floor plan, AV schematic, and AV specification.
<i>Response:</i>	<i>To clarify, only three (3) flat panel displays are required in the Council Chambers</i>

Question 9	Council Chambers Display Size - Drawing AVI200 illustrates that the Council Chamber FPD type is type 1 (FPD 1). Drawing AVI401 does not appear to illustrate a mounting detail for FPD 1, and thus no size appears to be called out for the Council Chamber flat panel displays. Please confirm the desired display make and model for the Council Chamber.
<i>Response:</i>	<i>Reference Specifications Section 24 41 16 Item 2.3 Products (12 – Flat Panel Display – Samsung QMR Series, sized according to floor plan). Floor plan indicates 114” flat panel display on each side and 86” display on back wall.</i>
Question 10	Room 129 Flat Panel Display - Drawing AVI200 illustrates a FPD 1 in room 129. Neither drawing AVS501, AVS502, or specification section 27 41 16 appear to specify what this displays functionality is to be, and what the make and model of it is. Please confirm that this flat panel display is a stand-alone digital signage location. Please confirm the make and model of this display.
<i>Response:</i>	<i>This flat panel display shall be provided by the owner. GC responsible for backbox and wiring.</i>
Question 11	Conference Room EXT - Drawing AVS502 illustrates an EXT "SWYTCH EXT" is to be integrated into the conference room AV systems. Specification section 27 41 16 does not appear to specify the product with an ID of "EXT". Please confirm the make and model of the EXT device and please provide an updated specification section.
<i>Response:</i>	<i>Specification section 27 41 16 Item 2.3 (19. VDC – Video Conference Device) indicates a Logitech Swytch Hub and Swytch Extender.</i>
Question 12	Conference Room HUB - Drawing AVS502 illustrates an HUB "SWYTCH HUB" is to be integrated into the conference room AV systems. Specification section 27 41 16 does not appear to specify the product with an ID of "HUB". Please confirm the make and model of the HUB device and please provide an updated specification section.
<i>Response:</i>	<i>Specification section 27 41 16 Item 2.3 (19. VDC – Video Conference Device) indicates a Logitech Swytch Hub and Swytch Extender.</i>
Question 13	Conference Room CPC - Drawing AVS502 illustrates an CPC "COMPUTER" is to be integrated into the conference room AV systems. Specification section 27 41 16 does not appear to specify the product with an ID of "CPC". Please confirm the make and model of the HUB device and please provide an updated specification section. Please also confirm that this "COMPUTER" is not an OFE device.
<i>Response:</i>	<i>This “computer” shall be a Logitech rally hub kit.</i>

Question 14	Council Chambers CDT - Drawing AVS501 illustrates a CDT "LOGIC/DANTE" is to be integrated into the council chamber AV system. Specification section 27 41 16 does not appear to specify the product with an ID of "CDT". Please confirm the make and model of the CDT device and please provide an updated specification section.
<i>Response:</i>	<i>A specific model is not required. Contractor shall supply CDT which meets the required connections for microphones and RJ45 ports</i>
Question 15	AV Input Plate Connectors - Drawing AVS502 illustrates that the AVP AV input plate in the conference room AV systems are to have USB connections. Specification section 27 41 16 item 2.3.4.a specifies, "Custom Single Gang Plate with one Neutrik Ethercon output...Labeled 'Press Box'" when describing the AVP specifications. Please confirm the AVP requires more than just one Ethercon connector, and please provided a revised specification and/or drawing.
<i>Response:</i>	<i>The specification section is referencing the plates required in the Council Chambers dias. The plates in the conference room only require USB connections.</i>
Question 16	A615 Detail 3 Shows the countertop to be solid surface. the millwork schedule on A200-N to be Quartzite. Please clarify the intent
<i>Response:</i>	<i>The countertop shall be Solid Surface</i>
Question 17	The Project Manual requires bid submission through CivCast. However, the Bid link is not enabled, and shows a message 'This project is not accepting online bids'. Please clarify submission requirements.
<i>Response:</i>	<i>The online bidding access has been enabled. All bids shall be submitted through the CivCast Portal.</i>
Question 18	Council Chamber 2x2 Video Wall - Drawing A610 illustrates three (3) 2x2 video walls in the council chamber, one on the south wall, one on the east wall, and one on the west wall. Specification 274116 item 2.2.B.4 specifies that the council chamber is to have three (3) large flat panel displays, not 2x2 video walls. Please confirm these are to be large flat panel displays and not 2x2 video walls. If these are to be 2x2 video walls, please provide a revised AV schematic sheet and revised AV specification and clarify the make and model.
<i>Response:</i>	<i>The displays in the council chambers are specified to be single flat panel displays. Two (2) 114" displays on the east and west walls and one (1) 86" display on the south wall. The scope of the project does not include any 2x2 video walls.</i>

Question 19	Conference Room Display Responsibility - Drawing A611 illustrates that the conference room displays are owner supplied. The AV sheets and specification section 274116 does not appear to indicate that the conference room displays (three total) are owner supplied. Please confirm that these displays are not owner supplied, but are the responsibility of the AV contractor.
<i>Response:</i>	The contractor shall provide and install the conference room displays in Conference Rooms 123, 133, and 142 shall be provided and installed by the contractor. The flat panel displays in Office 132, Office 134, Office 140, and Office 141 will be owner provided and installed. The contractor shall provide and install back box, conduit, power, data, and in wall blocking for owner provided TV locations. Ref. Revised sheets A200-N, E2.1, AVI200, T200
Question 20	Break Room 130 Display - Drawing A615 detail 3 illustrates a flat panel display in Break Room 130. Drawing AVI200 and the AVS sheets do not appear to illustrate this display or system. Specification section 274116 also does not appear to specify this display or system. Please verify that this system and display are not desired.
<i>Response:</i>	<i>The flat panel display in Break Room 129 shall be owner supplied. The contractor shall install a back box, conduit, data, power and in wall blocking. Monitor and mount arm by owner. Reference revised sheets A200-N, E2.1, AVI200, T200</i>
Question 21	Is there a specific fire alarm system model or manufacturer that needs to be provided?
<i>Response:</i>	<i>There is not a specific model or manufacturer required.</i>
Question 22	On the notes page, note 16 it states "Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations" Please advise what is the GC responsibility here, or if this task was already completed by the City or AE
<i>Response:</i>	This task has been completed by the AE Team. The only responsibility of the owner is to notify the architect or engineer should they uncover any items during demolition which they believe could be structural and are noted to be removed. The building is a steel frame, and all existing columns, beams, and joist shall remain.

Question 23	For all new walls that are scheduled to go to deck, please advise if a deflection track will be necessary
<i>Response:</i>	<i>A deflection track for all walls to deck will be required.</i>
Question 24	For the VMS, the plans call for Milestone or approved equivalent, Please confirm iPro is an approved equivalent.
<i>Response:</i>	<i>IPro is an approved equivalent</i>
Question 25	Roofing Questions: 1) please confirm if the roof deck itself is sloped or if sloping will need to be achieved by tapering the insulation 2)please confirm the actual roof curbs for the HVAC equipment will need to be replaced, or if its only the flashing on the curbs that need to be replaced
<i>Response:</i>	<i>The existing roof deck is sloped. The only required tapered insulation is to direct the water around curbs and to the roof scuppers. The roof mechanical curbs The existing curbs will require replacement. The new roof system will increase the amount of roof insulation at the roof curb locations.</i>
Question 26	For the Dumpster Enclosure Gate: The plans call out 2 1/2" channel frame. This is super heavy and will make the use of the gate laborious. Also the plans call for 16ga sheet metal welded to the back of each gate. The gates are right at 96" tall and the widest one is 79". Currently, a 16ga sheet that big is unavailable and 2 pieces will need to be welded together and the look might be less than appealing. Please confirm
<i>Response:</i>	<i>The gate may be constructed with a 1 1/2" x 1 1/2" x 1/4" steel tube frame at the top and sides with 1" internal picket framing. The 16 ga sheet steel shall be tack welded to the back of the 1" pickets of the gate. Center the joint between plates on the back of the pickets.</i>

Part 2 – Drawings

PART 2.1 The following drawings are revised under this Addendum.

A100 – Architectural Site Plan

The site plan has been modified to add a HC parking space to the south parking lot.

A200-N – Annotated Plan

The annotation plan has been updated to clarify the owner provided vs. contractor provide flat panel monitors.

A200-N – Annotated Plan

The annotation plan has been updated to clarify the owner provided vs. contractor provide flat panel monitors.

A610 – Enlarged Plan and Interior Elevations

The enlarged plan layout for the council dias has been updated to add handrails to both sides of the ramp, and to revised the ramp dimensional layout

AVI200 – Floor Plan AV Infrastructure

The AV plan has been updated to clarify the owner provided and contractor provided flat panel monitors.

T200 – Floor Plan Communications

The Technology plan has been updated to clarify the data requirements at the owner provided TV locations.

E2.1 – Electrical Floor Plan

The Electrical Floor Plan has been updated to clarify the power requirements for the owner provided TV locations.

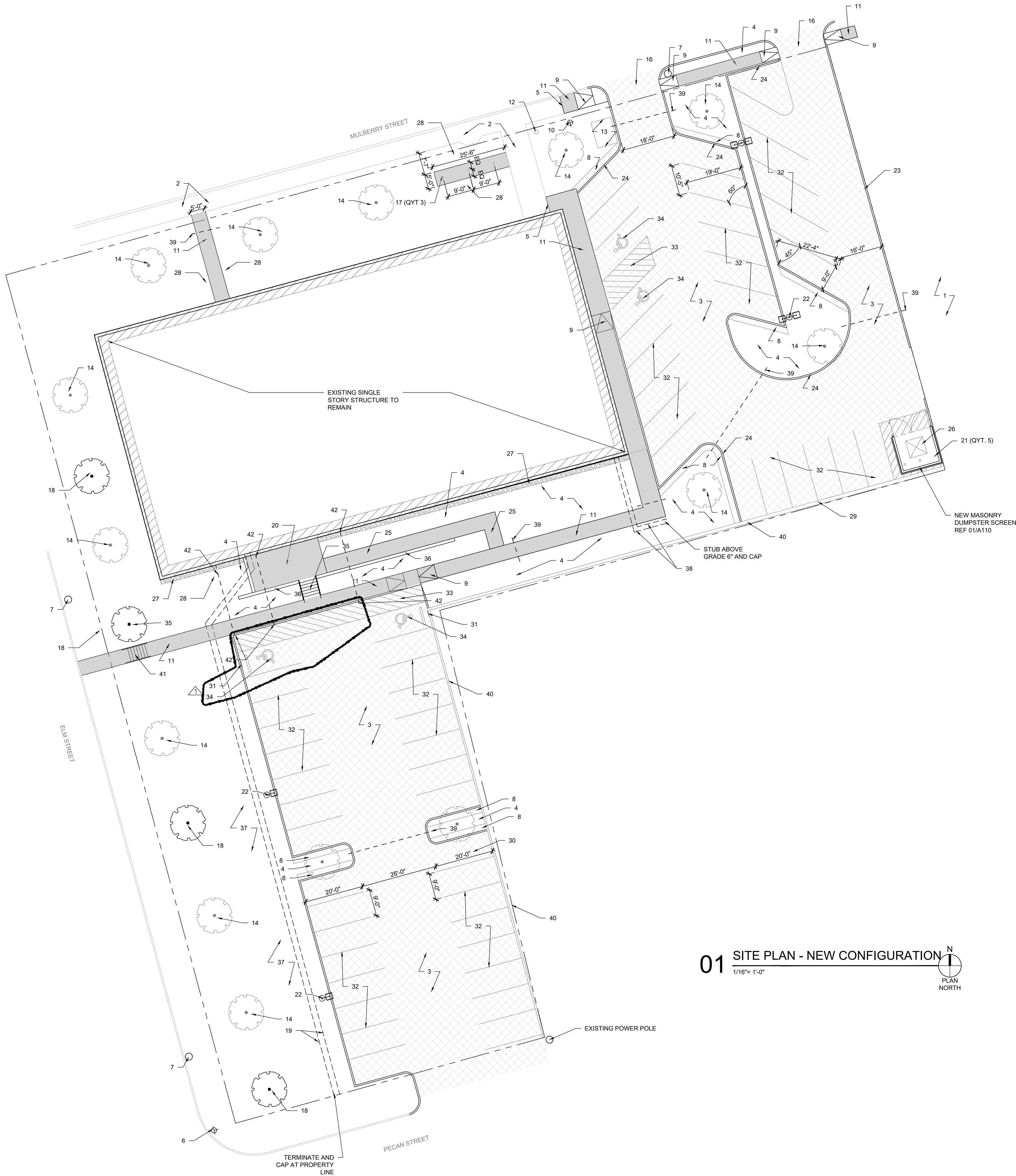
Part 3 – Specifications

PART 3.1 The following specifications are added under this Addendum.

04 73 00 Thin Stone Veneer

END OF ADDENDUM NO. 3

SITE PLAN NOTES	
ITEM	DESCRIPTION
1	Existing site paving to remain.
2	Existing sidewalk to remain
3	Cross Hatch Indicates new concrete paving. Ref Civil
4	New landscape area
5	Align new sidewalk with existing concrete sidewalk
6	Existing Fire Hydrant to remain
7	Existing power pole to remain
8	New 2'-0" wide DG strip adjacent to parking spaces (typical for all parking spaces which are adjacent to landscape islands)
9	New ADA curb ramps Ref Civil
10	New Fire Hydrant
11	New concrete sidewalk. Ref Civil
12	New remote Fire Department Connection. Ref Civil
13	New water vault. Contractor shall removed existing flag pole and concrete paving as required. Ensure vault can be located in this area, notify architect of any existing conditions that will prevent placement as indicated. Ref. Civil
14	New tree Ref. Landscape
15	New ADA curb ramps Ref Civil
16	New concrete entry drive approach. Ref. Civil
17	New 25'-0" flag pole with internal halyard light fixture. Quantity of 3. Power for flag pole lights shall be extended from existing ground mounted lights that will be removed. Ref Demo 100 and 05/A111
18	Existing tree to remain
19	New 4" conduit from Break Room 129 to south property line. Quantity of (2) conduits shall be extended to the property line along Pecan Street. Stub up 6" and cap
20	Existing concrete stoop and stairs to be removed complete. Provide and install new concrete pad and concrete stair. Ref sheet 01/A111
21	New steel bollard (painted) - Quantity of 5 at dumpster enclosure Ref. 06/A111
22	New site pole lighting. Complete solar light system on new concrete base. Ref electrical for fixture and 07/A111 for base detail.
23	No curb between existing asphalt paving and new concrete paving.
24	New concrete curb. Reference Civil.
25	New concrete sidewalk. Maximum slope shall be 1:20. This is part of the ADA access path from the HG parking space.
26	New dumpster screen enclosure Ref sheet A110 for enlarged plan and details
27	New rock with metal edge at perimeter of building.
28	Repair existing grass adjacent to new construction. Replace sod as required and modify irrigation as required to provide a complete system with proper coverage
29	Existing concrete wall along south side of property to remain. Trees on adjacent property to remain. Contractor shall coordinate with owner once paving has been removed to inspect root system and determine protection requirements or removal.
30	Dimensions indicate typical parking stall layout
31	New ADA handicap parking sign - qty of 1 Ref. 04/A111
32	New parking striping (typical)
33	New striping area
34	New striping (Handicap Accessible Parking Symbol)
35	New concrete stairs and pipe handrail. Ref 01/A111 for enlarged plan and details
36	New concrete retaining wall - Ref. 03/A111 for turn down profile at sidewalk. Reference civil for grades
37	New sod at existing paving area which has been removed. Contractor shall modify and extend existing irrigation to provide full coverage of new sodded area.
38	New 4" conduit from Fire Riser Room 115 landscape island. Quantity of (2) conduits shall be extended. Stub up 6" and cap.
39	Provide and install 4" conduit under new concrete paving for sleeve of landscape piping.
40	Existing concrete retaining wall to remain. Prepare surface for new painted finish. Reference Allowance specification 01 21 00 for amount to include in bid for repair or replacement of damaged panels. Upon completion of demolition of adjacent items, owner shall inspect fence to identify required repairs.
41	New concrete stair and pipe handrail - Ref. 04/A111 for enlarged plan
42	Provide and install new 6" dia PVC pipe routed from existing downspout to daylight in face of new curb. Coordinate routing with new side walls and sidewalks. A total of (3) existing downspouts shall be connected to new piping as indicated on the plan. Provide boot connection between existing downspout and new pipe.

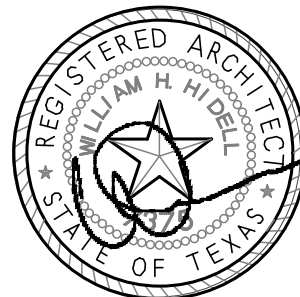


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7.3.2024

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SITE PLAN

REVISIONS

ADDENDUM NO. 3 (7.31.2024)

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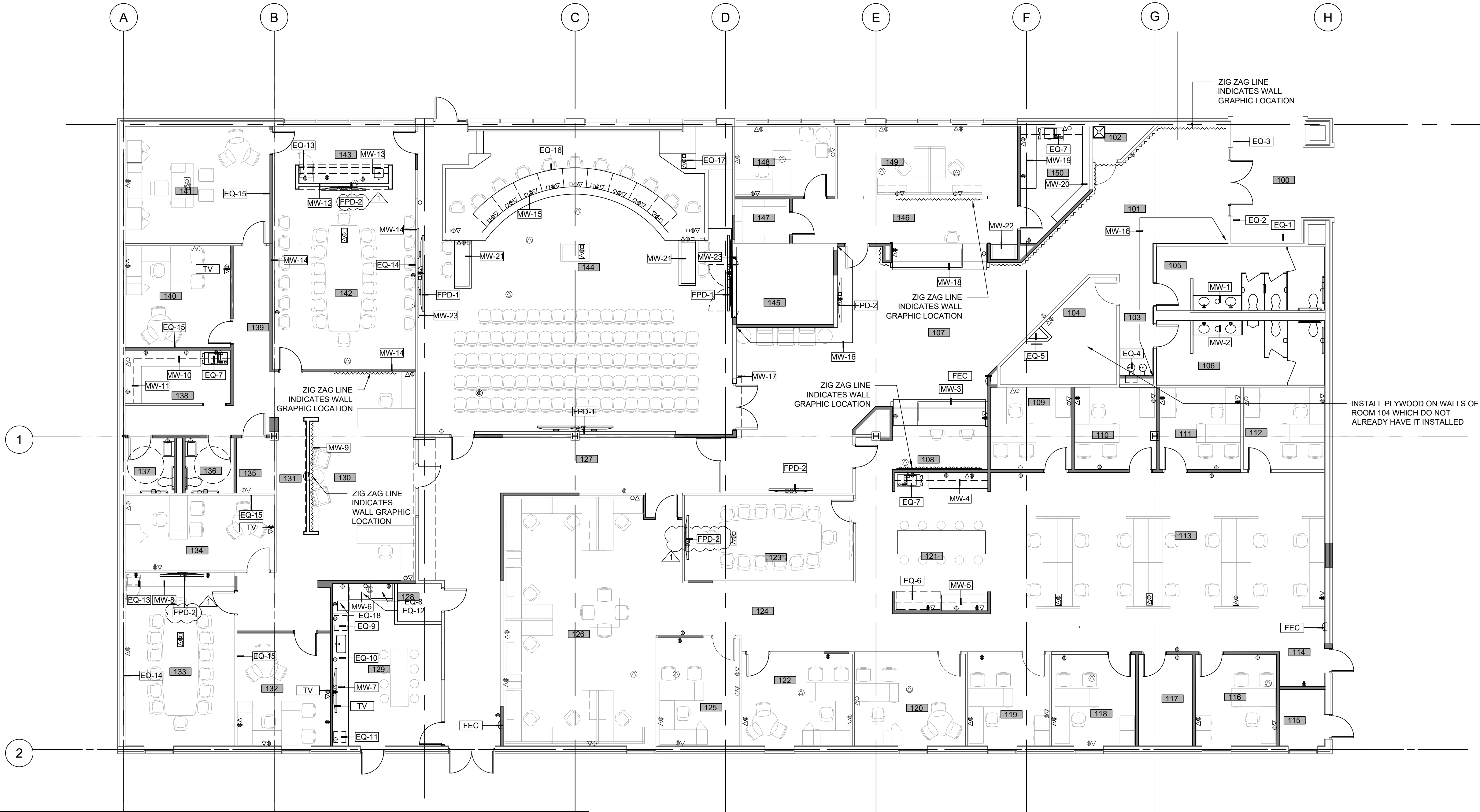
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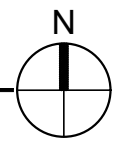
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ROOM NUMBER SCHEDULE	
NUMBER	ROOM NAME
100	COVERED ENTRY
101	ENTRY
102	JANITORS
103	PASSAGE
104	ELECTRICAL ROOM
105	WOMENS RESTROOM
106	MENS RESTROOM
107	PUBLIC LOBBY
108	HELP COUNTER
109	OFFICE
110	OFFICE
111	OFFICE
112	OFFICE
113	WORKSTATIONS
114	ALCOVE
115	FIRE RISER
116	OFFICE
117	STORAGE
118	OFFICE
119	OFFICE
120	OFFICE
121	WORKAREA
122	OFFICE
123	CONFERENCE ROOM
124	PASSAGE
125	OFFICE
126	WORKSTATIONS
127	SECURE COORIDOR
128	CUSTODIAN
129	BREAK AREA
130	ADMINISTRATION LOBBY
131	PASSAGE
132	OFFICE
133	CONFERENCE ROOM
134	OFFICE
135	STORAGE
136	TOILET
137	TOILET
138	WORKROOM
139	PASSAGE
140	OFFICE
141	OFFICE
142	CONFERENCE ROOM
143	COUNTER
144	COUNCIL CHAMBERS
145	COUNCIL CHAMBERS STORAGE
146	CITY CLERK
147	STORAGE
148	OFFICE
149	WORKSTATIONS
150	WORKROOM



MILLWORK SCHEDULE									
EQ#	Type	Location	Description	Drawing	Dimensions			Finish	
					Width	Depth	Height	Counter	Cabinet
MW-1	Restroom Sink	105	Solid surface counter top with undermount stainless steel sink. Cabinet attached to wall with metal brackets. ADA panel below sink.	03/A600 01/A700	10'-9"	14"	9'-0"	SS-1	PLAM-1
MW-2	Restroom Sink	106	Solid surface counter top with undermount stainless steel sink. Cabinet attached to wall with metal brackets. ADA panel below sink.	09/A600 01/A700	10'-9"	14"	9'-0"	SS-1	PLAM-1
MW-3	Public Service Counter	108	Solid Surface and Plastic Laminate (PLAM) finish on multi-level countertop. Millwork includes glass panels between public and staff sides	07/A613 A701	7'-5" LF	25"	1 1/2" Thick	SS-2, PLAM-2	PLAM-3
MW-4	Work Counter	121	Plastic Laminate countertop with lower and upper cabinets. (Lower Cabinets - 8'-8" LF) (Upper Cabinets - 12'-8" LF)	06/A614	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-5	Work Counter	121	Plastic Laminate countertop with lower and upper cabinets. (Lower Cabinets - 6'-4" LF) (Upper Cabinets - 12'-8" LF)	07/A614	19'-11 LF	16"		PLAM-2	PLAM-3
MW-6	Appliance Cabinet	129	Plastic laminate finish on full height cabinets. Cabinets shall include cut outs for built-in ovens and built-in microwaves	04/A615	3'-0" LF-Cabinet	25"	8'-0"	PLAM-4	PLAM-3
MW-7	Kitchen ADA counter	129	Natural Stone (Quartzite) counter top with shallow undermount stainless steel sink. Counter set at ADA 34" height. Plastic Laminate ADA panel below counter	03/A615	84"	Counter -24"	34"	SS-2	PLAM-3
MW-8	Serving Counter	133	Solid surface counter top with plastic laminate cabinets	09/A615	10'-0" LF	24"	Mounted at 6'-6"	PLAM-3	
MW-9	Display Trim	130	Plastic Laminate Surround at accent wall	07/A612	5'-0" LF	25"	8'-0"		PLAM-3
MW-10	Work Counter	138	Plastic Laminate countertop with lower and upper cabinets. (Lower Cabinets - 10'-6" LF) (Upper Cabinets - 14'-6" LF)	07/A615	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-11	Work Counter	138	Plastic Laminate countertop with lower and upper cabinets. (Lower Cabinets - 5'-2" LF) (Upper Cabinets - 6'-2" LF)	08/A615	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-12	Display Trim	142	Plastic Laminate Surround at accent wall	05/A611	5'-0" LF	25"	8'-0"		PLAM-3
MW-13	Break Counter	143	Solid Surface counter with plastic laminate cabinet.	06/A611	12'-9" LF	14"	85 1/2"	SS-2	PLAM-2
MW-14	Wainscot	142	Plastic Laminate wainscot paneling - all walls of room 142	A611 05/A704	3'-0" LF	25"	34"		PLAM-3
MW-15	Council Dias	144	Plastic Laminate countertop and screen wall framing over CMU surface.	01/A610	3'-0" LF - Counter 4" Ledge	25" Counter - 56"	34"	PLAM-2	PLAM-3
MW-16	Wall Paneling and Trim	101 107	Plastic Laminate wall paneling and trim.	03/A704	17'-0" LF - Counter 34'-0" LF - Lower Cabinets	Counter - 56"	Counter - 36"		PLAM-3
MW-17	Wall Paneling and Trim	107	Plastic Laminate door surround	01/A704	17'-0" LF - Counter 34'-0" LF - Lower Cabinets	Counter - 56"	Counter - 36"		PLAM-3
MW-18	Public Service Counter	108	Solid Surface and Plastic Laminate (PLAM) finish on multi-level countertop. Millwork includes glass panels between public and staff sides	03/A613	7'-5" LF	25"	1 1/2" Thick	SS-2, PLAM-2	PLAM-3
MW-19	Work Counter	150	Plastic Laminate countertop with lower and upper cabinets. (Lower Cabinets - 10'-6" LF) (Upper Cabinets - 14'-6" LF)	05/A616	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-20	Full Height Cabinet	150	Full height storage cabinet with laminate finish. Units shall be 16" deep	07/A616	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-21	Mobile Dias Counter	144	Dias Counter on mobile casters	01/A610	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-3
MW-22	Mail Slots	146	Mail slot center with plastic laminate finish	02/A616	12'-9" LF	14"	85 1/2"	PLAM-2	PLAM-2
MW-23	Wall Paneling and Trim	144	Plastic Laminate wall paneling and trim.	04/A704	12'-9" LF	14"	85 1/2"		PLAM-3

01 ANNOTATION PLAN
1/8" = 1'-0"



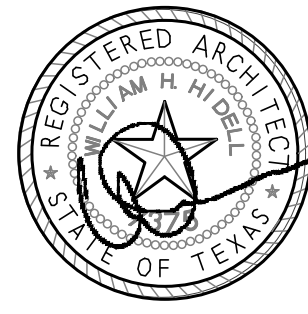
EQUIPMENT SCHEDULE												
EQ#	Description	Manufacture or Product No.	QYT	Provider	Dimensions			Plumbing		Data Required	Electric Required	
					Width	Depth	Height	Water	Drain			
EQ-1	DISPLAY CASE	Existing display case to be removed and replaced	1	CPCI	60 in	3 in	48 in					
EQ-2	DEDICATION PLAQUE (Existing)	Existing Dedication Plaque to remain. Protect during construction	1	Salvaged	18 in	24 in						
EQ-3	DEDICATION PLAQUE (New)	New Dedication Plaque. Architect to provide graphic layout to match existing. Aluminum plaque. Ref allowance specification 01 21 00 for amount to include in bid for this item	1	CPCI	18 in	24 in						
EQ-4	WATER COOLER	New chilled water cooler with bottle filler. ADA spout height with bottle filler. Equal to Elkay LZW5-LRPBM28K	1	CPCI	38.5 in	11 in	35 5/8"	Yes	Yes		Yes	
EQ-5	ROOF ACCESS HATCH	New roof access ladder and hatch. Final location shall be coordinated with existing joist spacing.	1	CPCI	24	36						
EQ-6	PLOTTER	Owner provided plotter	1	OPOI	72 in	24 in	48			Yes	Yes	
EQ-7	PRINTER	Owner provided copier. Full height copier	1	OPOI	36	24	40			Yes	Yes	
EQ-8	REFRIGERATOR	Bottom drawer freezer / Refrigerator. Model #: GDE2SEYKFS	1	CPCI	33 in	35 in	70 in	Yes			Yes	
EQ-9	Countertop Ice Maker	Scotsman HID525AB-1 countertop ice and water station, button activated.	1	CPCI	21.25	24.38	35	Yes			Yes	
EQ-10	Dishwasher	ADA compliant undercounter dishwasher. Model GLDA696MSS by GE	1	CPCI	24 in	24 in	32 in		Yes		Yes	
EQ-11	Coffee Maker	Owner provided coffee maker. Contractor shall supply water line to final location	1	OPCI	18	22	17	Yes			Yes	
EQ-12	Microwave	Built in Microwave/Convection Oven Model # PWB7030SLSS by GE - QYT of 2	1	CPCI	30 in	25 in	19 in				Yes	
EQ-13	UNDER COUNTER REFRIGERATOR	Under counter refrigerator. Model ASDG2411 by summit appliance for equal.	2	CPCI	24	18 in	32 in				Yes	
EQ-14	GLASS MARKER BOARD	Glass marker board with concealed z-clip attachment	2	CPCI	8'-0"		4'-0"					
EQ-15	GLASS MARKER BOARD	Glass marker board with concealed z-clip attachment	4	CPCI	4'-0"		4'-0"					
EQ-16	DIAS WORKSTATION	New workstation at council Dias. Workstation to include monitor and microphone.	11	CPCI	43"	24 in	30 in			Yes	Yes	
EQ-17	A/V CABINET	Install existing A/V wall cabinet at Storage Room 145. Route all wiring from council chambers to cabinet.	1	OPCI	36 in	24 in	72 in			Yes	Yes	
EQ-18	WATER DISPENSER	New In-wall commercial filtered water dispenser with remote chiller - Equal to Elkay LBWDC00VHC AND FR101Y. Remote chiller installed in cabinet below	1	CPCI	17 in	24 in	8 in	Yes	Yes			
TV	OWNER PROVIDED TV	Owner provided Flat Panel Display. Contractor responsible for back box, power, and data, as well as in wall blocking.	5	OPOI						YES	YES	
FPD-1	FLAT PANEL DISPLAY	Single Flat Panel Display in Council Chambers	3	CPCI						YES	YES	
FPD-2	FLAT PANEL DISPLAY	Single Flat Panel Display	5	CPCI						YES	YES	
FEC	FIRE EXTINGUISHER CABINET	Semi Recessed Fire Extinguisher Cabinet with Extinguisher included	3									

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7.3.2024

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ANNOTATION PLAN

REVISIONS

ADDENDUM NO. 3 (7.31.2024)

JOB NO. 20295

Issue Date: 7.3.2024

Drawn By: AB

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SHEET NO.

A200-N

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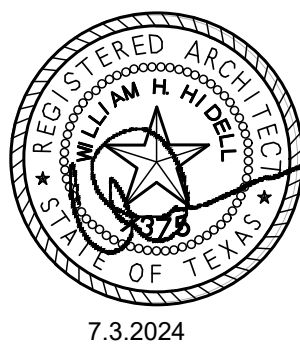
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ENLARGED PLANS AND
INTERIOR ELEVATIONS

REVISIONS

ADDENDUM NO. 3 (7.31.2024)

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ISSUE FOR CONSTRUCTION

STONE-2
TO BE SELECTED FROM MANUFACTURES SAMPLE
BOARDS. COST SHALL BE BASED ON PRODUCTS EQUAL
TO CORONADO STONE DESIGNER SERIES LESTONE (6"
HEIGHT IN VARIED LENGTHS) FINAL COLOR TBD

INTERIOR ELEVATION
AT COUNCIL CHAMBERS

02
3/8"= 1'-0"

INTERIOR ELEVATION
AT COUNCIL CHAMBERS

03
3/8"= 1'-0"

INTERIOR ELEVATION
AT COUNCIL CHAMBERS

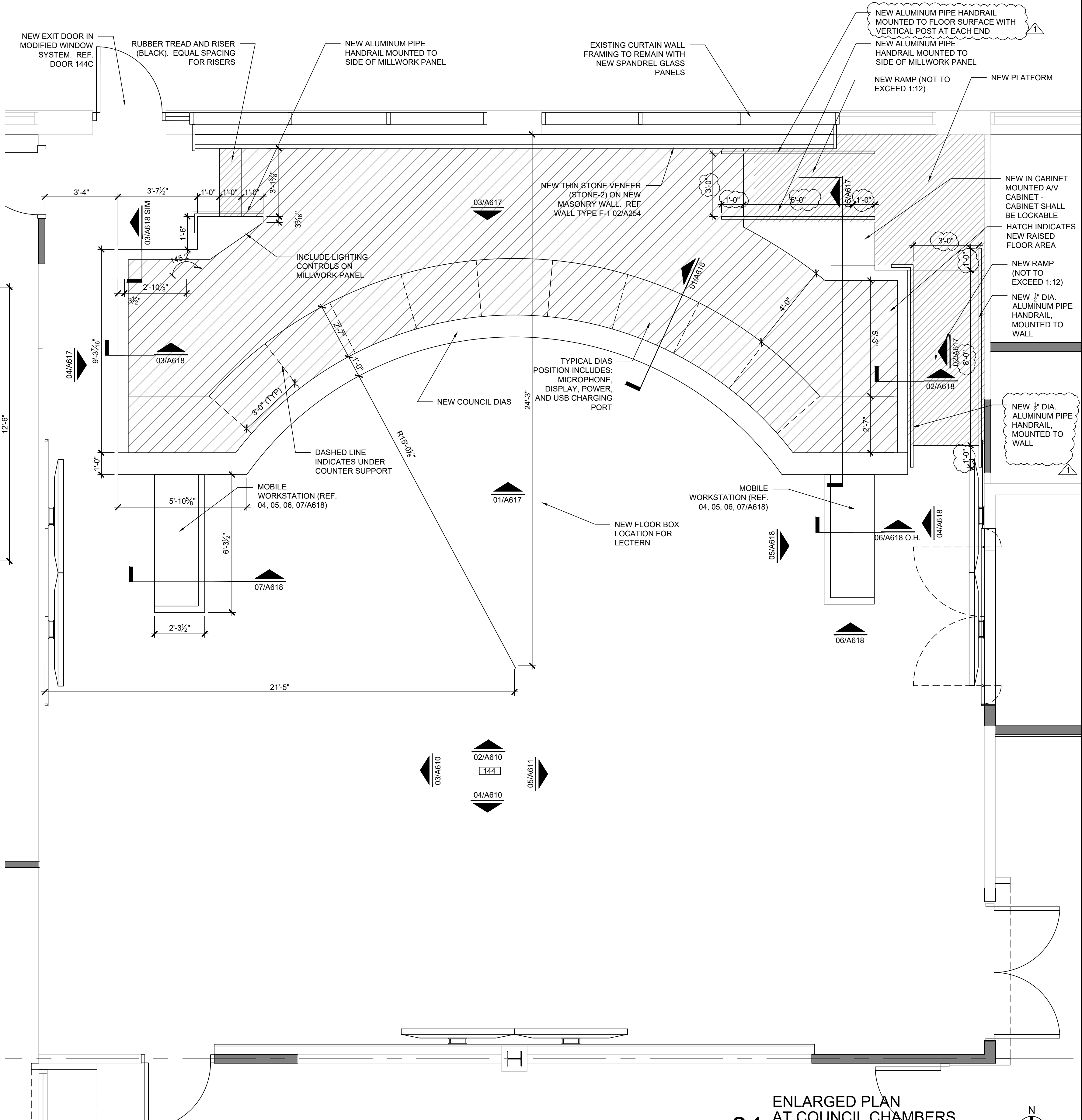
05
3/8"= 1'-0"

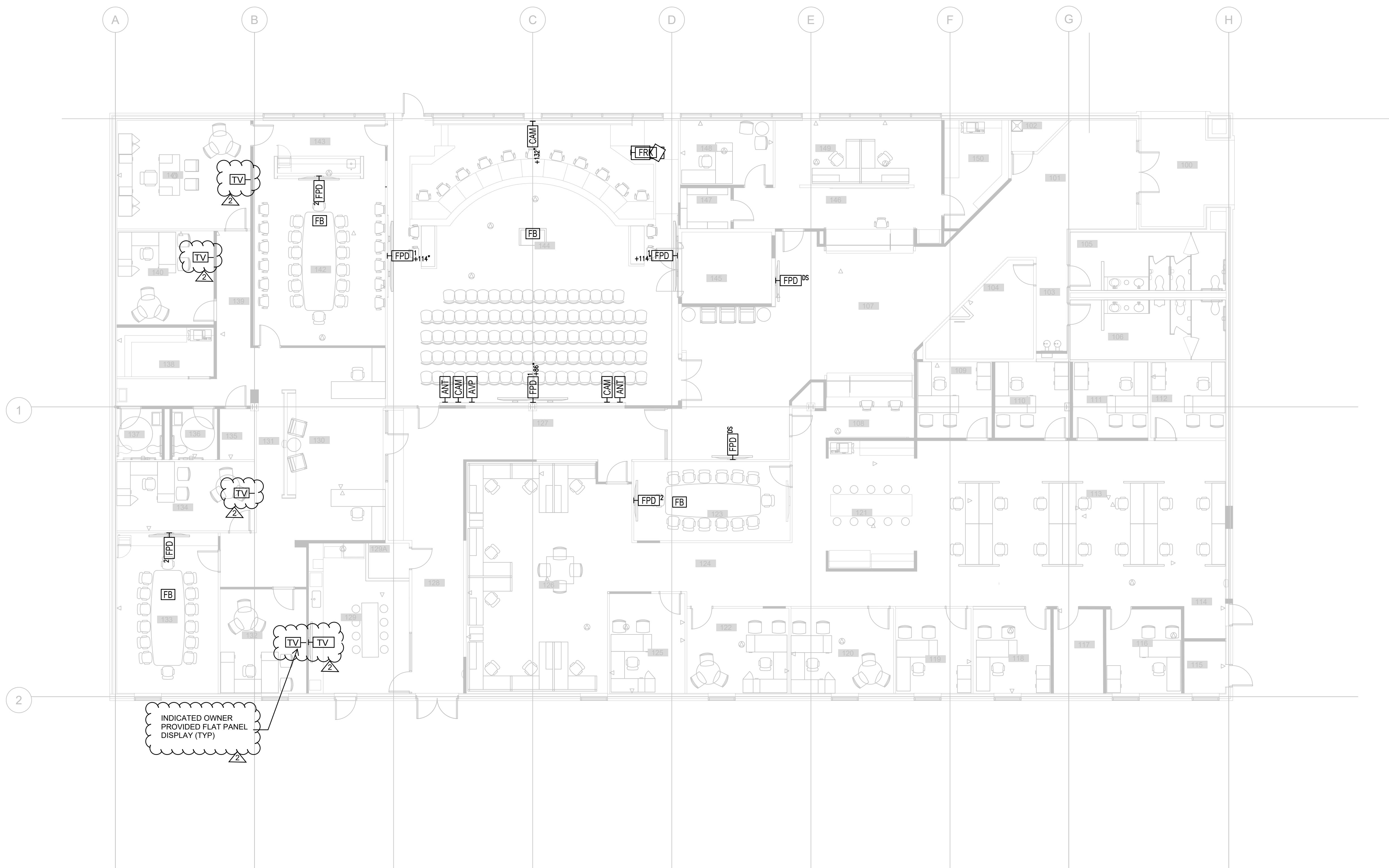
ENLARGED PLAN
AT COUNCIL CHAMBERS

01
3/8"= 1'-0"

INTERIOR ELEVATION
AT COUNCIL CHAMBERS

04
3/8"= 1'-0"





01 FLOOR PLAN - AV INFRASTRUCTURE
1/8" = 1'-0"

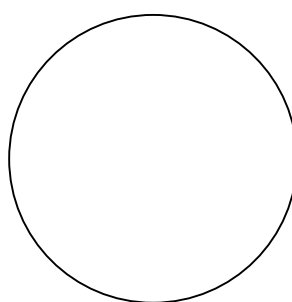


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FLOOR PLAN - AV INFRASTRUCTURE

REVISIONS

ADDENDUM NO. 1 (7.12.2024)
ADDENDUM NO. 3 (7.31.2024)

JOB NO. 20295

Issue Date: 7.3.2024

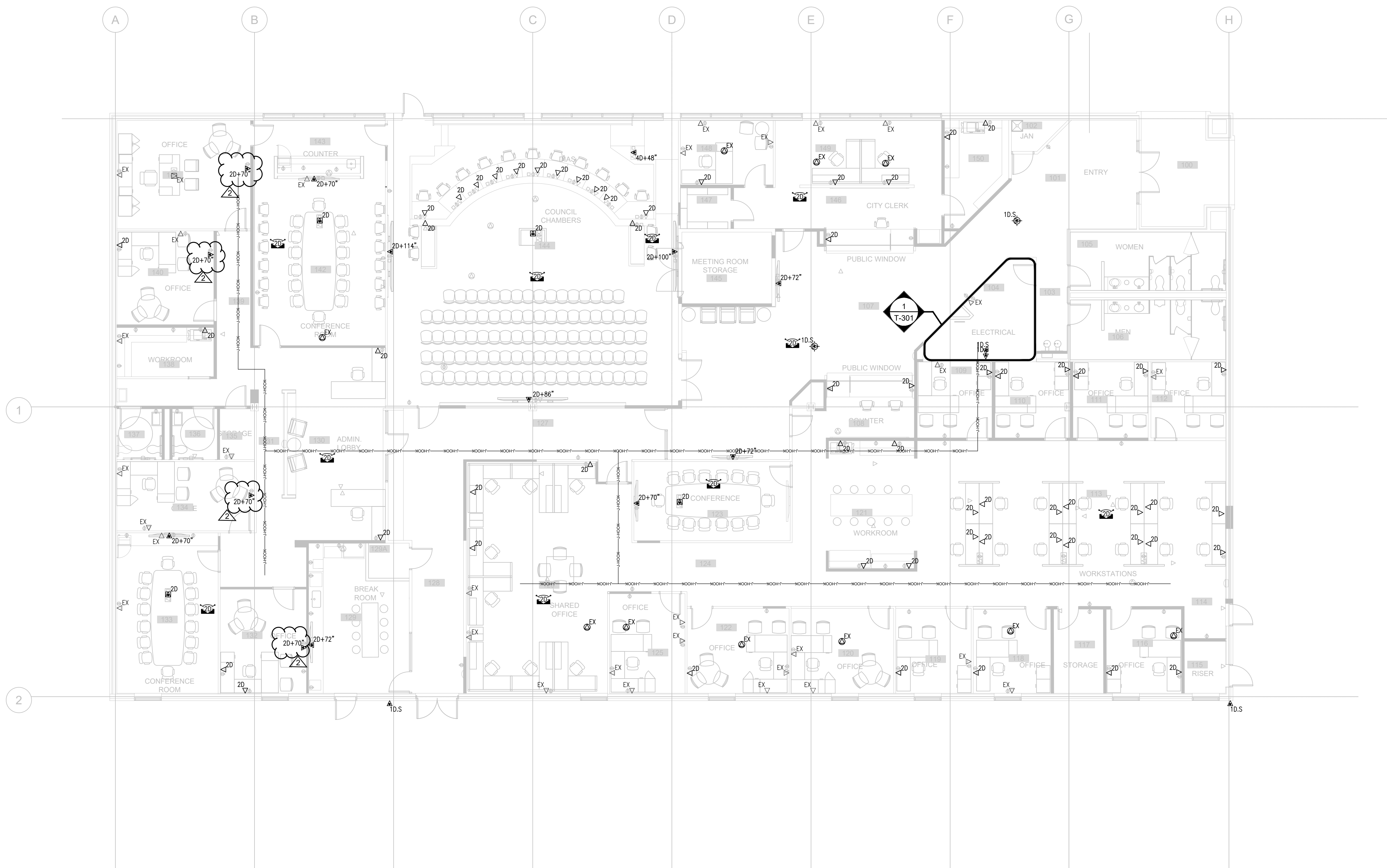
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GENERAL NOTES:

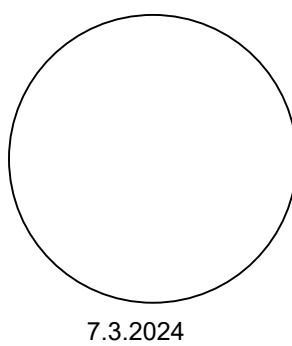
- 1.) FIELD VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO EACH PHASE OF DEMO AND OF CONSTRUCTION.
- 2.) EXISTING CONDUIT, PATHWAYS AND CABLING SERVING AREAS OUTSIDE LIMIT OF CONSTRUCTION SHALL REMAIN PROTECTED AND UNDISTURBED FOR THE DURATION OF EACH PHASE OF DEMO AND CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE SHALL BE REPLACED IMMEDIATELY.
- 3.) EXISTING AND FIBER/COPPER CABLE SERVING OCCUPIED AREAS OF THE BUILDING DURING EACH PHASE OF DEMO AND CONSTRUCTION SHALL REMAIN PROTECTED AND UNDISTURBED FOR THE DURATION OF RENOVATION.
- 4.) ANY DAMAGED CABLING SHALL BE IMMEDIATELY REPLACED TO MAINTAIN OPERATION OF OCCUPIED AREAS WITHIN THE BUILDING. ALL DAMAGED AND REPLACED CABLES SHALL BE LABELED, TESTED AND WARRANTED PRIOR TO COMPLETION OF CONSTRUCTION.
- 5.) REMOVE AND TURN OVER ALL EXISTING AND ABANDONED NETWORK EQUIPMENT, ACTIVE EQUIPMENT, FLOOR / WALL MOUNT RELAY RACKS AND ENCLOSURES TO DISD.
- 6.) REMOVE ALL ABANDONED CABLING IN RENOVATED SPACE AND ABOVE ACCESSIBLE CEILING THROUGHOUT RENOVATED SPACE AS REQUIRED PER NEC.
- 7.) COORDINATE WITH E-SERIES AND I-SERIES DRAWINGS FOR OPEN OFFICE/FURNITURE FEEDS, AND PROVIDE ADEQUATELY SIZED PATHWAYS FOR QUANTITY OF CABLES.

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FLOOR PLAN - COMMUNICATIONS

REVISIONS

- ADDENDUM NO. 1 (7.12.2024)
- ADDENDUM NO. 3 (7.31.2024)

JOB NO. 20295

Issue Date: 7.3.2024

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01 FLOOR PLAN - COMMUNICATIONS
1/8" = 1'-0"

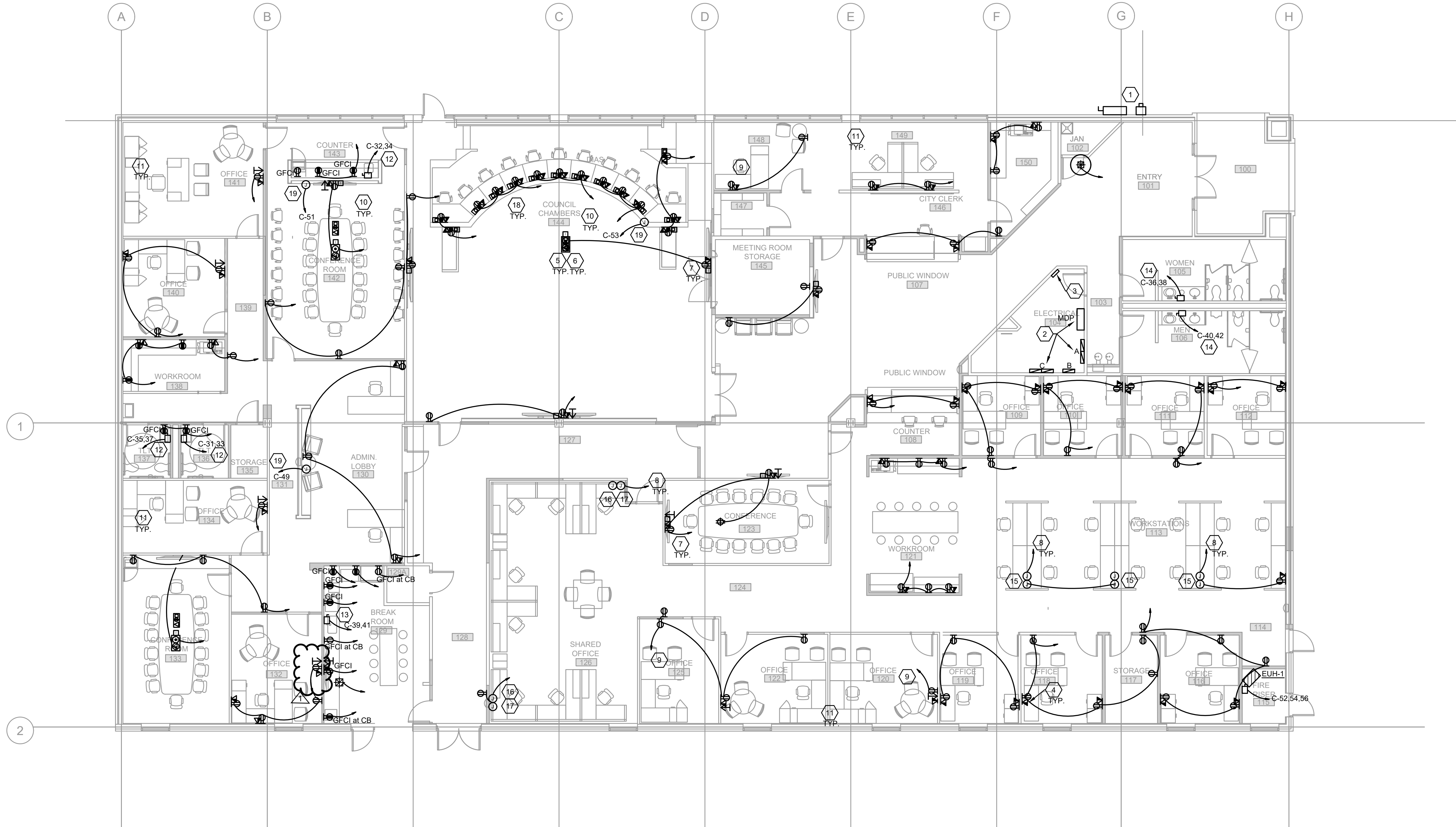


POWER DEMOLITION NOTES
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION WORK. 2. MARK ALL EXISTING CIRCUITS FREED BY DEMOLITION FOR RE-USE IN RENOVATED AREAS. IF POSSIBLE IDENTIFY SPARE CIRCUITS. VERIFY THAT THERE IS NO DISRUPTION IN SERVICE TO THE OTHER AREAS/TENANTS IN THE BUILDING. 3. CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO BID SUBMITTAL. 4. COORDINATE ANY POWER OR SPECIAL SYSTEMS SHUTDOWNS WITH THE OWNER 48 HOURS IN ADVANCE. 5. REMOVE EXISTING POWER, VOICE/DATA, AND SPECIAL SYSTEMS OUTLETS IN DEMOLITION WALLS WITH ASSOCIATED WIRING AND CONDUITS BACK TO PANELBOARD OR TO CEILING JUNCTION BOXES. REUSE EXISTING POWER, VOICE/DATA, AND SPECIAL SYSTEMS OUTLETS FOR NEW WORK IF FEASIBLE. EXAMINE THE CONDITION OF THE EXISTING EQUIPMENT TO MAKE A DETERMINATION OF WHETHER IT IS SUITABLE FOR REUSE. REPLACE AS NECESSARY. 6. WHERE REMOVED ITEMS RESULT IN DISRUPTION OF SERVICE TO DOWNSTREAM DEVICES, PROVIDE WIRING AS REQUIRED TO RESTORE ORIGINAL OPERATION.

GENERAL POWER NOTES
1. FOR SYMBOL AND ABBREVIATIONS SEE SHEET E0.1. 2. FOR PANEL BOARD SCHEDULES, SEE SHEET E0.2. 3. FOR ELECTRICAL RISER DIAGRAM, SEE SHEET E6.1. 4. FURNISH AND INSTALL A NEW FIRE ALARM SYSTEM. 5. ALL RECEPTACLES WITH A SOLID HATCH INSIDE SHALL BE INSTALLED ABOVE A COUNTER OR WORK SURFACE. THE MOUNTING HEIGHT SHALL BE VERIFIED AND COORDINATED WITH ARCHITECTURAL DETAILS AND ELEVATIONS. 6. ALL RECEPTACLES WITHIN 6'-0" OF THE SINK OR LAVATORY SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI). USE OF LINE/LOAD (MASTERSLAVE) WIRING TO PROTECT GFI RECEPTACLES ON THE SAME CIRCUIT IS PROHIBITED. EACH RECEPTACLE LABELED GFCI MUST HAVE ITS OWN TRIP MECHANISM AND RESET BUTTON. 7. UNLESS OTHERWISE NOTED, ALL RECEPTACLES, TELEPHONE, DATA AND SIGNAL OUTLETS SHALL BE INSTALLED AT NO LESS THAN 18" A.F.F. TO ACCOMMODATE THE LATEST A.D.A. REQUIREMENTS. 8. THE MOUNTING HEIGHT OF TELEPHONE, DATA AND SIGNAL OUTLETS ABOVE COUNTER OR WORK SURFACES OR WITHIN MILLWORK SHALL BE VERIFIED AND COORDINATED WITH ARCHITECTURAL DETAILS AND ELEVATIONS. 9. ALL TELEPHONE, DATA, OUTLET DEVICE, AND SECURITY (UNLESS NOTED OTHERWISE) SHALL INCLUDE AN EXTRA DEEP RECESSED METAL BLACKBOX, COVERPLATE, 3/4" E.M.T. CONDUIT RISER WITH NYLON BUSHING ON EACH END AND PULL STRING. CONCEAL WITHIN WALL CAVITY AND TURN OUT OF WALL RIGHT WITH THE EXPOSED ROOF STRUCTURE TO MAINTAIN MAXIMUM CLEARANCE BELOW, OR ABOVE CEILING WHERE ONE EXISTS. 10. UNLESS OTHERWISE NOTED, RECEPTACLES WHICH ARE LOCATED ADJACENT TO DATA OUTLETS SHALL BE INSTALLED AT MATCHING MOUNTING HEIGHTS AND WITHIN 3" OF EACH OTHER. 11. ALL PENETRATIONS THROUGH A FIRE RATED WALL SHALL BE PACKED WITH UL LISTED FIRESTOP MATERIAL. 12. VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT WITH HVAC AND PLUMBING DRAWINGS. COORDINATE MECHANICAL EQUIPMENT FINAL LOCATION WITH HVAC AND PLUMBING CONTRACTORS IN THE FIELD PRIOR TO ROUGH-IN. 13. CONTRACTOR TO PROVIDE JUNCTION BOXES FOR CONNECTION TO SENSOR CONTROL DEVICES ON PLUMBING FIXTURES AS NEEDED. COORDINATE WITH PLUMBING REPRESENTATIVE FOR FINAL CONNECTION AND LOCATION. 14. ACCESS CONTROL IS DESIGNED BY OTHERS AND TO BE PROVIDED BY THE CONTRACTOR. PROVIDE POWER FOR ACCESS CONTROL DEVICES AS NEEDED. 15. COORDINATE MAIN ELECTRICAL SERVICE WITH SERVICE PROVIDER. 16. REQUIREMENTS OF REGULATORY AGENCIES: THE WORK SHALL COMPLY WITH THE MINIMUM STANDARDS IN THE LATEST EDITIONS OF THE FOLLOWING LISTED CODES AND LOCAL ORDINANCES: A. NFPA "NATIONAL ELECTRICAL CODE" (NEC) B. NECA "STANDARD OF INSTALLATION" C. ELECTRICAL UTILITY COMPANY'S SERVICE STANDARDS D. UNDERWRITERS' LABORATORIES, INC. STANDARDS E. OTHER LOCAL CODES, ORDINANCES, AND LAWS APPLICABLE TO THE PLACE OF THE WORK.

POWER KEYED NOTES
1. EXISTING UTILITY METER AND MAIN SERVICE DISCONNECT TO REMAIN. REFER TO ELECTRICAL RISER DIAGRAM SHEET E6.1 FOR DETAILS. 2. EXISTING ELECTRICAL PANELS TO REMAIN. REFER TO ELECTRICAL RISER DIAGRAM SHEET E6.1 FOR DETAILS. PLEASE ENSURE TO FIELD VERIFY EXISTING CONDITIONS. 3. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN. COORDINATE FINAL LOCATION WITH ARCHITECT AND FIRE MARSHALL. 4. FOR ALL DATA/PHONE OUTLET: PROVIDE A 1" EMPTY CONDUIT WITH PULL WIRE ABOVE ACCESSIBLE CEILING. COORDINATE WITH COMMUNICATION TECHNOLOGY CONTRACTOR. 5. PROVIDE WIREMOLD RECESSED FLOOR BOX WITH (2) DUPLEX RECEPTACLES AND (2) DATA OUTLETS EQUAL TO WIREMOLD SERIES RFB6E OR APPROVED EQUAL. VERIFY FINAL LOCATION WITH OWNER REPRESENTATIVE AND ARCHITECT. 6. FOR DATA: PROVIDE A 1" EMPTY CONDUIT WITH PULL WIRE. ROUTE CONDUIT TO THE NEAREST WALL TO GAIN ACCESS ABOVE THE CEILING. 7. PROVIDE POWER AND DATA AT 5'-6" AFF FOR TV/DISPLAY. COORDINATE LOCATION AND MOUNTING HEIGHT WITH OWNER REPRESENTATIVE. PROVIDE A 1" EMPTY CONDUIT ABOVE ACCESSIBLE CEILING FOR TV. 8. CONNECT TO ONE OF THE DEDICATED CIRCUITS THAT BECOME AVAILABLE AS A RESULT OF THE DEMOLITION. ENSURE THAT THE CONNECTED LOAD DOES NOT EXCEED 16A ON THE CIRCUIT CONNECTED TO THE AVAILABLE 20A BRANCH BREAKER. 9. CONNECT TO THE EXISTING CIRCUIT SERVING THIS ROOM. 10. REFER TO AV DRAWINGS DESIGNED BY OTHERS FOR THE LOCATIONS OF SPEAKERS, DISPLAYS, PROJECTORS, MICROPHONES, CAMERAS, AND OTHER DEVICES. AS WELL AS ALL ELECTRICAL REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POWER AND DATA AS NEEDED FOR AV DEVICES. ENSURE COORDINATION OF ROUGH-IN REQUIREMENTS AND LOCATIONS FOR ALL LOW VOLTAGE SYSTEMS WITH THE OWNER AND RESPECTIVE LOW VOLTAGE CONTRACTOR/SUPPLIERS. 11. ENSURE THAT THE EXISTING RECEPTACLES AND DATA OUTLETS ON THE CURRENT WALLS REMAIN IN PLACE AND STAY CONNECTED. VERIFY THE CONDITION OF THE EXISTING ELECTRICAL FEEDER AND PROMPTLY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES DISCOVERED. 12. FOR INSTANTANEOUS WATER HEATER IWH-1: PROVIDE A 30A/2P/NF DISCONNECT SWITCH. COORDINATE FINAL LOCATION WITH PLUMBER CONTRACTOR. 13. FOR INSTANTANEOUS WATER HEATER IWH-2: PROVIDE A 60A/2P/NF DISCONNECT SWITCH. COORDINATE FINAL LOCATION WITH PLUMBER CONTRACTOR. 14. FOR INSTANTANEOUS WATER HEATER IWH-3: PROVIDE A 60A/2P/NF DISCONNECT SWITCH. COORDINATE FINAL LOCATION WITH PLUMBER CONTRACTOR. 15. PROVIDE LEGRAND: 30TC-4V POWER POLE OR APPROVED EQUAL. FIELD VERIFY HEIGHT OF CEILING AND POWER POLE PRIOR TO PURCHASE. PROVIDE TWO COMPARTMENT POLE FOR POWER AND DATA WITH OPEN ENDS AT THE BOTTOM FOR POWERING THE MODULAR FURNITURE. 16. FOR POWER TO MODULAR FURNITURE. VERIFY CIRCUIT AVAILABILITY. VERIFY FINAL LOCATION WITH ARCHITECT. 17. FOR TELEPHONE / DATA TO MODULAR FURNITURE. VERIFY J-BOX SIZE WITH COMMUNICATIONS CONTRACTOR AND COORDINATE WITH FURNITURE SUPPLIER. 18. CONDUIT TO NEW ELECTRICAL AND DATA AT DIAS SHALL BE ROUTED IN STRUCTURE OF RAISED PLATFORM TO NEAREST WALL. REF TO ARCHITECTURAL FOR FURTHER INFORMATION. 19. PROVIDE 20A/1P POWER IN MILLWORK FOR REVEAL LIGHTING. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND DETAILS.

CONDUIT NOTE
1. ALL CONDUIT SHALL BE CONCEALED WITHIN ANY WALL OR STRUCTURE. THERE SHALL BE NO EXPOSED CONDUIT IN VIEW BY ANY OCCUPANT UNLESS NOTED OTHERWISE.
FIRE ALARM DESIGN NOTE
1. DEVICES AND DESIGN COORDINATION NOTES RELATING TO THE FIRE ALARM SYSTEM ARE NOT SHOWN. A STATE LICENSED FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SYSTEM DESIGN TO MEET ALL APPLICABLE CODES AND ORDINANCES. DEVICES ARE NOT SHOWN ON THESE DRAWINGS AND SHALL BE DEEMED IMPLICITLY REQUIRED OF THE CONTRACTOR TO PROVIDE. CONTRACT REQUIRED SUBMITTALS SHALL ONLY BE SUBMITTED FOR ENGINEERING REVIEW AFTER THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL OF THE SYSTEM FROM THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).



1 FLOOR PLAN - POWER
E2.1 SCALE: 1/8"=1'-0"
NORTH

SHERMAN
CITY HALL
REMODEL

220 W. MULBERRY ST,
SHERMAN, TX
75090

HIDELL
ASSOCIATES
ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ababcock@hidell.com



OWNER
CITY OF SHERMAN
220 W. MULBERRY STREET
SHERMAN, TX 75090
PHONE: (903) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jdc@crossengineering.biz

MEP
EIKON CONSULTANT GROUP
1405 W. CHAPMAN DRIVE
SANGER, TEXAS 76266
PHONE: (940) 458-7503
EMAIL: wjustice@eikonsg.com



TITLE

REVISIONS

ADDENDUM NO. 3 (7.31.2024)

JOB NO. 20295

Issue Date: 6.28.2024

Drawn By: xxx

Checked By: xxx

SHEET NO.

E2.1

SECTION 04 73 00
MANUFACTURED STONE VENEER

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Manufactured stone veneer, thin brick and architectural trim products.

1.2 RELATED SECTIONS

- A. Section 04 20 00 - Masonry Units
- B. Section 05 40 00 - Cold-Formed Metal Framing
- C. Section 06 10 00 - Rough Carpentry
- D. Section 07 90 00 - Joint Protection

1.3 REFERENCES

- A. ASTM C 39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens
- B. ASTM C 67 - Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile
- C. ASTM C 177 - Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus
- D. ASTM C 190 - Method of Test for Tensile Strength of Hydraulic Cement Mortars
- E. ASTM C 192 - Standard Practice for Making and Curing Concrete Test Specimens in the Laboratory
- F. ASTM C 482 - Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement Paste
- G. ASTM C 567 - Standard Test Method for Determining Density of Structural Lightweight Concrete
- H. ASTM C 1329 - Standard Specification for Portland Cement
- I. ASTM C 1670 - Standard Specification for Adhered Manufactured Stone Masonry Veneer Units.
- J. ASTM C 1780 - Standard Practice for Installation Methods for Adhered Manufactured Stone Masonry Veneer
- K. ICC AC 38 Acceptance Criteria for Water Resistive Barriers
- L. ICC ESR 2598 Coronado Stone Products Evaluation Report
- M. LEED: US Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System
- N. Texas Department of Insurance: Product Evaluation - EC101
- O. UBC Standard No. 14-1, Kraft Waterproof Building Paper

1.4 SUBMITTALS

- A. Submit following in accordance with Section 01300.
- B. Product Data: Manufacturer's specification and data sheets for each product used, including:
 - 1. Preparation instructions.

2. Storage and handling requirements and recommendations.
3. Installation guidelines.
4. Cleaning and maintenance methods.
- C. Shop Drawings: Submit elevations and cross-section details showing proper installation methods.
- D. Sample Selection
 1. Standard sample board with selected stone profile and color should be submitted for each product specification.
 2. Selection of approved grout colors and styles (if applicable).
- E. Sample Verification: A field panel sample with the minimum size of 3' x 3' should be installed for every product selection showing: styles, colors, textures and grout colors.
- F. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- G. Closeout Submittals: Provide manufacturer's warranty and maintenance recommendations.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Coronado Stone Products
- B. Installer Qualifications: Minimum 5 years experience with similar scope of work and must be able to furnish list of previous jobs and references if requested by Architect.
- C. Certifications: Products approved by ICC-ES Evaluation Service.
- D. Mock-Up: Provide field panel sample to evaluate preparation and application techniques.
- H. Pre-Installation Conference: Conduct a pre-installation meeting to verify all products, application methods, site conditions and warranty terms no less than thirty days prior to stone veneer installation.

1.6 DELIVERY, STORAGE & HANDLING

- A. Coordination of on-site delivery and storage should be arranged in advance to avoid work delays.
- B. Store and handle stone products in accordance with the manufacturer's recommendations.
- C. All material stored on-site should be protected from the elements before and during the installation process. Store material under cover and in a dry location.
- D. Store mortar, sealant and other installation material in compliance with the manufacturer's recommendations.

1.7 PROJECT CONDITIONS

- A. Maintain manufacturer's recommended environmental conditions to ensure optimum results.
- B. Cold Weather Requirements: Installations should be performed in temperatures exceeding 40 degrees Fahrenheit prior to, during and for 48 hours after completion of work. If temperatures

are below 40 degrees Fahrenheit, masons should use heaters and tents during the installation process to regulate temperature.

- C. Hot Weather Requirements: If temperatures exceed 90 degrees Fahrenheit during the installation, additional moisture will need to be added to the backs of the stone veneer and scratch coated surface. Shade and/or frequent misting of the wall and stone may be required.

1.8 WARRANTY

- A. Provide manufacturer's 50 year limited warranty.

PART 2 – PRODUCTS

2.1 MANUFACTURER

- A. Acceptable Manufacturer: **Coronado Stone Products** (Corporate Office), which is located at: 11191 Calabash Ave, Fontana, CA 92337; Toll Free Tel: 800-847-8663; Fax: 909-357-7362; Email: sales@coronado.com; Web: **www.Coronado.com**
- B. Substitutions: Or equal

2.2 MATERIALS

- A. Manufactured Stone Veneer:
 - 1. Profile / Color: REFERENCE DRAWING FOR BASIS OF DESIGN (Stone 1 and Stone 2)
- B. Manufactured Stone Veneer - Properties: Units consisting of Portland cement, lightweight aggregates and oxide pigments.
 - 1. Compressive Strength: Tested in accordance with ASTM C39 and ASTM C192, greater than 1800 psi.
 - 2. Shear Bond Test: Tested in accordance with ASTM C482, greater than 50 psi.
 - 3. Water Absorption: Tested in accordance with section 3.1.4 and 4.6 of ICC-ES AC51.
 - 4. Freeze / Thaw: Tested in accordance with ASTM C67, less than 3% mass loss.
 - 5. Unit Weight: Shipping weight is less than 15 lbs. per sq ft, density is determined in accordance with ASTM C567.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Do not begin the installation process until substrates have been properly prepared.
- B. Notify architect of any unsatisfactory preparation of substrate before proceeding.
- C. Correct all unsatisfactory substrate conditions before installation begins.

- D. Verify roofs use proper water displacement methods to direct moisture away from the installed stone veneer.
- E. If substrate surface is questionable, bonding tests should be performed before installation to assess adhesion and confirm proper bonding strength.
- F. Flashing must be installed at wall penetrations and terminations of the stone veneer. Assure that all flashing and kickouts are corrosion resistant, integrated with the WRB properly (when used), and installed in accordance with the local building code requirements.

3.2 PREPARATION

- A. Clean all surfaces thoroughly prior to installation.
- B. Use manufacturer surface preparation recommendations to achieve best result.

3.3 INSTALLATION

- A. Product should be pulled from a variety of boxes and blended on site during installation to ensure a consistent overall project color on the wall.
- B. Install in accordance with manufacturer's installation instructions. Visit this page for detailed installation instructions - <https://www.coronado.com/InstallationGuide>
- C. Application details and mortar recommendations may vary depending on the stone style. Consult manufacturer for proper installation instructions.
- D. All dry-stacked and large format standard stones should be installed using a polymer-modified mortar meeting ANSI A118.4 or ANSI 118.15.
- E. All Classic Series and WoodStone products must be applied with a polymer-modified thinset bonding mortar meeting ANSI A118.4 or ANSI 118.15.
- F. All applications in freeze-thaw environments require a polymer-modified mortar.

3.4 CLEANING AND PROTECTION

- A. Installed manufactured stone veneer can be cleaned with a mild soap and water solution.
- B. Cleaning efflorescence can be done by lightly scrubbing the face of the stone with a soft bristle brush and water. In some cases, a 25% vinegar 75% water solution may need to be used. Do not use any harsh cleaning methods to remove efflorescence.
- C. Touch-up, repair or replace damaged stone before completion of project.
- D. Water repellents and enhancers can be used to further protect a finished project. Only breathable, penetrating water-based silane water repellents should be used.

END OF SECTION

Contact Us!

Phone: 972.562.6060

Website: www.tegrity-contractors.com



Sherman City Hall Remodel

PREPARED FOR:
The City of Sherman

ADDRESS:
2200 W Mulberry Street,
Sherman, Texas 75090

PROPOSAL DUE:
August 6th, 2024
@ 2pm



About Tegrity

In the construction industry, Tegrity Contractors sets itself apart through a distinctive focus on excellence in construction work, rooted in a strong company culture and commitment to personal growth. These foundational principles serve as the guiding force behind all our projects. Our leadership team staunchly believes that prioritizing meeting the specific needs of our clients are essential for the successful completion of construction projects.

At Tegrity, these principles are not mere words; they are deeply embedded in every aspect of our operations. We consistently witness that by prioritizing the satisfaction of our clients and ensuring the well-being of our employees, Tegrity achieves outstanding results. With our expertise in building churches, schools, and municipal facilities, coupled with operations spanning across five branches and a dedicated team of 60 full-time employees, we are enthusiastic about the future. We are poised to continue making significant contributions to communities while driving the continued growth and prosperity of our business.

Company Mission Statement:

Tegrity Contractors strives for excellence in construction through relationships to bless others for the Glory of God.

Who We Are & What We Do

Tegrity Contractors Inc. (“Tegrity”) is a fully licensed General Contractor operating within the construction industry. Since our inception in 1998, Tegrity has been headquartered in the Dallas/Fort Worth area. Over the years, we have expanded our operations to encompass four additional branches, strategically located to serve the diverse regions of Texas, including Central Texas, East Texas, West Texas, and Houston. Presently, our East Texas and Houston branches are managed from our DFW location, with plans underway to establish physical offices in those regions by the conclusion of 2024.

At Tegrity, our primary objective is to cultivate enduring relationships with our clients. While we possess the requisite expertise to undertake a wide spectrum of construction projects, our team’s unwavering commitment to exceptional customer service sets us apart. While we function as a General Contractor, we firmly believe that our core business lies within the realm of the Customer Service Industry. Our paramount aim for every project is to deliver an unparalleled experience to our clients. Through our experience, we have observed that exceptional customer service coupled with exemplary performance on construction projects fosters enduring relationships.

Firm Profile

Firm name, address for local and home offices, telephone and fax numbers, and website URLs

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E, Allen, Texas 75013
Office: 972.562.6060 Fax: 972.562.6064
www.tegrity-contractors.com

Identify the address, telephone and fax numbers, and website URLs of the firm's office that will be responsible for the project.

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E, Allen, Texas 75013
Office: 972.562.6060 Fax: 972.562.6064
www.tegrity-contractors.com

Year the firm was established under the current name and the type of organization. List all former names under which the firm has operated.

Tegrity Contractors was established 26 years ago under its current name.

List the firm's owners, principals and officers. Identify the principal-in-charge and the Project Manager for the project and provide their contact information.

President- Trish Roulette	Vice President and CEO- Roger Roulette
Trish@tegrity-contractors.com	Roger@tegrity-contractors.com

Vice President and CCO - Brad Gibson
Brad@tegrity-contractors.com

Indicate total number of full-time staff assigned to the office responsible for this engagement. List by discipline and indicate how many are licensed (architects, engineers, construction administrators, etc.)

Tegrity Contractors has a total of 74 personnel. Of those employees, approximately 5-6 people will be involved with this specific project. Please see the following breakdown of personnel: 34 office personnel, 5 administrators, and 35 field personnel.

List professional services provided by the firm.

Tegrity Contractors is a general contractor that provides CMAR, renovation, design-build, and ground up construction services.

Outline any judgments, claims, mediation/arbitration proceedings, and/or lawsuits against the firm or its officer pertaining to similar services, in the past five (5) years and/or outstanding

There are currently two suits against Tegrity Contractors by Sub-Contractors who have not received their final payment from Tegrity. As a general practice, all Sub-Contractor contracts include agreements that Sub-Contractors will get paid once Tegrity gets paid.

Describe the firm's special qualifications, achievements, expertise, or any other relevant information applicable to the scope of services.

Tegrity Contractors feels the firm has the qualifications to successfully complete this project that is outlined in this package.

Company Equipment

Tegrity, as a leading general contractor, prioritizes efficiency and excellence in project delivery. While we do not own construction equipment, we have cultivated a robust network of industry partnerships and resources to ensure seamless project execution. Tegrity leverages its expertise, network, and commitment to excellence to deliver projects promptly, within budget, and to the highest standards of quality. While we may not own construction equipment, our comprehensive approach ensures successful project outcomes and satisfied clients.

Procore

Our Project Management teams leverage the industry-leading software management platform, Procore, to optimize every aspect of our projects. Procore is a versatile and powerful tool that enhances collaboration, streamlines workflows, and improves overall project efficiency. By harnessing the advanced capabilities of Procore, our Project Management teams at Tegrity maximize efficiency, ultimately delivering successful projects that meet and exceed client expectations.

Blue Beam

Bluebeam is a dynamic software solution that revolutionizes the way our team interacts with project plans and drawings. With its comprehensive suite of tools and features, Bluebeam enhances collaboration, increases productivity, and facilitates efficient document management. By leveraging the advanced capabilities of Bluebeam, all team members at Tegrity can efficiently review plans and perform takeoffs.

Personnel Equipment

The utilization of personnel equipment is essential for ensuring seamless communication, information access, and productivity among Tegrity employees throughout various project phases. By equipping our team with Microsoft Surfaces and company phones, we empower them to access job-critical information efficiently.

Microsoft Projects

Microsoft Project is a powerful project management software that enables Tegrity to efficiently plan, manage, and track project schedules, resources, and tasks. By utilizing Microsoft Project for Gantt scheduling, we ensure comprehensive project planning and execution from the outset. Moreover, Tegrity's commitment to excellence is exemplified by our scheduler, who has undergone specialized training and certification by Microsoft to create schedules tailored to our project needs.

Quickbooks

QuickBooks is a comprehensive accounting software solution that empowers Tegrity's accounting department to efficiently track and manage financial aspects of all projects. With its robust features and user-friendly interface, QuickBooks streamlines financial processes.

Network Storage

Network storage solutions play a crucial role in Tegrity's data management strategy, facilitating secure storage, seamless collaboration, and efficient access to information for all stakeholders. In addition to our private and secure network infrastructure, Tegrity leverages popular cloud-based platforms such as Dropbox and BoxNet to provide convenient access to project-related data for interested parties.



PRICE FORM

All prices must be stated in both script and figures. The City reserves the right to reject any and all bids and to waive formalities. In case of ambiguity or lack of clearness in stating prices in the bid, the City reserves the right to consider and adopt the most advantageous construction thereof, or to reject any or all bids. Unreasonable or unbalanced unit prices will be considered sufficient cause for rejection of any bid or bids. In case of a discrepancy between the product number and description, the description takes precedence. No bid may be withdrawn within forty-five (45) days after date on which bids are opened. Oral, written, emailed or telecopied modifications to bids will not be considered. Modifying or qualifying statements of any kind shall be on a separate sheet and submitted in the same envelope with the Bid.

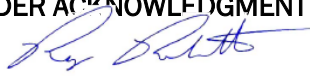
As security for the faithful completion of the work by the contractor, the owner shall retain five percent (5%) of the total dollar amount of work done on all contracts. Retainage will be held from each progress payment/invoice through final project completion and acceptance.

In case of a difference in written words and figures on the proposal form, the amount in written words shall govern. Federal and State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and such rules and regulations will be deemed to be included in the contract as though said rules and regulations were written out in full in said contract.

The Bidder proposes to perform all the work required by the Contract Documents for the Sherman City Hall Remodel project for the amount of: <u>Three Million six hundred sixty seven thousand seven hundred seventy seven</u> Dollars and Cents (fill in amount in words)	TOTAL	<u>\$ 3,667,777.00</u>
The Bidder proposes a deductive alternate for changing the concrete parking to asphalt paving for the amount of: <u>deduction of thirty thousand</u> Dollars and Cents (fill in amount in words)	Alternate 1	<u>\$ -30,000.00</u>
The Bidder proposes a deductive alternate for a reduction of paving at the south parking area. This alternate would include limited paving modification to achieve a single ADA parking space. The remaining lot shall remain. <u>deduction of one hundred seven thousand seven hundred seventy seven</u> Dollars and Cents (fill in amount in words)	Alternate 2	<u>\$ -107,777.00</u>

Bidder hereby declares that Bidder has visited the site(s) of work and has carefully examined the Contract Documents pertaining to the work covered by this bid. The Bidder further agrees to execute and file with the City a contract and bonds on the forms provided within ten (10) days after receipt of written notification of award of the contract and to begin the work to be performed under the contract within ten (10) days after receipt of written notice to proceed, and to complete one hundred percent (100%) of the work for within 206 **calendar days** after the effective starting date for the Project as specified in the City's Notice to Proceed.

BIDDER ACKNOWLEDGMENT



Signature

8.6.2024

Date



Bid Bond

SECTION 00 43 13

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, Tegrity Contractors, Inc. as PRINCIPAL, and United States Fire Insurance Company, as SURETY are held and firmly bound unto the City of Sherman hereinafter called the "Local Public Agency", in the penal sum of five percent of the Gross Amount of Bid, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the Accompanying Bid, dated August 6, 2024, for Five Percent of the Greatest Amount Bid (\$ 5% G.A.B.) (Gross Amount of Bid)

NOW, THEREFORE, if the Principal shall not withdraw said Bid within the period specified therein after the opening of the same, or, if no period be specified, within thirty (30) days after the said opening, and shall within the period specified therefor, or if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into a written contract with the Local Public Agency in accordance with the Bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract; or in the event of the withdrawal of said Bid within the period specified, or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Local Public Agency the difference between the amount specified in said Bid and the amount for which the local Public Agency may procure the required work or supplies or both, if the latter be in excess of the former, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS THEREOF, the above-bounded parties have executed this instrument under their several seals this 6th day of August, 2024, the name and corporate seal of each corporate party being hereto affixed and these present signed by its undersigned representative, pursuant to authority of its governing body.

Tegrity Contractors, Inc.

Attest: By: Kylee Nugent

[Signature]



Project: Sherman City Hall Remodel

Attest: By: Chayam Jones

United States Fire Insurance Company

Affix
Corporate
Seal

Kim Alia
Kim Alia, Witness

Attest: By: Yamillec Ramos
Yamillec Ramos, Attorney-in-Fact

Countersigned

By N/A

* Attorney-in-Fact, State of Texas

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, BRAD GIBSON, certify that I am the VICE PRESIDENT, Secretary of the Corporation named as Principal in the within bond; that BRAD GIBSON, who signed the said bond on behalf of the Principal was then VICE PRESIDENT of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to, for and in behalf of said corporation by authority of this governing body.



Title: CEO

* Power-of-attorney for person signing for surety company must be attached to bond.

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

02485

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Baldwin, Brock Baldwin, William D. Baldwin, Michael B. Hill, Brady K. Cox,
Russ Frenzel, John A. Aboumrar, Yamillec Ramos, Cynthia Alford, Neira Hernandez, Kristi Meek

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

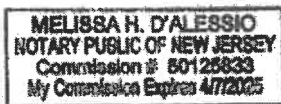
UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 6th day of August 2024.

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President





TEXAS COMPLAINT NOTICE

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact **Steven Krumm** for information or to make a complaint at:

Steven.Krumm@cfins.com

or

215-982-3528

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

PO Box 149104

Austin, TX 78714-9104

FAX # (512) 475-1771

Web: <http://www.tdi.state.tx.us>

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.



Surety

January 4, 2024

RE: Tegrity Contractors Inc. Bonding

To Whom It May Concern:

Please accept this letter on behalf of Tegrity Contractors as verification of their fine standing with our agency. We have bonded Tegrity for 20 years and they have demonstrated a proven ability to deliver quality projects on time and in an expeditious manner. We at Baldwin-Cox Agency consider it a privilege to have Tegrity as a client.

Tegrity is currently sufficiently supported by United States Fire Insurance Company, an A Rated (Excellent), and U. S. Treasury listed company. Subject to the normal review of contract terms and conditions and any related underwriting items at the time of the request, we will consider bonds up to the required single item limit of **\$50MM** and an aggregate capacity of **\$120MM**. These limits should be more than sufficient to support the requirements of the above referenced projects.

Any specific request for bonds will be underwritten on its own merits and any arrangement for bonds required by any contract is a matter between the contractor and the surety and we assume no liability to you or your third parties, if for any reason we do not execute these bonds. Bonds will be provided when the project/task order in question is agreeable to both parties and proper contracts are in place.

Again, we can highly recommend Tegrity Contractors to you, and would be happy to provide any additional information that you may require. Please feel free to contact me at any time at 972-331-3705.

Best Regards,



Attorney-In-Fact

United States Fire Insurance Company

An aerial photograph of a parking lot with white painted lines. A horizontal band of orange color is superimposed over the center of the image. The text "Insurance Certificate" is written in white, sans-serif font across this band, flanked by two horizontal white lines.

Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hotchkiss Insurance Agency, LLC 4120 International Parkway Carrollton TX 75007	CONTACT NAME: Dallas Certificates PHONE (A/C, No, Ext): 972-512-7700 E-MAIL ADDRESS: certs@hiallc.com FAX (A/C, No): 972-512-7799
INSURED Tegrity Contractors Inc. 202 N Allen Dr., Ste E Allen TX 75013	INSURER(S) AFFORDING COVERAGE INSURER A: Texas Mutual Insurance Company INSURER B: Cincinnati Casualty Company INSURER C: Travelers Casualty and Surety Company INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 2055508755**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			EPP0320147	4/10/2023	4/10/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			EBA0320147	4/10/2023	4/10/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			EPP0320147	4/10/2023	4/10/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	0001153858	4/10/2023	4/10/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B B C	Equip/Installation Floater Installation Floater Excess Liability-occurrence form			EPP0320147 EPP0320147 EX- 2T221339-23-NF	4/10/2023 4/10/2023 4/10/2023	4/10/2024 4/10/2024 4/10/2024	Rented 100,000 Limit 1,000,000 EA OCC \$5,000,000 Deductible 500 Deductible 1,000 AGG \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The general liability policy includes a blanket additional insured endorsement (GA 233 02/07) when required by written contract.
The general liability policy includes a blanket waiver of subrogation endorsement (GA 233 02/07) when required by written contract.
The general liability policy includes a special endorsement with Primary and Noncontributory wording as required by written contract, (GA 233 02/07).
The general liability policy includes an endorsement providing 30 days notice of cancellation to the certificate holder, except for 10 days notice for nonpayment of premium - per (IA 4087 08/11)

Trisha Roulette is excluded from Workers Compensation.

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Insured Copy

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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A modern classroom setting with rows of grey desks and chairs. In the background, there is a large chalkboard and a shelf with books. The scene is lit by long, horizontal pendant lights. An orange semi-transparent rectangle is overlaid on the middle of the image, containing the text "Required Documents".

Required Documents

BIDDER QUALIFICATIONS STATEMENT

The Bidder's organization must be able to demonstrate that its organization and all persons and/or entities performing work under the Bidder's direction are qualified and organized to perform the proposed construction. The Bidder must also demonstrate that it has consistently and satisfactorily completed construction projects similar in scope, complexity, and size over the past five (5) years or the company's entire history if less than five (5) years.

1. Bidder Information Forms (see following pages)
 - a. Bidder Entity Information
 - b. Supplemental Entity Information
 - c. Bidder References (5)
 - d. Bidder Endorsement
2. Resumes of the proposed key personnel, including project manager and/or superintendent, including:
 - a. Educational Background
 - b. Work Experience
 - c. References for each individual
3. A listing of all similar projects completed within the last five (5) years with a brief description of the project that includes: (if different than the Bidder reference)
 - a. Project name and location
 - b. Project size
 - c. Project construction cost and date completed
 - d. Owner and architect contact names and current telephone numbers
4. Claims and Suits Information (If the answer to any of the questions is yes, please attach details):

Y _____	N <u>X</u> _____	Has your organization ever failed to complete any work awarded to it?
Y _____	N <u>X</u> _____	Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or its officers?
Y _____	N <u>X</u> _____	Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?
Y _____	N <u>X</u> _____	Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

BIDDER ENTITY INFORMATION

Contractor: Tegrity Contractors Inc.

Project: City Hall Remodel

Indicate One: ☐ Sole Proprietor ☐ Partnership ☐ LLC
☒ Corporation ☐ Joint Venture ☐ Other

NOTICE CONTACT

Name: Hayden Malone

Title: East Texas Director

Email: hayden@tegrity-contractors.com

Address: 202 N Allen Dr. Suite E

City: Allen

State & Zip: Texas, 75013

Phone: 972.562.6060

PROJECT CONTACT (if different)

Name: _____

Title: _____

Email: _____

Address: _____

City: _____

State & Zip: _____

Phone: _____

State and Date of Incorporation, Partnership, Ownership, Etc. Texas, 1.20.1998

Location of Principal Office: 202 N Allen Dr. Suite E Allen, Texas 75013

Contact and Phone at Principal Office: Hayden Malone 972.562.6060

Liability Insurance Provider: Insurance has been provided

Workers compensation Insurance Provider: Insurance has been provided

Address: 202 N Allen Dr. Suite E Allen, Texas 75013

Contact and Phone: Hayden Malone 972.562.6060

Number of Years in Business as a Contractor on the Types of Work Described in this Bid: 36 Years

SUPPLEMENTAL ENTITY INFORMATION

Is the company a:	Sole Proprietorship	_____	Yes	_____ <u>X</u> _____	No
	Partnership	_____	Yes	_____ <u>X</u> _____	No
	Limited Liability Company	_____	Yes	_____ <u>X</u> _____	No
	Corporation	<u>X</u> _____	Yes	_____ _____	No
	Other	_____	Yes	_____ <u>X</u> _____	No

If the company is a **sole proprietorship**, please list the owner's full legal name, the name under which business is conducted (i.e. d/b/a), the address for the company, including the state and county in which your business is located:

If the company is a **partnership (general or limited)**, please list the exact name of the partnership, whether it is a partnership formed under the laws of the State of Texas or another state, the business address for the partnership, including the state and county, and list of the names of all of the partners for the partnership:

If the company is a **limited liability company**, please list the exact name of the company, whether it is a limited liability company (LLC) formed under the laws of the State of Texas or another state, the business address for the company, including the state and county, and list the names of all the members and managers for the company:

If the company is a **corporation**, please list the exact name of the corporation, whether it is a corporation formed under the laws of the State of Texas or another state, the business address for the corporation, including the state and county, and list the names of all of the officers for the corporation:

Tegrity Contractors Inc., 202 N Allen Dr. Suite E, Allen, Texas 75013, Trish Roulette- President Roger Roulette- Vice President and CEO
Brad Gibson- Vice President and CCO

If the company is **another entity** not listed above, please list the exact name and type of company, the state under which it is formed, the business address for the company, including the state and county, and list the names of all of the persons authorized to act on the company's behalf:

Is the company a minority or woman owned business enterprise? X No _____ Yes (if yes, specify: _____ MBE _____ WBE)

We are women owned but do not have the certification yet.

Attached below is References and Relevant Jobs.

BIDDER ENTITY REFERENCES

Please list at least five (5) references that can attest to the Bidder's quality of work on similar projects:

Project: Uplift Crescendo Preparatory

Project Description: 70,000 SF ground up Kindergarten through fifth grade.

Owner/Agency: Uplift Education

Contract Price: 14.4 Million

Contact Person: Eric Goodloe Phone: 512.507.3315 Email egoodloe@pmsitx.com

Project: Great Hearts Lake Side

Project Description: Phase 2 project tailored for upper division high school students

Owner/Agency: Great Hearts America

Contract Price: 13.6 Million

Contact Person: Jeff Nottingham Phone: 817.360.8596 Email jnottingham@hksinc.com

Project: Camp County Jail Addition and Renovations

Project Description: 15,000 SF ground up addition to the jail facility.

Owner/Agency: Camp County

Contract Price: 3.6 Million

Contact Person: DRG Architects Phone: 210.349.7950 Email epinnell@drgarchitect.com

Project: Trinity Valley Community Parking Lot

Project Description: Additional Parking lot space.

Owner/Agency: Trinity Valley Community College

Contract Price: 730,000

Contact Person: David Graem Phone: 903.340.9998 Email _____

Project: Mary Head Carter Park Pavilion

Project Description: Renovation to the Park by adding pavilions.

Owner/Agency: City of Carrollton

Contract Price: 350,000

Contact Person: Kim Bybee Phone: 972.466.9835 Email kim.bybee@cityofcarrollton.com

BID BOND

The undersigned Bidder hereby declares that Bidder has visited the site of the work and has carefully examined the Contract Documents pertaining to the work covered by the above referenced Bid, and Bidder further agrees to commence work within TEN (10) days after the date of written notice to do so, and to have 100% of the work on which he has bid complete within **the bidder's proposed calendar day time frame**.

Enclosed with this proposal is a:

_____ Certified Check
 X Bid/Proposal Bond

for an amount not less than 5% of the maximum amount bid which it is agreed shall be collected and retained by the Owner as liquidated damages in the event this Bid Response is accepted by the owner within NINETY (90) days after the bids are received and the undersigned fails to execute the contract and the required bond for the Owner within TEN (10) days after the date said proposal is accepted, and otherwise, said check or bond shall be returned to the undersigned upon request.

BIDS SUBMITTED WITHOUT REQUIRED CHECK OR BID BOND WILL BE CONSIDERED NON-RESPONSIVE.

Bidder (Firm Name)

Tegrity Contractors Inc.

Signature:



Name:

Roger Roulette

Title:

Vice President and CEO

Address:

202 N Allen Dr. Suite E, Allen, Texas 75013

Phone:

972.562.6060

Email:

roger@tegrity-contractors.com

Exhibit D
Affidavit of No Prohibited Interest

THE STATE OF Texas §

THE COUNTY OF Collin §

I, Roger Roulette, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

_____ Ownership of ten percent (10%) or more of the voting shares of the business entity.

_____ Ownership of Twenty-Five Thousand and 00/100 Dollars (\$25,000) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars (\$25,000).

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.

_____ Other: _____.

X _____ None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

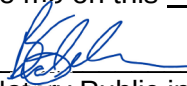
Signed this 6th day of August, 2024.


Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared Roger Roulette, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this 6th day of August, 2024.




Notary Public in and for the State of Texas
My commission expires: 1.18.2026

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7


Signature of vendor doing business with the governmental entity

8.6.2024

Date

CONTRACTOR: Tegrity Contractors, Inc.

SCHEDULE DATED: 03/31/2024

NET UNDERBILLED: \$127,741

NONE

0.0%

9.9%

05/24/24

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Tegrity Contractors Inc.
Allen, TX United States

Certificate Number:
2024-1195855

Date Filed:
08/02/2024

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

The City of Sherman

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2024-19
General Contracting

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Roger Roulette, and my date of birth is 4.3.1964.

My address is 202 N Allen Dr. Suite E, Allen, Texas, 75013, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Collin County, State of Texas, on the 6th day of August, 20 24.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



Project Experience



UPLIFT CRESCENDO PREPARATORY

PROJECT HIGHLIGHTS

- On-Time Completion during COVID-19 Pandemic
- **Elementary School Gymnasium**
- Classrooms, Administrative Offices, Cafeteria
- 70,000 SF Ground Up Construction

Uplift Crescendo Preparatory, located in Fort Worth, TX, is a Charter School catering to grades K-5. The project involved the construction of 70,000 SF of new ground-up facilities.

Despite the challenges posed by COVID-19, this project is considered a remarkable success. Our dedicated team ensured a high level of safety while adhering to the project schedule. Despite significant unforeseen complications arising from the pandemic, Tegrity successfully completed the project on time.

Project Reference

PMSI TX | Eric Goodloe | 512.507.3315

HKS Architect | Brian Nelson | 214.969.5599



Delivery Method:

Competitive Sealed Proposal

Type of Construction: New

Size of Project: 70,000 SF

Current Phase: Completed

Completion Date: June 2021

Construction Cost (Original):
\$14,458,554

Construction Cost (Final):
\$14,955,202 (Owner Initiated)



Project Experience



GREAT HEARTS LAKESIDE - PHASE 2

PROJECT HIGHLIGHTS

- Gymnasium Storm Shelter
- Tilt Wall
- Multi-Level Educational Building
- Modern Finishes for Upper Educational Students

Tegrity has forged a strong relationship with the Great Hearts America Charter School Network to collaboratively undertake the Lakeside Phase 2 project, specifically tailored for upper division high school students. This joint endeavor underscores Tegrity's commitment to educational infrastructure development.

Lakeside Phase 2 is envisioned as a cutting-edge facility, aligning with Great Hearts' mission to deliver top-tier education. This project included all scopes of work that are tailored to ground up construction.

Project Reference

Project Management Services Inc. | Eric Goodloe | 512.507.3315

HKS, Inc. | Jeff Nottingham | 817.360.8596



Delivery Method:
Competitive Sealed Proposal

Type of Construction: New

Size of Project: 45,000 SF

Current Phase: Completed

Completion Date: August 2023

Construction Cost (Original):
\$13,627,331

Construction Cost (Final):
\$14,620,234
(Owner Initiated)



Project Experience



CAMP COUNTY JAIL ADDITIONS AND RENOVATIONS

PROJECT HIGHLIGHTS

- Occupied Jail Renovation
 - Difficult Grading Execution
 - Upgraded Security Electronics
 - Enhanced Security during Construction
-

Tegrity Contractors, in collaboration with DRG Architecture and the Camp County Commissioners Office, is working on an in progress construction project: a 15,000 SF ground-up addition to an operational jail facility.

This expansion, seamlessly integrated into the existing structure, aims to enhance the facility's capacity and functionality while prioritizing safety and efficiency. The project showcases a commitment to cutting-edge design and construction practices, meeting the unique needs of the community and law enforcement.

Project Reference

Camp County Judge | AJ Mason | 903.856.3845

DRG Architects | Eddie Pinnell | 210.349.7950



Delivery Method:
Competitive Sealed Proposal

Type of Construction:
New and Renovation

Size of Project: 14,000 SF

Current Phase: In Progress

Completion Date: August 2024

Construction Cost (Original):
\$3,605,554



Project Experience



TRINITY VALLEY COMMUNITY PARKING LOT

PROJECT HIGHLIGHTS

- 58,000 SF of New Parking
 - Completed in 60 Days
 - Occupied College Campus
 - Managed from Dallas/Fort Worth Office
-

Trinity Valley Community College, located in Terrell, needed additional parking for their Health/Science building, which was originally constructed in the early 2000s. The college entrusted us with the responsibility of expanding the parking capacity to cater to the needs of both students and staff.

Impressed by Tegrity's proficiency, Trinity Valley Community College later approached us for interior renovations, a request that we happily fulfilled, accommodating the desires of the college's administration.

Project Reference

Trinity Valley Community College | David Graem | 903.340.9998.

Delivery Method:
Competitive Sealed Proposal

Size of Project: 58,000 SF

Current Phase: Completed

Completion Date:
December 2021

Construction Cost:
\$600,000

Construction Cost (Final):
\$731,701.63
(Owner Initiated Change Orders)



TRINITY VALLEY
COMMUNITY COLLEGE



Project Experience



MARY HEAD CARTER PARK PAVILION PROJECT

PROJECT HIGHLIGHTS

- Parks and Recreation Project
 - 120 Day Completion
 - Competitive Sealed Proposal
 - Roofing, Concrete, Masonry, and Striping
-

Located in Carrollton, Texas, Tegrity successfully completed a renovation project to the Mary Head Carter Park Pavilion. Our dedicated team worked closely with the City of Carrollton's Parks and Recreation Department to enhance a beloved community park.

The project encompassed a range of tasks, such as pavilion expansion, roofing, excavation, concrete work, minor plumbing adjustments, and landscaping enhancements.

Project Reference

City of Carrollton Parks and Recreation | Kim Bybee | 972.466.9835

Brannon Corp Engineering | Travis Bozick | 903.597.2122

Delivery Method:
Competitive Sealed Proposal

Type of Construction:
Renovation

Size of Project: 6,000 SF

Current Phase: Completed

Completion Date:
June 2022

Construction Cost:
\$287,777

Construction Cost (Final):
\$343,566
(Owner Initiated Change Orders)





1822 W. Braker Lane, #81734
Austin, TX 78708
TEL 512.507.3315

March 10, 2022

Mr. Caleb Beets
Tegrity Contractors
202 N. Allen Drive
Allen, Texas 75002

Re: Letter of Reference

Dear Mr. Beets,

It gives me great pleasure to write this letter of reference to the wonderful experience I have had working with Tegrity Contractors over the past 10 years.

Tegrity Contractors has been a model contractor for being professional, ethical and quality focused, all while being very cost effective with a "can-do" attitude throughout the entire duration of the project, not just during the "Honeymoon Period". While these traits seem to be falling by the wayside with other firms, they have remained Tegrity's core principles.

Tegrity has consistently completed projects successfully for us over the years, including the Williams Preparatory School, Luna Preparatory, Meridian Preparatory, Pinnacle Preparatory, Infinity Preparatory, Ascend Preparatory, Elevate Preparatory, Summit Preparatory, Crescendo Preparatory, and many other projects.

The scope of all of the projects involved both ground up construction and very complex renovations that were performed on a very fast schedule which were bid in a very competitive bid market. Tegrity's key leadership has remained personally involved throughout the entire duration of his projects, a characteristic that I personally appreciate and respect immensely.

PMSI has been tremendously satisfied with the performance of Tegrity Contractors and looks forward to our opportunity to have them on more of our Projects in the near future.

Sincerely,

Project Management Services, Inc.

Eric M. Goodloe

Principal



Uplift Education
3000 Pegasus Park Drive
Building 2
Dallas, TX 75247
(469) 621-8500

March 19, 2021

To whom it may concern,

It is my pleasure to compose this letter of recommendation for Tegrity Contractors and their employees. Tegrity has been doing business with Uplift Education before my time with the organization. I've been personally working with Tegrity since the summer of 2012. Tegrity has constructed new ground-up buildings, renovations on entire buildings and some smaller work. Working for a general contractor firm before joining Uplift and then working with several GC's as the customer during my time with Uplift I can confidently say that Tegrity and their employees have been the overall best to work with.

Their ability to retain staff has helped us tremendously in keeping up continuity and efficiency from one project to the next. Everyone from their superintendents to project managers to their office staff have always performed with professionalism and the appropriate sense of urgency to finish our projects on time and within budget. The working relationship they have established with our architect and construction project managers has allowed our day-to-day input to be minimal so we can focus on running our schools. Tegrity's experience building our schools has given them the ability to catch details that require special considerations for a building full of children. Their attention to detail and focus on quality has made life simple for our maintenance and operations teams and has no doubt contributed to Uplift's overall mission success.

I am happy to recommend Tegrity Contractors to any company looking for a reputable and experienced general contractor. If you have any questions, please feel free to contact me at the information below.

Sincerely,

A handwritten signature in black ink, appearing to read "Gibran Torres".

Gibran Torres
Facilities Director
Uplift Education
C (817) 233-5818
gitorres@uplifteducation.org

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512/424-2000

www.dps.texas.gov



STEVEN C. McCRAW
DIRECTOR
FREEMAN F. MARTIN
RANDALL B. PRINCE
JEOFF WILLIAMS
DEPUTY DIRECTORS



COMMISSION
STEVEN P. MACH, CHAIRMAN
NELDA L. BLAIR
STEVE H. STODGHILL
DALE WAINWRIGHT

December 7, 2021

Re: Tegrity Contractors
Allen, Texas

Without a doubt or question,... it's with confident pleasure that I, (we, in the Region One, Construction Department, at D.P.S.),... offer our high recommendation to the efficient and honorable team of multi-trade General Contractors, at Tegrity Construction.

We had a couple of projects with Tegrity Contractors' Pete Busby and Roger Roulette this past year, and can advise and confirm;... a complete success with all.

All competitively bid projects out of my office,... are generally awarded to the 'Low-Bid' contractor.

It's nice though, too,... when the low bid is also the best bid,... due to our trust in the contractor... Tegrity is a "trusted" G.C., whose work ethic and performance adds allot of confidence to our need for a safe, on time and on budget project.

We look forward to more contracts and more work with Tegrity in the near future.

Regards;

Michael J Hodge

Michael J Hodge

Construction Manager
Infrastructure Operation Division
Texas Department of Public Safety
Region One
350 West IH 30
Garland, Texas 75043



October 3, 2022

To Whom It May Concern:

Tegrity Contractors provided general contracting construction services for the City of Carrollton on a municipal facility capital improvements project known as the Mary Heads Carter Pavilion Renovation. Although this was a relatively minor project, it entailed all aspects of any large facility and included a new roof, significant site work and updates to a restroom. The City was exceptionally pleased with their construction management, technical proficiency, field engineering, and recognition of ever present budget and schedule constraints.

Mr. Roger Roulette, Jr not only served as the Project Manager but played a prominent role in day to day activities which further complemented the full-time onsite construction superintendent. Mr. Roulette has demonstrated an excellent ability of project scope assessment, management of subcontractors, incorporation of the very sensitive elements of public budgets and schedules, record drawings maintenance, and ultimately provided a quality and complete final product. Furthermore, he is always available for discussion and/or meetings whenever called upon and fair minded in our business dealings with him. He and his construction team have never failed to represent the City's best interests, and exceed project expectations.

As a municipal entity, the City of Carrollton must constantly evaluate and select contracting services based on the most highly qualified provider presenting the greatest value to the City. Tegrity and their construction teams have regularly excelled in our selection process, and competitively performed the quality services expected. I have encouraged their participation in proposing their services on projects of varying complexity, and would have no hesitation in recommending them on future projects.

If you would like additional information about Tegrity Contractors or Mr. Roulette, you can telephone me at 972-466-9835.

Sincerely,

Kim Bybee

Kim Bybee
Parks Manager
City of Carrollton
972-466-9835 (o)
kim.bybee@cityofcarrollton.com

ENGINEERING DEPARTMENT

1945 E. Jackson Road, Carrollton, TX 75006 | 972.466.3200 | Fax: 972.466.3193
P.O. Box 110535, Carrollton, TX 75011-0535 | cityofcarrollton.com



March 17, 2021

To Whom It May Concern,

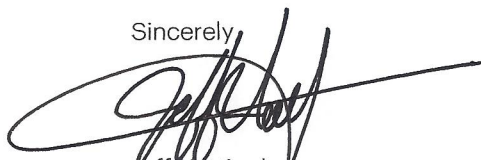
It is with much enthusiasm that I am writing to recommend the services of Tegrity Contractors, Inc.

I have been working with them on various Charter School projects in the DFW Metroplex for the past four years and have always been completely satisfied with their performance. They do an excellent job, are easy to work with and offer the most competitive rates in town.

Their construction teams are extremely professional and as a group (Owner, Architect, Contractor), very cohesive. As with any construction project, issues do arise and when they do. The Tegrity team is more than willing to work together in order to get the issue resolved and move on. To-date all projects I have worked with them on have been completed on time and within budget.

I'm happy to recommend the services of Tegrity Contractors, Inc. If you have any question please feel free to contact me.

Sincerely,



Jeff Nottingham
Sr. Construction Administrator
Associate
(jnottingham@hksinc.com)

Past Experience

Outline the firm's past experience with The City of Sherman or other recent construction contracts.

Tegrity has not done work with the City of Sherman.



Proposed Staff

Proposed Staff

ROGER ROULETTE
Chief Executive Officer



As Chief Executive Officer, Roger Roulette is responsible for leading the development of the companies long & short-term strategies. He directly oversees all operations, providing input and authorization as needed. He plays a very active role with clients to serve as the primary spokesperson for the company.

PROJECT EXPERIENCE HIGHLIGHTS

Bob E. Griggs High School Renovation
\$24.5 M | Haltom City, TX

Uplift Crescendo Preparatory
\$14.5 M | Fort Worth, TX

Clarksville ISD Multi Campus Renovation
\$17.5 M | Clarksville, TX

NTMWD Maintenance Facility
\$18.5 M | Wylie, TX

Uplift Elevate Preparatory
\$14.1 M | Fort Worth, TX

Founders Classical Academy
\$18.5 M | Conroe, TX

CALEB BEETS
Chief Operations Officer



As Chief Operations Officer, Caleb Beets is responsible for implementing strategic plans, evaluating operational performance, and fostering a culture of safety and quality throughout the organization. Caleb also oversees all company procedures and policies to ensure customer satisfaction.

PROJECT EXPERIENCE HIGHLIGHTS

Bob E. Griggs High School Renovation
\$24.5 M | Haltom City, TX

Clarksville ISD Multi Campus Reno.
\$17.5 M | Clarksville, TX

NTMWD Maintenance Facility
\$18.5 M | Wylie, TX

Dallas Water Utilities Service Operation
\$16 M | Dallas, TX

Great Hearts Lakeside
\$14 M | Arlington, TX

Uplift Crescendo Preparatory School
\$14.5 M | Fort Worth, TX

BRAD GIBSON
Chief Construction Officer



As Chief Construction Officer, Brad is responsible for assisting & guiding all construction personnel. He plays an active role with leadership development for all construction personnel. Brad will be readily available to Owners, Architects, & project personnel to ensure the success of every project.

PROJECT EXPERIENCE HIGHLIGHTS

Dallas Water Utilities Service
\$16 M | Dallas, TX

NTMWD Maintenance Facility
\$18.5 M | Wylie, TX

Founders Classical Academy
\$17.5 M | Prosper, TX

Great Hearts Lakeside
\$14 M | Arlington, TX

Founders Classical Academy
\$14.5 M | Conroe, TX

Harmony Science Academy
\$9.5 M | Cypress, TX

Proposed Staff

HAYDEN MALONE

Director of East Texas



As Director of East Texas, Hayden is responsible for overseeing all construction operations within the region. He represents the company to clients with the highest level of competence & professionalism. Hayden oversees all West Texas personnel & day-to-day construction operations.

PROJECT EXPERIENCE HIGHLIGHTS

Clarksville ISD Multi Campus Renovation
\$17.5 M | Clarksville, TX

Camp County Jail Improvements
\$3.7 M | Pittsburg, TX

Athens TXDOT Shed
\$97,999 | Athens, TX

Sam Rayburn ISD Addition Project
\$2.8 M | Ivanhoe, TX

Ennis Farmers Market Parking Lot
\$443,029 | Ennis, TX

Construction Director
West Texas Controls | 3 Years

CHRIS HOOTEN

Project Manager



As a Project Manager, Chris is responsible for overall project planning, execution, and delivery. He oversees the project from pre construction to final completion, including budgeting, scheduling, risk management, closeouts, and ensures a timely completion.

PROJECT EXPERIENCE HIGHLIGHTS

Clarksville ISD Multi Campus Renovation
\$17.5 M | Clarksville, TX

Bimbo Bakeries | Arlington, TX

Kroger | Fort Worth, TX

Palestine Downtown Project
\$6.4 M | Palestine, TX

UPS | Fort Worth, TX

The Pines of Flower Mound | Flower
Mound, TX

BRIAN REAVES

Superintendent



As Superintendent, Brandon is responsible for overseeing all on-site construction activities. He ensures that work is executed safely, efficiently, and in accordance with project plans, specifications, and scheduled, while also managing and supervising field personnel, subcontractors and suppliers.

PROJECT EXPERIENCE HIGHLIGHTS

Bob E. Griggs High School Renovation
\$24.5 M | Haltom City, TX

Founders Classical Academy
\$17.5 M | Prosper, TX

Argyle ISD Administration Building
\$4.9 M | Argyle, TX

NTMWD Maintenance Facility
\$18.5 M | Wylie, TX

Great Hearts Lakeside
\$14M | Arlington, TX

Uplift Crescendo Preparatory
\$14.5 M | Fort Worth, TX



Safety Record

Log of Work-Related Injuries and Illnesses

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Tegrity Contractors, Inc.

TX

	0	0	0	0	0
Page totals					

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Page 1 of 1

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(4) Poisoning
	0	0
	(2) Skin Disorder	(5) Hearing Loss
	0	0
	(3) Respiratory Condition	(6) All Other Illnesses
	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.



Year 2022

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment information

Your establishment name Tegrity Contractors, Inc.

Street 202 N. Allen Drive, Suite E

City Allen State TX Zip 75013

Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

1 5 4 2

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees

35

Total hours worked by all employees last year

85,141

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
Company executive

Vice President
Title

1/5/23
Date

972-562-6060

Phone

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2021

U.S. Department of Labor

Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name

Tegrity Contractors, Inc.

City

Allen

State

TX

Identify the person		Describe the case		Classify the case										Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:						
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g., Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				On job transfer or restriction (days)		(M)										
						Days away from work	Job transfer or restriction	Remained at work	Away From Work (days)	On job transfer or restriction (days)												
						(G)	(H)	(I)	(J)	(K)	(L)	Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses					
						(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)					
	Jerry Finch	Superintendent	3-5-21	Brookhaven College storage room	Knee, shoulder and ribs					0		X										
Page totals						0	0	0	0	0	0	1	0	0	0	0	0					

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Summary of Work-Related Injuries and Illnesses

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases				
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases	
(G)	(H)	(I)	(J)	
0	0	0	0	

Number of Days

Total number of days away from work	0	(K)
Total number of days of job transfer or restriction	0	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
	1	0	0	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.



Year 2021

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment information

Your establishment name Tegrity Contractors, Inc.

Street 202 N. Allen Drive, Suite E

City	Allen	State	TX	Zip	75013
------	-------	-------	----	-----	-------

Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

1 5 4 2
OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 30

Total hours worked by all employees last year

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.


Company executive

Vice President Title

972-562-6060

Phone

OSHA's Form 300 (Rev. 01/2004)
Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2020

U.S. Department of Labor

Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name

Tegridy Contractors, Inc.

City Allen State TX

TX

[illegible]

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time for reviewing the instruction, searching existing data sources, gathering the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing the burden, to Washington Headquarters Service, Paperwork Project (0182-0001), Washington, DC 20503.

Summary of Work-Related Injuries and Illnesses



Year 2020

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(4) Poisoning
	0	0
	(2) Skin Disorder	(5) Hearing Loss
	0	0
	(3) Respiratory Condition	(6) All Other Illnesses
	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Tegrity Contractors, Inc.

Street 202 N. Allen Drive, Suite E

City Allen State TX Zip 75013

Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 5 4 2

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 20

Total hours worked by all employees last year 39,417

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]

Company executive

Vice President

972-562-6060

1/5/21

Phone

Date

Tegrity's Safety Plan

Safety Commitment

We at Tegrity Contractors are committed to the safety and health of all employees on our job-sites and know that our strength as a company is only as good as the strength of each individual. We will strive to place safety and health above all else and will involve all workers at every level in establishing, implementing, and evaluating our efforts. This written Safety and Health Program is intended to reduce the severity of job-related illnesses and injuries at this company. It is our intent to comply with the requirements of 29 CFR 1926.20 and .21, which require employers to maintain programs as necessary to keep employees from working in hazardous or dangerous conditions.

Management Leadership

The Safety and Health Program Administrator coordinates the Safety and Health Program elements for our company. This person is responsible for setting up and managing the program so that managers, supervisors, and employees know what our company expects. Our Program Administrator is accountable for meeting these responsibilities when we conduct performance appraisals and training. He has the authority (delegated ability to act) to carry out his/her duties in a timely manner so that progress is made in meeting program goals. He is also provided with sufficient resources, information, and training to meet those responsibilities. The Safety Managers have examined our existing policies and practices to ensure that they encourage and do not discourage reporting and participation in our program. In this way, early reporting of injuries, illnesses, and hazards and meaningful employee participation in the program are more likely to occur. The reporting of injuries, illnesses, and hazards is especially important because the success of the program depends on such reporting. The Safety Managers review all incentive programs to ensure that they are designed to reward safe work practices, such as active participation in the program, the identification of hazards in the workplace, and the reporting of the early signs and symptoms of illnesses, rather than to reward employees for having fewer injuries or illnesses. The Safety Managers also communicate with employees on a timely basis about the program, so they have the information necessary to protect themselves from hazards and have effective input into the operation of the program.

Employee Participation

All employees are trained and expected to understand our safety and health reporting system, so that reports are received in a timely and systematic manner. See the Safety and Health Reporting section of this program. A copy of OSHA's drafts proposed Safety and Health Program Rule, 29 CFR 1900.1, is accessible: in the office. We also provide access to other information about the standard upon request. This and other information about the program can be obtained at the office. However, this information does not include confidential or private information that is of a personal nature, such as medical records. While we provide opportunities for employee participation, we also comply with the National Labor Relations Act. Our company holds employees accountable if they violate safety and health rules or safe work practices. Our disciplinary procedures include but are not limited to training, retraining, suspension, or termination.

Tegrity's Safety Plan

Safety Reporting

Our safety and health reporting system ensures that the safety manager receives and promptly responds to the report, evaluates the report to determine whether an injury or illness has occurred, and takes corrective action as OSHA standards require and where appropriate. When determining whether an employee who has experienced signs or symptoms of an injury or illness has an injury or illness, we have the employee evaluated, at no cost to the employee, by a health care professional.

For reporting job-related injuries, illnesses, fatalities, incidents, and hazards, the reports are orally given to the supervisor. All employee reports are taken seriously by the company. If an injury, illness, fatality, incident, or hazard has occurred, we will identify, assess, and control the hazard(s).

Hazard Identification

Before existing and potential hazards can be prevented and controlled, they must be identified and assessed. The Senior Project Manager reviews all existing safety and health records to ensure compliance with the General Duty Clause and OSHA standards every two years. Additionally, reviews will take place when information or a change in workplace conditions indicates that a new or increased hazard may be present. This includes changes in production, process, control, change of personnel, an injury or illness is recorded, workers' compensation claims, accidents, near-miss investigations, employee exposure monitoring records, OSHA citations for your company, OSHA's general list of frequent citations, employee complaints, and employee hazard reports.

The Safety Director performs hazard inspections every month or as often as necessary to ensure compliance with the General Duty Clause and OSHA standards. Additional inspections will occur when information or a change in workplace conditions indicates that a new or increased hazard may be present; and when there is a fatality, injury, illness, near-miss, or if changes in production, process, control, or personnel occur.

Jobsite management identifies and evaluates hazards before we change, design, or purchase equipment, materials, or processes. This is called proactive safety, and the concept encompasses facilities, hardware, equipment, tooling, materials, layout and configuration, energy controls, environmental concerns, and products. Management ensures that he/she is equipped with appropriate information and knowledge about any equipment or process decisions.

In addition, the Safety Director will investigate each work-related death, serious injury or illness, or incident (near-miss) having the potential to cause death or serious physical harm. The Safety Managers are responsible for determining what repairs or corrections need to be made and assigning responsibility to get them done. Once corrected, all hazards are reassessed by the Safety Managers. fewer injuries or illnesses. The Safety Managers also communicate with employees on a timely basis about the program, so they have the information necessary to protect themselves from hazards and have effective input into the operation of the program. The Safety Managers are responsible for determining what repairs or corrections need to be made and assigning responsibility to get them done. Once corrected, all hazards are reassessed by the Safety Managers.

Hazard Prevention

Job hazard controls are engineering, administrative, and/or work practice controls used to eliminate or materially reduce hazards. While engineering controls, where feasible, are the preferred method, administrative and work practice controls also may be important in addressing hazards.

Tegrity's Safety Plan

Hazard Prevention (cont.)

Personal protective equipment (PPE) may also be used to supplement engineering, work practice, and administrative controls, but may only be used alone where other controls are not feasible. Where PPE is used, our company provides it at no cost to each employee required to use the PPE.

Ultimately, we implement job hazard controls to bring our jobsite(s) into compliance with the General Duty Clause and OSHA standards. Generally, this means coming to one of three ends: (1) the hazards are materially reduced using the incremental abatement process; (2) the hazards are reduced to the extent feasible, and then the Safety Managers periodically look to see whether additional controls are feasible and, if so, he implements them promptly; or (3) the hazards are eliminated. Our company follows these steps for each hazard control:

1. Management asks employees in the problem job for recommendations about eliminating or materially reducing the hazards.
2. The Safety Managers identify, assess, sets deadlines, and implements feasible controls (interim and/or permanent) to eliminate or materially reduce the hazards identified. This includes prioritizing which hazards are controlled first. Where controls are not obvious or off-the-shelf, the identification and assessment of controls may require more effort.

The assessment of controls is our effort, with input from employees, to select controls that are reasonably anticipated to eliminate or materially reduce the hazards. Often there are several controls that would be reasonably likely to reduce a hazard. The Safety Managers will decide which of the possible controls should be tried. Because it is not always clear whether a selected control will achieve the intended reduction in exposure to the hazard(s), we often need to test and modify controls before implementing them throughout the job.

Company Training

Under no circumstances may an employee work on any equipment until he/she has successfully completed proper training. This includes all existing and new employees.

However, if an employee has received training in certain required topics within the last three years; initial training in those specific topics is not required. Before we can meet the prior training exception, the Safety Managers must be satisfied that the employee has retained sufficient knowledge to meet the requirements for initial training. He determines this by discussion and witnessing of practical abilities. More specifically, we follow this training and retraining schedule: Newly hired, every 2 years and whenever the elements of the job change.

Management will identify trainees in each set of new employees and decide with department management to schedule training. They will also identify those existing employees who need retraining. The designated trainer is responsible for conducting training.

Training is done in house. The company training program includes an opportunity for employees to ask questions and receive answers via written tests, and in person questions and answers. This allows employees to fully understand the material presented to them. Training also includes classroom, and ad-hoc training when it is prudent. All training and information are provided in a language the trainee will understand.

Informed employees are critical to assure the accuracy of our reporting system. All existing and new employees receive the following information for each topic: existing hazards, how to identify hazards, hazard control measures, protective measures to prevent or minimize exposure, and provisions of applicable standards.

Tegrity's Safety Plan

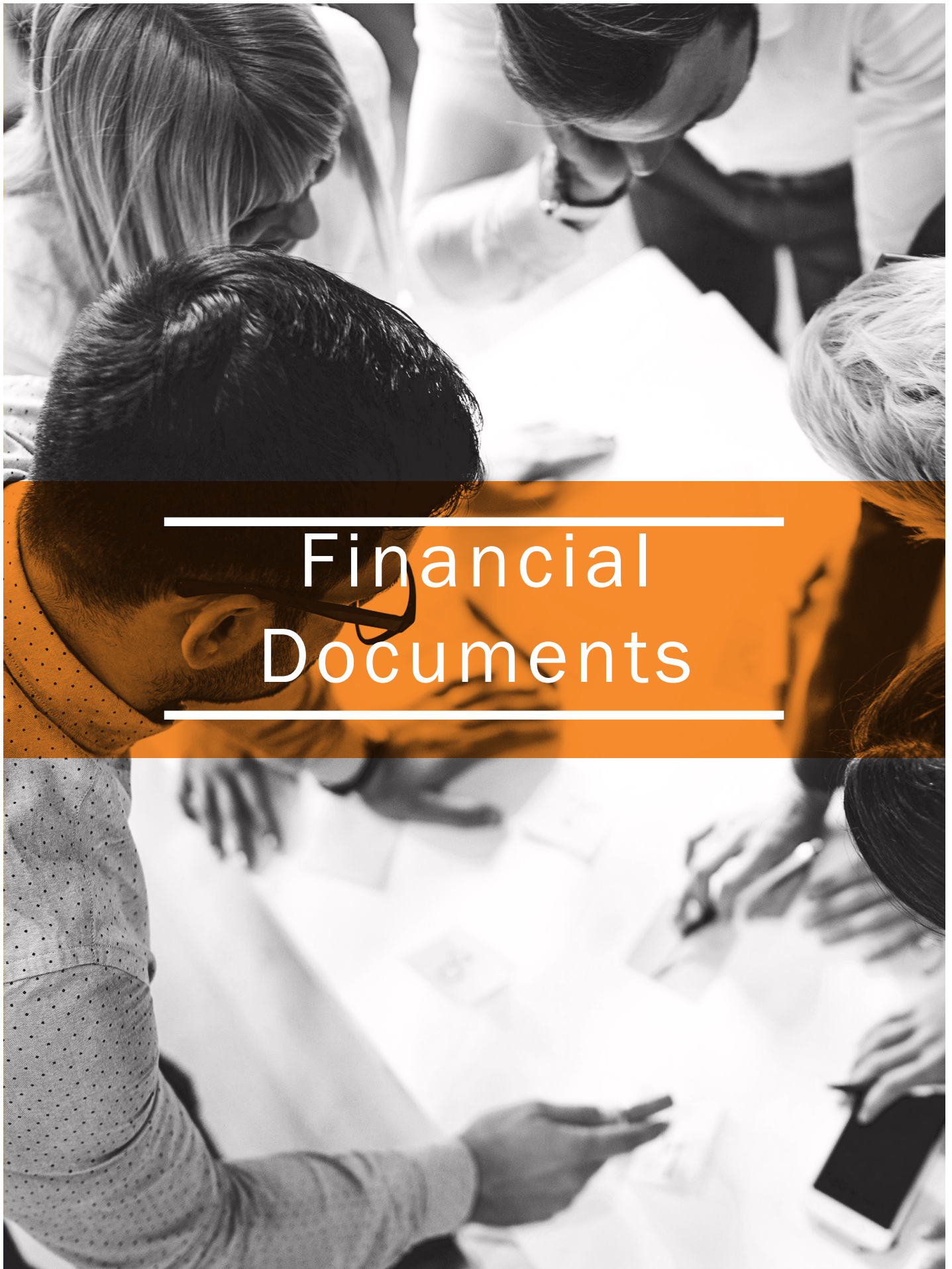
Company Training (cont.)

The designated trainer is responsible for keeping records certifying each employee who has successfully completed training. Each certificate includes: the employee's name, the date(s) of the training, and the signature of the person who did the training and evaluation, and an expiration date.

Program Evaluation

It is inherent that problems may occasionally arise in this written Safety and Health Program. Although we may not be able to eliminate all problems, we try to eliminate as many problems as possible to improve employee protection and encourage employee safe practices. By having our Program Administrator, the Safety Managers, thoroughly evaluate and, as necessary, revise our written Safety and Health Program in a timely manner, we can eliminate problems effectively and ensure that our program is appropriate to workplace conditions.

At Tegrity Contractors, our plan evaluation is performed by our Program Administrator. The evaluation must be done as often as necessary to ensure program effectiveness and at least once every two years thereafter. The evaluation involves the following: by evaluating the workplace to ensure that the program is being effectively implemented, regularly consulting employees to assess their views on program effectiveness and to identify any problems, and checking documentation of activities such as hazard correction, self-inspection, or routine hazard assessment.



Financial Documents

TEGRITY CONTRACTORS, INC.

BALANCE SHEETS

AS OF DECEMBER 31, 2023 and 2022

	2023	2022 (Restated)
ASSETS		
Current Assets		
Cash	\$ 4,690,681	\$ 3,767,664
Contracts receivable, net	13,641,645	5,824,687
Contract assets (including Conditional Retainage of \$3,856,629 in 2023 and \$1,904,019 in 2022)	4,819,217	2,050,480
Other receivables	10,790	3,368
Prepaid expenses	-	21,215
Total Current Assets	23,162,333	11,667,414
Non-current Assets		
Property and equipment, net	793,346	150,877
Total Non-current Assets	793,346	150,877
TOTAL ASSETS	\$ 23,955,679	\$ 11,818,291
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Short-term borrowings	\$ 224,328	\$ 112,471
Current portion of notes payable	26,765	25,454
Trade accounts payable, including subcontractor retainage payable of \$1,901,626 in 2023 and \$387,059 in 2022)	16,531,451	6,808,439
Contract liabilities	2,316,270	1,493,391
Accrued expenses	177,386	94,447
Total Current Liabilities	19,276,200	8,534,202
Long-term Liabilities		
Notes payable, less current portion	38,334	68,353
Total Long-term Liabilities	38,334	68,353
TOTAL LIABILITIES	19,314,534	8,602,555
STOCKHOLDERS' EQUITY		
Common stock, \$1 par value, 1,000,000 shares authorized, 1,000 shares issued and outstanding	1,000	1,000
Retained earnings	4,640,145	3,214,736
TOTAL STOCKHOLDERS' EQUITY	4,641,145	3,215,736
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 23,955,679	\$ 11,818,291

TEGRITY CONTRACTORS, INC.
STATEMENTS OF OPERATIONS AND RETAINED EARNINGS
FOR THE YEARS ENDED DECEMBER 31, 2023 and 2022

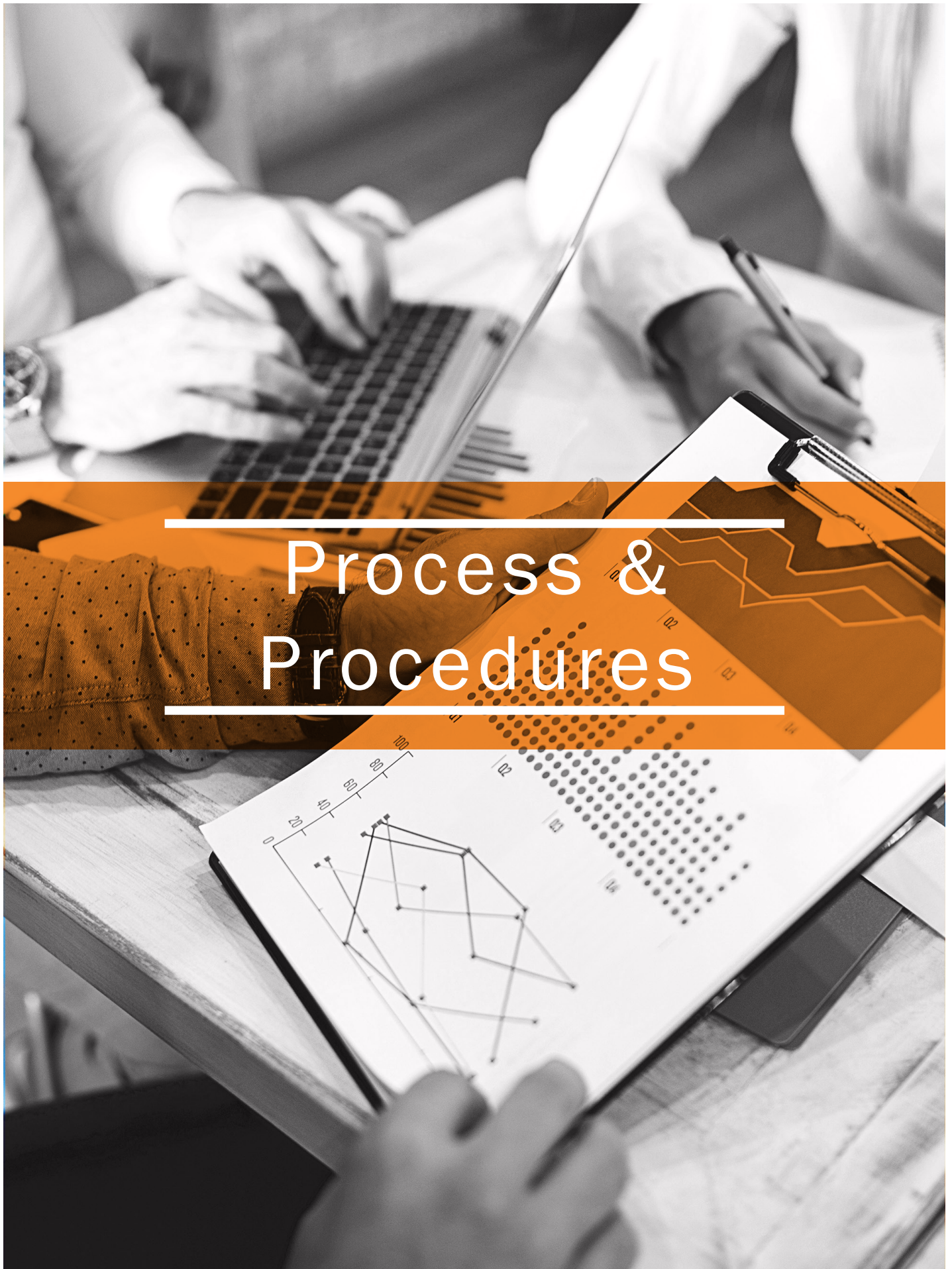
	2023	2022 (Restated)
CONTRACT REVENUE	\$ 77,986,260	\$ 50,481,681
COST OF CONTRACT REVENUE	72,395,771	47,805,998
GROSS PROFIT	5,590,489	2,675,683
GENERAL AND ADMINISTRATIVE EXPENSES	3,826,801	1,512,939
OPERATING INCOME	1,763,688	1,162,744
OTHER INCOME (EXPENSES)		
Other income (expenses), net	174,447	160,052
Dividend income	52,230	131,919
Interest expense, net	(25,822)	(15,729)
Gain on disposal of assets	-	43,336
TOTAL OTHER INCOME (EXPENSES)	200,855	319,578
NET INCOME	1,964,543	1,482,322
RETAINED EARNINGS, BEGINNING OF YEAR		
(2022 AS PREVIOUSLY REPORTED)	3,214,736	4,324,235
Correction of an Error	-	(1,734,657)
RETAINED EARNINGS, BEGINNING OF YEAR (AS RESTATED)	3,214,736	2,589,578
Stockholders' distributions	(539,134)	(857,164)
RETAINED EARNINGS, END OF YEAR	\$ 4,640,145	\$ 3,214,736

TEGRITY CONTRACTORS, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2023 and 2022

	2023	2022 (Restated)
CASH FLOW FROM OPERATING ACTIVITIES		
Net income	\$ 1,964,543	\$ 1,482,322
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation	81,051	76,104
Gain on sale of property and equipment	-	(43,336)
Changes in operating assets and liabilities:		
(Increase)/decrease contracts receivable	(7,816,958)	(33,630)
(Increase)/decrease contract assets	(2,768,737)	(293,555)
(Increase)/decrease other receivables	(7,422)	-
(Increase)/decrease prepaid expenses	21,215	(17,808)
Increase/(decrease) accounts payable and accrued expenses	8,291,384	446,118
Increase/(decrease) contract liabilities	822,879	(221,282)
Increase/(decrease) subcontractors retainage payable	1,514,567	-
Total adjustments	137,979	(87,389)
Net Cash Provided by Operating Activities	2,102,522	1,394,933
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of capital assets	(723,520)	(29,599)
Net Cash Used in Investing Activities	(723,520)	(29,599)
CASH FLOW FROM FINANCING ACTIVITIES		
Net change in short-term borrowings	111,857	(35,000)
Principal payments on long-term debt	(28,708)	(25,394)
Stockholders' distributions	(539,134)	(857,164)
Net Cash Used in Financing Activities	(455,985)	(917,558)
NET INCREASE IN CASH	923,017	447,776
CASH AT BEGINNING OF YEAR	3,767,664	3,319,888
CASH AT END OF YEAR	\$ 4,690,681	\$ 3,767,664



Process & Procedures

Standard Procedures

Preconstruction Services

In 25 years of experience, Tegrity has become excellent partners in both the Pre-Construction process. Tegrity currently has nearly \$53,000,000 of awarded Construction Manager at Risk projects. Collaborating effectively with the architect during Schematic Design, Design Development, and Construction Documents is a necessity to maintain any project budget. Our problem-solving ability combined with our teamwork mindset can make the Pre-Construction phase seem effortless to any owner we work with.

Subcontracting Philosophy

Tegrity Contractors does not self-perform any work. Therefore, we depend on experienced subcontractors who provide quality labor and valued material. Tegrity will utilize subcontractors during the completion of the design process to help maintain the budget. At this time, our organizational team and subcontractors can identify any Value Engineering available in the specifications. Volatile material prices can create conflict with any project budget. If there is a way to save money, without compromising quality, rest assured Tegrity will find it. Once the plans have been completed, each line item will be bid out to multiple subcontractors to ensure the best price. Tegrity will then present subcontractor proposals to the owner based on the original set GMP budget.

Project Management

Our experience and project management capability are one of Tegrity's greatest strengths as a General Contractor. We understand that it takes an entire team to complete a project on-time and within budget. Collaboration between owner, architect, and contractor is vital to that success. Tegrity will remain a team player from the moment a contract is signed until the final closeout documents have been submitted. As the potential General Contractor, we will be taking a vested interest in the design process to help control the cost during the remainder of the pre-construction phase. Through an experience-based process, have created an in-depth system to ensure every job is properly managed. All Project Managers must meet with Principal Officers weekly to discuss potential scheduling conflicts and budgetary concerns. This system creates an additional layer of accountability, and if needed, supplementary help to maintain the success of a project. It is the responsibility of the project manager and the superintendent to schedule subcontractors and ensure contract compliance. Additionally, we have Assistant Project Managers that are solely dedicated to submitting RFI's, Submittals, Purchase Orders, Change Orders, and 3-Week look ahead schedules for owners and architects. During the construction phase of a project, our Superintendents and Project Managers are in constant communication about the daily activities on the jobsite. Project managers and superintendents are tasked with scheduling subcontractors and contract compliance. At the start of each week, our organizational team holds a meeting with subcontractors. Owners and architects are highly encouraged to come. The communication produced by these weekly meetings will ensure the project is completed on time and within budget.

Standard Procedures

Project Management (cont.)

At the weekly meetings you can expect to see the following:

- Updated schedule with 3 week look ahead.
- Updated RFI Logs
- Updated Submittal Logs
- Meeting Agenda notes from previous week
- Jobsite photos

Schedule Compliance

At most General Contracting companies throughout the industry, scheduling falls solely upon the Project Manager. Here at Tegrity, we have created a multi-layer Schedule Compliance procedure to ensure Schedule conformity. While our Project Manager and Superintendents deal with the schedules daily, they are also required to report schedule progress and concerns to the Principal Officers and Branch Directors. This provides an additional layer of accountability to ensure an on-time completion. Tegrity exclusively utilizes Gantt Project Schedules for all our projects. We have found that Gantt Schedules provide a great project outlook across all scopes of work. This allows our organization-al teams to anticipate and schedule subcontractors accordingly. Tegrity has a dedicated scheduler tasked with creating Gantt schedules for each project. Our scheduler has been specifically trained by Microsoft and is a great value to any project needing a schedule.

Cost Control

Our Cost Control approach begins the moment we receive a contract. With the importance of cost savings in mind, Tegrity will then advertise competitive proposals to our trusted list of sub-contractors. As we receive proposals from subcontractors, Tegrity will organize all proposals into a functional, straightforward presentation to the owner. We will make our recommendations to the owner based on cost and value for each scope of work. As the project moves along, all original subcontractor proposals will be closely tracked and compared. All budgetary concerns will be reviewed and briefed in our weekly progress meetings with the organizational team. Any changes to subcontractor pricing will be immediately analyzed and sent to the owner for approval. The owner can expect no surprises or unnecessary changes to the budget without approval.

Cost Savings

As a General Contractor, Tegrity does not self-preform any work. Therefore, we depend on our experienced subcontractors. We believe we have the best subcontractors in the industry. Establishing realistic costs and budgets in the pre-construction phase can be a critical factor in maintaining any budget. A skill that Tegrity has been able to master over the past 10 years working as a Construction Manager. During the Construction phase, our organizational team and principal officers constantly monitor specifications and plans to look for potential areas of value engineering. Finding alternate solutions based on material prices, without comprising quality, can be an asset to any owner we work

Standard Procedures

Cost Savings (cont.)

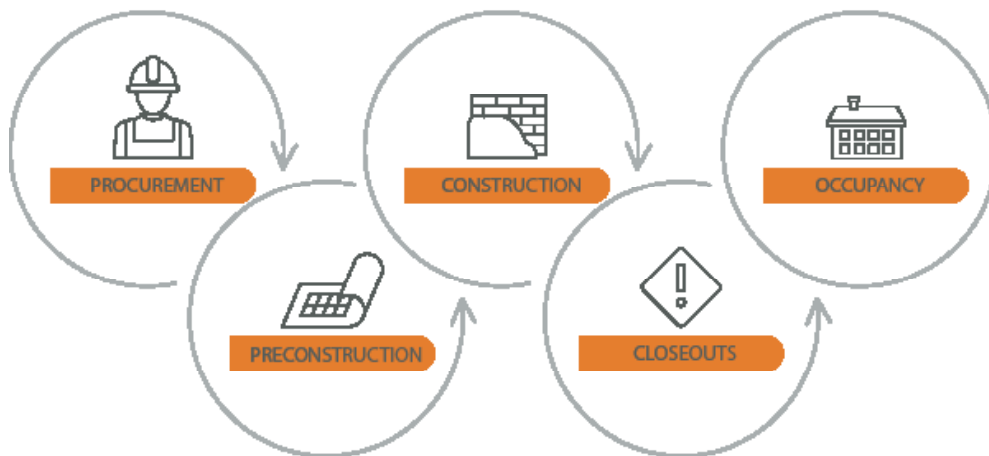
Value engineering has proven to be very cost efficient in our previous projects. Tegrity has had remarkable success collaborating with architects in identifying potential scope gaps to help minimize change orders throughout the construction process. Because of our success in identifying potential pitfalls in the specifications, we have been able to give most of the contingencies, if not all, back to the owner in every Construction Manager-at-Risk project we have completed. As a General Contractor, Tegrity does not self-perform any work. Therefore, we depend on our experienced subcontractors. We believe we have the best subcontractors in the industry. Establishing realistic costs and budgets in the pre-construction phase can be a critical factor in maintaining any budget. A skill that Tegrity has been able to master over the past 10 years working as a general contractor. During the Construction phase, our organizational team and principal officers constantly monitor specifications and plans to look for potential areas of value engineering. Finding alternate solutions based on material prices, without compromising quality, can be an asset to any owner we work with. Value engineering has proven to be very cost efficient in our previous projects. Tegrity has had remarkable success collaborating with architects in identifying potential scope gaps to help minimize change orders throughout the construction process. Because of our success in identifying potential pitfalls in the specifications, we have been able to give most of the contingencies, if not all, back to the owner in every C project we have completed.

Quality Assurance

Tegrity's Quality Control Program begins the day we are added to any bidder's list. Regardless if we are the award general contractor or not. We do not have a designated Quality Control position because we believe that Quality Control is a shared responsibility by everyone within the company. During each project, we do apply a 3-step process that helps further Quality in all areas of construction. This 3-step process applies to every scope of work within a construction jobsite, they are listed below:

1. Preparatory Phase - Prior to the beginning of construction, it is the responsibility of each Project Manager and Superintendent to know every detail within the specifications and drawings. After review, each Project Manager will report any concerns that may exist to Tegrity's Principal Officers. At this time, we also begin vetting our trusted subcontractors in case they might have any concerns as well.
2. Initial Phase - As any milestone phase of construction begins, our team will be standing-by to make sure all work complies with architectural drawings and contract specifications. Daily inspections and walkthroughs will help identify any discrepancies that may exist during construction.
 - This phase of the quality control program is vital to the completion of an on-time project. Any mistakes or problems that may occur tend to have major ripple effects the longer they go unnoticed. The Initial Phase serves as a great way to pinpoint those mistakes before they are made.
3. Confirmation Phase - As we get further into each project, daily walk throughs are especially important to confirm the work being completed is corroborated with shop drawings. We also encourage inspections and surveys to be completed at this time to provide another layer of accountability. Once substantial construction is near, Tegrity places a high priority on closeout and punch list items to guarantee a premium product to the owner. Being able to provide a turn-key project to the owner can directly affect the success of our work. We are very committed to producing our best work toward every project we serve as the general contractor.

Construction Process



Project Procurement

Successful procurement management is all about maintaining the highest level of value for the project and the client. The Tegrity leadership team meets weekly to evaluate potential new projects in relation to the current amount of construction in progress. Many factors are taken into consideration for each decision, such as the owner, architect, project scope and duration. Tegrity's procurement process ensures the future employment of all company personnel through future projects.

Project Preconstruction

A high priority for our company during the pre-construction phase is to determine the best use of the clients money and resources. Our company executives assist the project personnel in solving potential issues before construction begins, ensuring a smooth project. By being proactive, we alleviate miscommunication, delays and unexpected issues on site.

Project Construction

As the hub of the communication for the project, Tegrity personnel works alongside the owner/architect to transition the project to actual construction. Our company performs daily quality control inspections, monitors jobsite safety, tracks RFI's and submittals, along with monitoring the teams performance. Tegrity executives assist the project manager in monitoring the scope, budget and schedule during this phase.

Project Closeouts

Before our client can occupy their new facility, it is necessary for them to have all pertinent information before project handoff. In the closeout phase, Tegrity provides all closeout documents, such as manuals, warranties, as-builts, and final accounting. This is the stage where all deliverables are finalized and formally transferred, with all documentation signed off and approved.

Client Occupancy

Tegrity believes in putting forth full effort for each project, all the way through the client occupying the building. This phase of the project's lifecycle is an important milestone for Tegrity's relationship with the client, as it officially marks the project's turnover. Project success is marked by the client's desire to continue working with Tegrity.

Exhibit C
City's Insurance Requirements

I. GENERAL INSURANCE REQUIREMENTS –

- A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insureds as to all applicable coverages with the exception of workers compensation insurance.
- B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt or United States Certified Mail.
- C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of “A” by A.M. Best’s Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and all applicable endorsement(s) evidencing the required insurance shall be submitted prior to commencing work under this Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and all applicable endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – “X” means that the following coverage is required for this Agreement.

	Coverage Required	Limits
--	-------------------	--------

<u> X </u>	1. Worker’s Compensation & Employer’s Liability	▪ Statutory Limits of the State of Texas
<u> X </u>	2. General Liability	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the aggregate.
—	3. XCU Coverage	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the aggregate.
—	4. Professional Liability	▪ Minimum \$1,000,000.00 each claim; ▪ Minimum \$2,000,000.00 in the aggregate.
—	5. Umbrella Coverage or Excess Liability Coverage	▪ An amount of \$ 2,000,000.00.
<u> X </u>	6. City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
<u> X </u>	7. General Liability Insurance provides for a Waiver of Subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	

- X 8. Thirty (30) days' notice of cancellation, non-renewal, or material change required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.
- X 9. Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).
- X 10. The Certificate of Insurance must state the project title.
- ___ 11. Other Insurance Requirements (State Below):

Exhibit D
Affidavit of No Prohibited Interest

THE STATE OF Texas §

THE COUNTY OF Collin §

I, Roger Roulette, an authorized agent of Contractor, make this affidavit and hereby under oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision under this Agreement (Check all that apply):

_____ Ownership of ten percent (10%) or more of the voting shares of the business entity.

_____ Ownership of Twenty-Five Thousand and 00/100 Dollars (\$25,000) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty-Five Thousand and 00/100 Dollars (\$25,000).

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by my business decision of the public body which I am a member.

_____ Other: _____.

X _____ None of the Above.

Upon filing this affidavit with the City of Sherman, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573, TEX. GOV'T CODE, as amended, is a member of a public body which took action on the agreement.

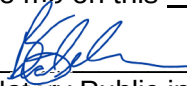
Signed this 6th day of August, 2024.


Signature of Official/Title

BEFORE ME, the undersigned authority, this day personally appeared Roger Roulette, and on oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this 6th day of August, 2024.




Notary Public in and for the State of Texas
My commission expires: 1.18.2026

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7


Signature of vendor doing business with the governmental entity

8.6.2024

Date

Sherman City Hall Remodel Project

Bid Results

The following is a list of contractors that submitted bids for the Sherman City Hall Remodel Project on 8.5.2024 @ 2:00pm.

Company	Evaluation No. 1	Rank	Evaluation No. 2	Rank	Evaluation No. 3	Rank	Cummulative Score	Final Ranking
Tegrity Contractors Inc	95	1	92	1	91	1	93	1
Centennial Contractors Enterprises, Inc	69	2	75	2	71	3	72	2
AUI Partners LLC	63	4	60	5	70	4	64	5
Hawk Builders LLC	60	5	72	3	71	3	68	4
ICGM Group	19	6	26	6	18	5	21	6
D & G Construction Services, Inc.	67	3	70	4	75	2	71	3

Sherman City Hall Remodel Project

Bid Results

The following is a list of contractors that submitted bids for the Sherman City Hall Remodel Project on 8.5.2024 @ 2:00pm.

Company	Base Bid	Alternate No. 1	Alternate No. 2	Bid Bond	Addendum Acknowledgement
Tegrity Contractors Inc	\$ 3,667,777.00	\$ (30,000.00)	\$ (107,777.00)	Yes	Addendum No 1 & 2
Centennial Contractors Enterprises, Inc	\$ 3,958,003.11	\$ (69,461.25)	\$ (101,616.08)	Yes	Addendum No 1 & 2
AUI Partners LLC	\$ 4,386,669.00	\$ (27,107.00)	\$ (37,750.00)	Yes	Addendum No 1 & 2
Hawk Builders LLC	\$ 3,850,874.00	\$ (86,338.00)	\$ (27,800.00)	Yes	Addendum No 1 & 2
ICGM Group	\$ 1,595,000.00	\$ (50,000.00)	\$ (240,000.00)	Yes	Addendum No 1 & 2
D & G Construction Services, Inc.	\$ 3,660,000.00	\$ (25,000.00)	\$ (10,000.00)	Certified Check	Addendum No. 1, 2, 3



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

A101-2017 v5 (08-13-2024) City

AGREEMENT made as of the ____ day of _____ in the year Two Thousand Twenty-Four (2024)

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

City of Sherman
220 W. Mulberry Street
Sherman, TX 75090
Phone: 903-892-7206

and the Contractor:

(Name, legal status, address and other information)

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E
Allen, Texas 75013
Phone: 972-562-6060

for the following Project:

(Name, location and detailed description)

ARBH File No.:6262.0023/City of Sherman – AIA for City Hall
221 W. Mulberry Street
Sherman, Texas 75090

City Hall Reconfiguration.

The Architect:

(Name, legal status, address and other information)

Hidell and Associates Architects, Inc.
3033 Kellway Dr. Suite 120
Carrollton, Texas 75006
Phone: 972-416-4666

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.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. 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.

The Owner and Contractor agree as follows.

Init.

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User Notes:

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Owner.

☐ Established as follows:

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

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

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

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User Notes:

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

☒ Not later than two hundred six (206) calendar days from the date of commencement of the Work.

☐ By the following date:

§ 3.3.2 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 Contractor shall achieve Substantial Completion of such portions by the following dates:

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

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Three Million Six Hundred Sixty-Seven Thousand Seven Hundred Seventy-Seven Dollars (\$ 3,667,777.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Deductive alternate for changing the concrete parking to asphalt paving.	-\$30,000.00 (REDUCTION)
Deductive alternate for a reduction of paving at the south parking area. This alternate would include limited paving modification to achieve a single ADA parking space. The remaining lot shall remain.	-\$107,777.00 (REDUCTION)

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

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

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
------	-------

§ 4.4 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)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

Provisions are described in the A201 – 2017 v: 4 (06-11-2020) General Conditions of the Contract for Construction, provided by Owner, attached hereto and incorporated herein for all purposes.

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the fifth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 25th day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than forty-five (45) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified by the Owner, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017, as modified by the Owner;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017, as modified by the Owner; and

Init.

.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Five Percent (5%).

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

None.

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

None.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

Retainage for Work that is incomplete or not in conformance with the requirements of the Contract Documents.

§ 5.1.8 Paragraph Intentionally Deleted.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1** the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, as modified by the Owner, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2** a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

The rate of interest computed in accordance with the provisions of Texas Government Code, Section 2251.025. %

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Owner will serve as the Initial Decision Maker pursuant to Article 1 of AIA Document A201–2017, as modified by the Owner, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Owner.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, as modified by the Owner, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 15.4 of AIA Document A201–2017

☒ Litigation in a court of competent jurisdiction

☐ Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017, as modified by the Owner.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, as modified by the Owner, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017, as modified by the Owner.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017, as modified by the Owner, or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Zachary Flores
Executive Director of Public Safety
City of Sherman
220 W. Mulberry Street
Sherman, TX 75091

Init.

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User Notes:

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Tegrity Contractors Inc.
Attn: Hayden Malone
202 N. Allen Dr. Suite E
Allen, Texas 75013
Phone: 972-562-6060

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, as modified by Owner, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, as modified by Owner, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, as modified by Owner, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

§8.7.1 CRIMINAL BACKGROUND - Paragraph Intentionally Deleted.

§8.7.2 WORKING TIME AND WORKING RESTRICTIONS

§8.7.2.1 THE ENTIRE BUILDING IS TOBACCO-FREE AT ALL TIMES AND APPLIES TO ALL OCCUPANTS.

§8.7.2.2 Normal working hours and normal working days for Contractor's work on this Project shall be between 7:00 a.m. and 8:00 p.m., Monday through Friday, except as otherwise noted below. The Owner may require that certain limited portions of the Work be accomplished after normal working hours or other than on normal working days.

§8.7.2.3 Should Contractor desire to carry out portions of the Work at times other than between the hours and days stipulated above, he shall submit written request to do so to the Owner together with specific calendar days and hours he wishes to work and a description of the activities he proposes to carry out during those times. Construction

Init.

activities will not be permitted at times other than those specified or subsequently approved in writing by the Owner.

Only those activities specifically approved by Owner will be permitted during hours or on days other than those stipulated above.

§8.7.2.4 No extension of time will be granted and no "extra" or additional amount will be paid due to failure of Owner to approve performing of construction activities during hours other than those stipulated above.

§8.7.2.5 Work performed other than between 7:00 a.m. and 8:00 p.m., Monday through Friday, shall be done at no additional cost, whether work at other times is required by Owner or requested by Contractor and approved by Owner.

§8.7.2.6 If necessary in order to complete Work within time fixed in Contract or any extension thereof, Contractor shall request approval from Owner to perform work before 7:00 a.m. or after 8:00 p.m. or on weekends or holidays, and if Owner approves, shall perform work during such additional times and on such additional days as have been approved, at no additional cost to Owner. Work during such additional times and on such additional days shall continue only so long as is necessary to return work to on schedule or to complete the Work within the Contract Date.

§ 8.8 In accordance with Texas Government Code, Chapter 2271, the undersigned avers that it does not boycott Israel and will not boycott Israel during the term of this Agreement.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 This AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor.
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds, provided by Owner, attached hereto and incorporated herein for all purposes.
- .3 AIA Document A201™–2017v 4 (06-11-2020), General Conditions of the Contract for Construction, provided by Owner, attached hereto and incorporated herein for all purposes.
- .4 Building Information Modeling Exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

- .5 Drawings: Those Drawings set forth in the Index of Drawings for the Sherman City Hall Remodel prepared by Hidell and Associates Architects, dated July 3, 2024, referenced in Attachment A, attached hereto and fully incorporated herein [in its entirety] for all purposes.

	Title	Date
Attachment A		

- .6 Specifications: Those Specifications set forth in the Plans and Specifications for the Sherman City Hall Remodel prepared by Hidell and Associates Architects referenced in Attachment B, attached hereto and fully incorporated herein [in its entirety] for all purposes.

	Title	Date	Pages
Attachment B			

- .7 Addenda, if any:

Number	Date	Pages
Project Addendum Number 1	July 22, 2024	144
Project Addendum Number 2	July 25, 2024	2
Project Addendum Number 3	July 31, 2024	17

Init.

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
-------	------	-------

☐ [NONE] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

(Paragraph Deleted)

1. Owner's Request for Proposal
2. Contractor's Response to Request for Proposal

This Agreement entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

CITY OF SHERMAN

By:

OWNER *(Signature)*

(Printed name and title)

TEGRITY CONTRACTORS INC.

By:

CONTRACTOR *(Signature)*

Brad Gibson Vice President / CCO

(Printed name and title)

Init.

Additions and Deletions Report for

AIA® Document A101® – 2017

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 13:14:01 CT on 08/14/2024.

PAGE 1

A101-2017 v5 (08-13-2024) City

...

AGREEMENT made as of the ____ day of _____ in the year Two Thousand Twenty-Four (2024)

...

City of Sherman
220 W. Mullberry Street
Sherman, TX 75090
Phone: 903-892-7206

...

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E
Allen, Texas 75013
Phone: 972-562-6060

...

ARBH File No.:6262.0023/City of Sherman – AIA for City Hall
221 W. Mulberry Street
Sherman, Texas 75090

City Hall Reconfiguration.

...

Hidell and Associates Architects, Inc.
3033 Kellway Dr. Suite 120
Carrollton, Texas 75006
Phone: 972-416-4666 –

PAGE 2

[X] A date set forth in a notice to proceed issued by the Owner.

PAGE 3

[X] Not later than two hundred six (206) calendar days from the date of commencement of the Work.

...

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Three Million Six Hundred Sixty-Seven Thousand Seven Hundred Seventy-Seven Dollars (\$ 3,667,777.00), subject to additions and deductions as provided in the Contract Documents.

...

Deductive alternate for changing the concrete parking to asphalt paving. -\$30,000.00 (REDUCTION)

Deductive alternate for a reduction of paving at the south parking area. This alternate would include limited paving modification to achieve a single ADA parking space. The remaining lot shall remain. -\$107,777.00 (REDUCTION)

PAGE 4

Provisions are described in the A201 – 2017 v: 4 (06-11-2020) General Conditions of the Contract for Construction, provided by Owner, attached hereto and incorporated herein for all purposes.

...

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the fifth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 25th day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than forty-five (45) days after the Architect receives the Application for Payment.

...

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified by the Owner, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

...

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;A201–2017, as modified by the Owner;

...

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;A201–2017, as modified by the Owner; and

PAGE 5

Five Percent (5%).

...

None.

...

None.

...

Retainage for Work that is incomplete or not in conformance with the requirements of the Contract Documents.

...

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017. Paragraph Intentionally Deleted.

...

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, as modified by the Owner, and to satisfy other requirements, if any, which extend beyond final payment; and

...

The rate of interest computed in accordance with the provisions of Texas Government Code, Section 2251.025. %

PAGE 6

The ~~Architect~~ Owner will serve as the Initial Decision Maker pursuant to Article ~~15–1~~ of AIA Document A201–2017, as modified by the Owner, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

...

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the ~~Architect~~ Owner.)

...

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, as modified by the Owner, the method of binding dispute resolution shall be as follows:

...

☒ [X] Litigation in a court of competent jurisdiction

...

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017. A201–2017, as modified by the Owner.

...

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, as modified by the Owner, then the Owner shall pay the Contractor a termination fee as follows:

...

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document ~~A201–2017~~A201–2017, as modified by the Owner.

...

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document ~~A201–2017~~A201–2017, as modified by the Owner, or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

...

Zachary Flores
Executive Director of Public Safety
City of Sherman
220 W. Mulberry Street
Sherman, TX 75091
903-892-7305
zacharyf@cityofsherman.com

PAGE 7

Tegrity Contractors Inc.
Attn: Hayden Malone
202 N. Allen Dr. Suite E
Allen, Texas 75013
Phone: 972-562-6060

...

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, as modified by Owner, and elsewhere in the Contract Documents.

...

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, as modified by Owner, and elsewhere in the Contract Documents.

...

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, as modified by Owner, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

...

§8.7.1 CRIMINAL BACKGROUND - Paragraph Intentionally Deleted.

§8.7.2 WORKING TIME AND WORKING RESTRICTIONS

§8.7.2.1 THE ENTIRE BUILDING IS TOBACCO-FREE AT ALL TIMES AND APPLIES TO ALL OCCUPANTS.

§8.7.2.2 Normal working hours and normal working days for Contractor's work on this Project shall be between 7:00 a.m. and 8:00 p.m., Monday through Friday, except as otherwise noted below. The Owner may require that certain limited portions of the Work be accomplished after normal working hours or other than on normal working days.

§8.7.2.3 Should Contractor desire to carry out portions of the Work at times other than between the hours and days stipulated above, he shall submit written request to do so to the Owner together with specific calendar days and hours he wishes to work and a description of the activities he proposes to carry out during those times. Construction activities will not be permitted at times other than those specified or subsequently approved in writing by the Owner.

Only those activities specifically approved by Owner will be permitted during hours or on days other than those stipulated above.

§8.7.2.4 No extension of time will be granted and no "extra" or additional amount will be paid due to failure of Owner to approve performing of construction activities during hours other than those stipulated above.

§8.7.2.5 Work performed other than between 7:00 a.m. and 8:00 p.m., Monday through Friday, shall be done at no additional cost, whether work at other times is required by Owner or requested by Contractor and approved by Owner.

§8.7.2.6 If necessary in order to complete Work within time fixed in Contract or any extension thereof, Contractor shall request approval from Owner to perform work before 7:00 a.m. or after 8:00 p.m. or on weekends or holidays, and if Owner approves, shall perform work during such additional times and on such additional days as have been approved, at no additional cost to Owner. Work during such additional times and on such additional days shall continue only so long as is necessary to return work to on schedule or to complete the Work within the Contract Date.

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§ 8.8 In accordance with Texas Government Code, Chapter 2271, the undersigned avers that it does not boycott Israel and will not boycott Israel during the term of this Agreement.

...

- .1 This AIA Document A101™–2017, Standard Form of Agreement Between Owner and ContractorContractor.

...

- .2 AIA Document A101™–2017, Exhibit A, Insurance and BondsBonds, provided by Owner, attached hereto and incorporated herein for all purposes.

...

- ...
3 AIA Document A201™-2017, A201™-2017v 4 (06-11-2020), General Conditions of the Contract for Construction, provided by Owner, attached hereto and incorporated herein for all purposes.

- ...
4 Building information modeling exhibit, Information Modeling Exhibit, dated as indicated below:

- ...
5 Drawings: Those Drawings set forth in the Index of Drawings for the Sherman City Hall Remodel prepared by Hidell and Associates Architects, dated July 3, 2024, referenced in Attachment A, attached hereto and fully incorporated herein [in its entirety] for all purposes.

...
...

Number	Title	Date
--------	-------	------

- ...
6 Specifications: Those Specifications set forth in the Plans and Specifications for the Sherman City Hall Remodel prepared by Hidell and Associates Architects referenced in Attachment B, attached hereto and fully incorporated herein [in its entirety] for all purposes.

...

Section	Title	Date	Pages
---------	-------	------	-------

...

<u>Attachment B</u>			
<u>Project Addendum Number 1</u>	<u>July 22, 2024</u>	<u>144</u>	
<u>Project Addendum Number 2</u>	<u>July 25, 2024</u>	<u>2</u>	
<u>Project Addendum Number 3</u>	<u>July 31, 2024</u>	<u>17</u>	

PAGE 9

[NONE] Supplementary and other Conditions of the Contract:

...
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

...
1. Owner's Request for Proposal

2. Contractor's Response to Request for Proposal

...

This Agreement entered into as of the day and year first written ~~above~~ above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

...

CITY OF SHERMAN

By: _____

TEGRITY CONTRACTORS INC.

By:  _____

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Christopher C. Zillmer/blg, 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 13:14:01 CT on 08/14/2024 under Order No. 4104242442 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.



/blg

(Signed)

(Title)

August 14, 2024

(Dated)



AIA® Document A101® – 2017 Exhibit A

Insurance and Bonds

A101-2017 Exhibit A v1 (10-27-20)

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the ____ day of _____ in the year Two Thousand Twenty-Four (2024)

(In words, indicate day, month and year.)

for the following **PROJECT:**

(Name and location or address)

ARBH File No.:6262.0023/City of Sherman – AIA for City Hall

221 W. Mulberry Street
Sherman, Texas 75090

City Hall Reconfiguration.

THE OWNER:

(Name, legal status and address)

City of Sherman
220 W. Mullberry Street
Sherman, TX 75090
Phone: 903-892-7206

THE CONTRACTOR:

(Name, legal status and address)

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E
Allen, Texas 75013
Phone: 972-562-6060

TABLE OF ARTICLES

- A.1 GENERAL**
- A.2 OWNER'S INSURANCE**
- A.3 CONTRACTOR'S INSURANCE AND BONDS**
- A.4 SPECIAL TERMS AND CONDITIONS**

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™-2017, General Conditions of the Contract for Construction.

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.

This document is intended to be used in conjunction with AIA Document A201®-2017, General Conditions of the Contract for Construction. Article 11 of A201®-2017 contains additional insurance provisions.

ARTICLE A.2 OWNER’S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance required under Section A.2.3 and, upon the Contractor’s request, provide evidence thereof by a certificate of insurance reasonably acceptable to the Contractor.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner’s usual general liability insurance, at Owner’s discretion.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall provide and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in Texas, property insurance written on a builder’s risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner’s property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. Loss, if any, shall be adjusted with, and made payable to, the Owner on behalf of all insureds as their interests may appear. The Owner may satisfy this obligation by enrolling the Project in a consortium or agency of the State of Texas that provides coverages of the types and in the amounts set forth herein.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit
§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect’s and Contractor’s services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows: (Indicate below type of coverage and any applicable sub-limit for specific required coverages.)	

Coverage	Sub-Limit
§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.	

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner’s occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. Notwithstanding the foregoing, any partial occupancy or use by Owner that would cause cancellation, lapse, or reduction of insurance does not constitute an event of default by Owner hereunder.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall provide and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner may, but shall not be required to provide and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- ☐ § A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.
- ☐ § A.2.4.2 Ordinance or Law Insurance, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.
- ☐ § A.2.4.3 Expediting Cost Insurance, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.
- ☐ § A.2.4.4 Extra Expense Insurance, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.
- ☐ § A.2.4.5 Civil Authority Insurance, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.
- ☐ § A.2.4.6 Ingress/Egress Insurance, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.
- ☐ § A.2.4.7 Soft Costs Insurance, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional

interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[] **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

[] **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner on an ACORD form evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies. At Owner's request, the Contractor shall provide Owner a copy of the policies of insurance required hereunder. Owner's failure to require the submission of the certificates of insurance, or any of them, shall not excuse the Contractor of its obligation to procure and maintain the insurance required herein.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. The Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in Texas having a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

With respect to the Contractor's completed operations coverage, the duration shall continue through the end of any required maintenance of completed operations.

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00) each occurrence, Two Million Dollars (\$ 2,000,000.00) general aggregate, and Two Million Dollars (\$ 2,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, hired, and non-owned vehicles used, by the Contractor, with policy limits of not less than Five Hundred Thousand Dollars (\$ 500,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than Five Hundred Thousand Dollars (\$ 500,000.00) each accident, Five Hundred Thousand Dollars (\$ 500,000.00) each employee, and Five Hundred Thousand Dollars (\$ 500,000.00) policy limit.

§ A.3.2.7 . Intentionally Deleted.

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.11 Intentionally Deleted.

§ A.3.2.12 Intentionally Deleted.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in Texas having a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

Umbrella or Excess Liability insurance with a minimum limit of \$2,000,000.00.

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [X] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
- (Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)*

[] § A.3.3.2.2 Railroad Protective Liability Insurance – Intentionally Deleted.

[] § A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for liability arising from the encapsulation, removal, handling, storage,

transportation, and disposal of asbestos-containing materials.

[] § A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[] § A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

[] § A.3.3.2.6 Other Insurance
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage

Limits

§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in Texas, as follows:

(Specify type and penal sum of bonds.)

Type

Payment Bond

Performance Bond

Penal Sum (\$0.00)

In the total amount of the Contract Sum, as modified during the term of construction.

In the total amount of the Contract Sum, as modified during the term of construction.

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™ or as required by the Texas Government Code, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall require each subcontractor of every tier performing work under the Contract, at the subcontractor's own expense, to maintain during the term of the engagement of such subcontractor the types and limits of insurance set forth above that are appropriate with the work being performed. All subcontractors' liability insurance shall name the Contractor as an additional insured.

Additions and Deletions Report for

AIA® Document A101® – 2017 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 14:28:11 CT on 08/14/2024.

PAGE 1

A101-2017 Exhibit A v1 (10-27-20)

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the ____ day of _____ in the year Two Thousand Twenty-Four (2024)

...

(Name and location or address)

ARBH File No.:6262.0023/City of Sherman – AIA for City Hall

221 W. Mulberry Street
Sherman, Texas 75090

City Hall Reconfiguration.

...

City of Sherman
220 W. Mullberry Street
Sherman, TX 75090
Phone: 903-892-7206

...

Tegrity Contractors Inc.
202 N. Allen Drive, Suite E
Allen, Texas 75013
Phone: 972-562-6060

PAGE 2

Prior to commencement of the Work, the Owner shall secure the ~~insurance, and provide evidence of the coverage, required under this Article A.2 insurance required under Section A.2.3~~ and, upon the Contractor's request, provide a ~~copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.~~evidence thereof by a certificate of insurance reasonably acceptable to the Contractor.

...

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability ~~insurance.~~insurance, at Owner's discretion.

...

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall ~~purchase~~ provide and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, ~~Texas~~, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. ~~This insurance shall include the interests of mortgagees as loss payees. Loss, if any, shall be adjusted with, and made payable to, the Owner on behalf of all insureds as their interests may appear. The Owner may satisfy this obligation by enrolling the Project in a consortium or agency of the State of Texas that provides coverages of the types and in the amounts set forth herein.~~

...

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 ~~or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.~~

...

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. ~~The Owner and the Contractor shall take no action with respect to partial occupancy or use. Notwithstanding the foregoing, any partial occupancy or use by Owner that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing, of insurance does not constitute an event of default by Owner hereunder.~~

PAGE 3

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall ~~purchase~~ provide and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

...

The Owner shall ~~purchase~~ may, but shall not be required to provide and maintain the insurance selected and described below.

PAGE 4

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner on an ACORD form evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies. At Owner's request, the Contractor shall provide Owner a copy of the policies of insurance required hereunder. Owner's failure to require the submission of the certificates of insurance, or any of them, shall not excuse the Contractor of its obligation to procure and maintain the insurance required herein.

...

§ A.3.1.3 Additional Insured Obligations. ~~To the fullest extent permitted by law, the~~ The Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

...

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in ~~the jurisdiction where the Project is located. Texas having a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent.~~ The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

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With respect to the Contractor's completed operations coverage, the duration shall continue through the end of any required maintenance of completed operations.

...

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00) each occurrence, Two Million Dollars (\$ 2,000,000.00) general aggregate, and Two Million Dollars (\$ 2,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

...

§ A.3.2.3 Automobile Liability covering vehicles owned, hired, and non-owned vehicles used, by the Contractor, with policy limits of not less than Five Hundred Thousand Dollars (\$ 500,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

...

§ A.3.2.6 Employers' Liability with policy limits not less than Five Hundred Thousand Dollars (\$ 500,000.00) each accident, Five Hundred Thousand Dollars (\$ 500,000.00) each employee, and Five Hundred Thousand Dollars (\$ 500,000.00) policy limit.

§ A.3.2.7 ~~Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks.~~ Intentionally Deleted.

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than One Million Dollars (\$ 1,000,000.00) per claim and One Million Dollars (\$ 1,000,000.00) in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than — (\$ —) per claim and — (\$ —) in the aggregate. Intentionally Deleted.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than — (\$ —) per claim and — (\$ —) in the aggregate. Intentionally Deleted.

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§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in ~~the jurisdiction where the Project is located, Texas~~ having a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

...

Umbrella or Excess Liability insurance with a minimum limit of \$2,000,000.00.

...

[☒] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

...

[☐] § A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than — (\$ —) per claim and — (\$ —) in the aggregate, for Work within fifty (50) feet of railroad property. Insurance – Intentionally Deleted.

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The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in ~~the jurisdiction where the Project is located, Texas,~~ as follows:

...

Payment Bond

In the total amount of the Contract Sum, as modified during the term of construction.

Performance Bond

In the total amount of the Contract Sum, as modified during the term of construction.

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, A312™ or as required by the Texas Government Code, current as of the date of this Agreement.

...

Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall require each subcontractor of every tier performing work under the Contract, at the subcontractor's own expense, to maintain during the term of the engagement of such subcontractor the types and limits of insurance set forth above that are appropriate with the work being performed. All subcontractors' liability insurance shall name the Contractor as an additional insured.



SHERMAN CITY HALL REMODEL
CITY OF SHERMAN
SHERMAN, TEXAS
Project Specifications
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City Council Regular Meeting

Agenda Item No. F.3.

Meeting Date: 8/19/2024

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 7348**

Authorizing Execution of a Professional Services Agreement with Westwood Professional Services, Inc. for the McGee Street Bridge Rehabilitation Project

Issue:

To consider a Professional Services Agreement with Westwood Professional Services, Inc. for the McGee Street Bridge Rehabilitation project.

Background:

This is for design to repair the McGee Street Bridge at Post Oak Creek based on the TxDOT bridge inspection reports. Design will be for structural repairs of the bridge, bank stabilization in the immediate vicinity of the bridge, removal of deposited sediment in the vicinity of the bridge and storm drain improvements within the limits of McGee Street to protect against erosion from the runway.

Origination:

Engineering Department

Financial Consideration:

Funding needed for this contract is \$232,430.00.

Staff Recommendation:

It is recommended that this professional services agreement with Westwood Professional Services, Inc. be approved.

Alternatives:

As may be directed by City Council.

Attachments:

1. Resolution No. 7348
2. Professional Services Agreement Unsigned
3. Location Map

RESOLUTION NO. 7348

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC. FOR THE MCGEE STREET BRIDGE REHABILITATION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a Professional Services Agreement with Westwood Professional Services, Inc. for the McGee Street Bridge Rehabilitation, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

**BY: _____
DAVID PLYLER, MAYOR**

ATTEST:

**BY: _____
LINDA ASHBY, CITY CLERK**

**APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

**BY: _____
RYAN D. PITTMAN, CITY ATTORNEY**

AGREEMENT
BETWEEN
THE CITY OF SHERMAN, TEXAS AND
WESTWOOD PROFESSIONAL SERVICES, INC.
FOR
PROFESSIONAL SERVICES

Made as of the _____ day of _____, 2024:

Between City: **The City of Sherman, Texas**
 220 W. Mulberry Street
 Sherman, Texas 75090
 Telephone: (903) 892-7208

and Consultant: **Westwood Professional Services, Inc.**
 7577 Rambler Road, Suite 1400
 Dallas, TX 75231
 Telephone: (972) 235-3031

for the following Project: **3064 - McGee Street Bridge Rehabilitation**

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Sherman, Texas, a home-rule municipality ("City"), and Westwood Professional Services, Inc., a Texas corporation ("Consultant"), to be effective from and after the date as provided above. City and Consultant are at times each referred to herein as a "party" or collectively as the "parties."

WHEREAS, City desires to engage Consultant to provide professional services for the 3064 - McGee Street Bridge Rehabilitation Project ("Project"); and

WHEREAS, Consultant desires to render such professional services ("Services") for City on the terms and conditions provided herein.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the covenants contained herein, for the mutual benefits to be obtained hereby and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1 CONSULTANT'S SERVICES

- 1.1 **Employment of Consultant** – City hereby agrees to retain Consultant to perform the Services in connection with the Project. Consultant agrees to perform the Services in accordance with the terms and conditions of this Agreement. Consultant further agrees that if any employee of Consultant who is performing the day-to-day Services under this Agreement for the Project is separated, for any reason, from employment with Consultant, Consultant shall provide City with written notice thereof at least five (5) business days' prior to said separation unless circumstances reasonably warrant a shorter notice period, which shall not exceed two (2) business days following the separation.
- 1.2 **Scope of Services** – The parties agree that Consultant shall perform the Services as are set forth and described in **Exhibit A**, attached hereto and incorporated herein by reference for all purposes ("**Scope of Services**"). The parties understand and agree that deviations or modifications to the Scope of Services described in **Exhibit A**, in the form of a written amendment to this Agreement, may be authorized from time to time by City ("**Amendment**").
- 1.2.1 **Requirement of Written Amendment** – "Extra" work, "claims" invoiced as "extra" work or "claims" which have not been issued as a duly executed, written Amendment by the Sherman Director of Engineering or designee will not be authorized for payment and/or shall not become part of this Agreement. A duly executed, written Amendment requiring additional funding of \$50,000 or more of the original contract amount shall be preceded by the Sherman City Council's authorization for the Sherman City Manager to execute said Amendment.
- 1.2.2 **CONSULTANT SHALL NOT PERFORM ANY "EXTRA" WORK AND/OR ADDITIONAL SERVICES WITHOUT A DULY EXECUTED, WRITTEN AMENDMENT ISSUED BY THE CITY.**
- 1.3 **Schedule of Work** – Consultant agrees to commence work immediately on the execution of this Agreement, and to proceed diligently with said work to completion as described in the Project Engineering Budget Summary, attached hereto as **Exhibit B** and incorporated herein by reference for all purposes.
- 1.4 **Standard of Care** – Consultant shall perform the Services required hereunder in accordance with the prevailing engineering standard of care by exercising the skill and care ordinarily utilized by engineers performing the same or similar services under the same or similar circumstances in the State of Texas.

ARTICLE 2 CITY'S RESPONSIBILITIES

City shall do the following in a timely manner so as not to delay the Services of Consultant:

- 2.1 **Project Data** – City shall furnish required information that is reasonably requested by Consultant and that City has in its possession at the time of Consultant's request, as expeditiously as necessary for the orderly progress of the Project, and Consultant shall be entitled to rely upon the accuracy and completeness of the information furnished by City under this Article 2.1.
- 2.2 **City Project Manager** – When necessary in City's sole discretion, City shall designate a representative authorized to act on City's behalf with respect to the Project ("Project Manager"). City, the Project Manager and/or his or her authorized designee shall examine the documents submitted by Consultant and shall render any required decisions pertaining thereto as soon as practicable to avoid unreasonable delay in the progress of Consultant's Services.

ARTICLE 3 CONSULTANT'S COMPENSATION

- 3.1 **Compensation for Consultant's Services** – As described in "Article 1, Consultant's Services" of this Agreement, compensation for this Project shall be: (a) for Basic Services, on a Lump Sum basis or an hourly (time and materials) basis in an amount not to exceed **one hundred twenty-nine thousand five hundred thirty-five and 00/100 dollars (\$129,535)**; and (b) for Special Services, on a Lump Sum basis or an hourly (time and materials) basis in an amount not to exceed **one hundred two thousand eight hundred ninety five and 00/100 dollars (\$102,895.00)** (collectively, "Consultant's Fee"); and (c) paid in accordance with this Article 3 and the Project Engineering Budget Summary as set forth in **Exhibit B**.
 - 3.1.1 **Completion of Record Documents** – City and Consultant agree that the completion of Record Documents and/or "As-Built" Documents, including hard copy formatting and electronic formatting, shall be completed, submitted to, and accepted by City prior to payment. Completion of the Record Documents and/or "As-Built" documents shall be included in the Consultant's Fee and considered to be within the Scope of Services defined under this Agreement." The electronic formatting shall be consistent with the standards established in **Exhibit C**, Guidelines for Computer Aided Design and Drafting ("CADD"), which is attached hereto and incorporated herein by reference for all purposes.
 - 3.1.2 **Disputes between City and Construction Contractor** – If the Project involves Consultant performing Construction Administration Services relating to an agreement between a Construction Contractor ("Contractor") and City, and on receipt of a written request by City, Consultant shall

research previous and existing conditions of the Project, and make a determination whether or not to certify that sufficient cause exists for City to declare Contractor in default of the terms and conditions of the Agreement. Consultant shall submit his findings in writing to City, or submit a written request for a specific extension of time (including the basis for such extension), within fifteen (15) calendar days of receipt of the written request from City. City and Consultant agree that if requested by City, completion of this task shall be included in the Consultant's Fee and considered to be within the Scope of Services as defined under this Agreement.

3.1.3 **Consultation and Approval by Governmental Authorities and Franchised Utilities** – Consultant shall be solely responsible for identifying and analyzing the requirements of governmental agencies and all franchise utilities involved with the Project, and for consulting with such agencies and utilities to obtain all necessary approvals and/or permissions. Consultant shall be responsible for preparation and timely submittal of documents required for review, approval and/or recording by such agencies and/or utilities. Consultant shall be solely responsible for making such changes in the construction documents ("Construction Documents") as may be required by existing written standards promulgated by such agencies and/or utilities at no additional charge to City.

3.2 **Direct Expenses** – Direct Expenses ("Direct Expenses") are included in Consultant's Fee as described in Article 3.1 of this Agreement and include actual reasonable and necessary expenditures made by Consultant and Consultant's employees and subcontractors in the interest of the Project. All submitted Direct Expenses are to be within the amounts as stated in the Project Engineering Budget Summary set forth in **Exhibit B**, and consistent with **Exhibit D**, Guidelines for Direct Expenses; General and Administrative Markup; Travel and Subsistence Expenses, which is attached hereto and incorporated herein by reference for all purposes. Consultant shall be solely responsible for the auditing and accuracy of all Direct Expenses, including those of its subcontractors, prior to submitting to City for reimbursement. Any over-payment by City for errors in submittals for reimbursement may be deducted from Consultant's subsequent payment for Services; provided, however, that this shall not be City's sole and exclusive remedy for said over-payment.

3.3 **Additional Services** – Consultant shall provide the Services as described in the Scope of Services set forth in **Exhibit A** of this Agreement. If authorized in writing by City, Consultant shall provide additional services, to be compensated as provided in an Amendment to the Contract on a cost not to exceed sum or hourly basis in accordance with this paragraph ("Additional Services") and a mutually agreed estimate of man-hours and expenses. These services may include, but are not limited to:

3.3.1 Additional meetings, hearings, work-sessions or other similar presentations

which are not provided for or contemplated in the Scope of Services described in **Exhibit A**.

- 3.3.2 Additional drafts and revisions to the Project which are not provided for or contemplated in the Scope of Services as described in **Exhibit A**.
- 3.3.3 Additional copies of final reports and construction plans which are not provided for or contemplated in the Scope of Services as described in **Exhibit A**.
- 3.3.4 Photography, professional massing models which are not provided for or contemplated in the Scope of Services as described in **Exhibit A**.
- 3.3.5 Compensation for Additional Services authorized by City shall be in addition to Consultant's Fee and shall be based on direct billable labor rates and expenses.
- 3.3.6 Compensation for Additional Services authorized by City shall be in addition to Consultant's Fee and shall be based on an hourly basis according to the following personnel rates. The rates set forth in this chart are subject to reasonable change provided prior written notice of said change is given to and approved by City.

Hourly Billable Rates by Position

Position	Hourly Rate
Principal	\$290
Senior Project Manager	\$195-290
Professional Surveyor	\$190-265
Project Engineer	\$145-185
Technician	\$125-200
Survey Crew	\$70-160
Admin	\$85-135

- 3.4 **Invoices** – No payment to Consultant shall be made until Consultant tenders an invoice to City. Consultant shall submit monthly invoices for Services rendered, based upon the actual percentage of work complete at the time the invoice is prepared, or shall submit invoices to City immediately upon completion of each individual task listed in **Exhibit B**. On all submitted invoices for Services rendered, Consultant shall include appropriate background materials to support the submitted charges on said invoice. Upon request, such background material may include, but is not limited to, employee timesheets, invoices for work obtained from other parties, and receipts and/or log information relating to Direct Expenses. All

invoices shall provide a summary methodology for administrative markup and/or overhead charges.

- 3.5 **Timing of Payment** – City shall make payment to Consultant for said invoices within thirty (30) days following receipt and acceptance thereof. The parties agree that payment by City to Consultant is considered to be complete upon mailing of payment by City. Furthermore, the parties agree that the payment is considered to be mailed on the date that the payment is postmarked.
- 3.6 **Disputed Payment Procedures** – In the event of a disputed or contested billing by City, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. City shall notify Consultant of a disputed invoice, or portion of an invoice, in writing by the twenty-first (21st) calendar day after the date City receives the invoice. City shall provide Consultant an opportunity to cure the basis of the dispute. If a dispute is resolved in favor of Consultant, City shall proceed to process said invoice, or the disputed portion of the invoice, within the provisions of Article 3.5 of this Agreement. If a dispute is resolved in favor of City, Consultant shall submit to City a corrected invoice, reflecting any and all payment(s) of the undisputed amounts, documenting the credited amounts, and identifying outstanding amounts on said invoice to aid City in processing payment for the remaining balance. Such revised invoice shall have a new invoice number, clearly referencing the previous submitted invoice. City agrees to exercise reasonableness in contesting any billing or portion thereof that has background materials supporting the submitted charges.
- 3.7 **Failure to Pay** – Failure of City to pay an invoice, for a reason other than on written notification as stated in the provisions of Article 3.6 of this Agreement, to Consultant within sixty (60) days from the date of the invoice shall grant Consultant the right, in addition to any and all other rights provided, to, upon written notice to City, suspend performance under this Agreement, and such act or acts shall not be deemed a breach of this Agreement. However, Consultant shall not suspend performance under this Agreement prior to the tenth (10th) calendar day after written notice of suspension was provided to City, in accordance with Chapter 2251, Subchapter “D” of the TEX. GOV’T CODE. City shall not be required to pay any invoice submitted by Consultant if Consultant breached any provision(s) herein.
- 3.8 **Adjusted Compensation** – If the Scope of the Project (“Scope of the Project”) or if the Services are materially changed due to no error by Consultant in the performance of Services under this Agreement, the amounts of Consultant’s compensation shall be equitably adjusted as approved by City in its sole discretion. Any additional amounts paid to Consultant as a result of any material change to the Scope of the Project shall be authorized by written Change Order duly executed by both parties before the Services are performed.
- 3.9 **Project Suspension** – If the Project is suspended or abandoned in whole or in part for more than three (3) months, Consultant shall be entitled to compensation

for any and all work completed to the satisfaction of City in accordance with the provisions of this Agreement prior to suspension or abandonment. In the event of such suspension or abandonment, Consultant shall deliver to City all finished or unfinished documents, data, studies, drawings, maps, models, reports, photographs and/or any other items prepared by Consultant in connection with this Agreement prior to Consultant receiving final payment. If the Project is resumed after being suspended for more than three (3) months, Consultant's compensation shall be equitably adjusted as approved by City. Any additional amounts paid to Consultant after the Project is resumed shall be agreed upon in writing by both parties before the services are performed

- 3.10 **Fixed Budget Limit for Construction Cost** – If a fixed budget limit for the Construction Cost has been established, the Consultant shall be permitted to make reasonable adjustments in the scope of the Project and to include alternate bid items in the Bid Proposal to adjust the Construction Cost to the fixed limit. However, this paragraph shall not operate to increase the fixed budget limit of the Construction Cost established in this Agreement. All adjustments in the Scope of the Project shall be approved by the City and documented in writing. Should the lowest bona fide bid for construction of the Project be in excess of 130% of **\$962,812.50** due to the negligence or other fault of the Consultant, the City may (1) give written approval of an increase in such fixed limit, (2) authorize rebidding or re-negotiating of the Project, (3) terminate the Project and this Agreement in accordance herewith, or (4), require that the Consultant adjust the Project scope or quality, or both, as necessary to reduce the Construction Cost to within the budgetary constraints. In the case of (4) the Consultant, without additional charge to the City, shall consult with the City and shall revise and modify the drawings and specifications as necessary to achieve compliance with the fixed limitation on Construction Cost. These revisions and modifications may include splitting the Project into multiple Construction Phases that will fall within budget constraints. The Consultant shall provide the services defined in Exhibit A, as required, for each of the new phases created by splitting the Project.

ARTICLE 4 OWNERSHIP OF DOCUMENTS

- 4.1 **Documents Property of City** – The Project is the property of City, and Consultant may not use the documents, plans, data, studies, surveys, drawings, maps, models, reports, photographs and/or any materials for any other purpose not relating to the Project without City's prior written consent. City shall be furnished with such reproductions of the Project, plans, data, documents, maps, and any other information as defined in **Exhibit A**. Upon completion of the work, or any earlier termination of this Agreement under **Article 3** and/or **Article 8** of this Agreement, Consultant will revise plans, data, documents, maps, and any other information as defined in **Exhibit A** to reflect changes while working on the Project through the date of completion of the work, as solely determined by City, or the effective date of any earlier termination of this Agreement under **Article 3** and/or

Article 8 of this Agreement, and promptly furnish the same to City in an acceptable electronic format. All such reproductions shall be the property of City who may use them without Consultant's permission for any purpose relating to the Project, including, but not limited to, completion of the Project, and/or additions, alterations, modifications, and/or revisions to the Project. Any reuse of the documents not relating to the Project shall be at City's own risk.

- 4.2 **Documents Subject to Laws Regarding Public Disclosure** – Consultant acknowledges that City is a governmental entity and that all documents, plans, data, studies, surveys, drawings, maps, models, reports, photographs and/or any items prepared or furnished by Consultant (and Consultant's professional associates and/or sub-consultants) under this Agreement are instruments of service in respect of the Project and property of City. Upon completion of the Project, all of the documents, plans, data, studies, surveys, drawings, maps, models, reports, photographs and/or any items prepared or furnished by Consultant (and Consultant's professional associates and/or sub-consultants) shall thereafter be subject to the Texas Public Information Act (Chapter 552, TEX. GOV'T CODE, as amended) and any other applicable laws requiring public disclosure of the information contained in said documents.

ARTICLE 5 CONSULTANT'S INSURANCE REQUIREMENTS

- 5.1 **Required General Liability Insurance** – Consistent with the terms and provisions of **Exhibit E**, Contractor Insurance Guidelines, which is attached hereto and incorporated herein by reference for all purposes, Consultant shall procure and maintain throughout the term of this Agreement, at no expense to City, a general liability insurance policy with a company that maintains a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s), and is authorized to transact business in the State of Texas, in an amount not less than One Million and 00/100 Dollars (\$1,000,000.00) for each occurrence, and Two Million and 00/100 Dollars (\$2,000,000.00) in the aggregate. Such policy shall name City, its officers, agents, representatives, and employees as additional insureds as to all applicable coverage. Such policy shall provide for a waiver of subrogation against City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. Such policy shall require the provision of written notice to City at least thirty (30) days prior to cancellation, of any policies and ten (10) days prior notice for cancellation due to nonpayment of premium, evidenced by return receipt or United States Certified Mail. Consultant shall furnish City with certificates and required endorsement(s) evidencing such coverage prior to commencing work on the Project.
- 5.2 **Required Professional Liability Insurance** – Consistent with the terms and provisions of **Exhibit E**, Consultant shall procure and maintain throughout the term of this Agreement, at no expense to City, a professional liability (errors and

omissions) insurance policy with a company that maintains a minimum rating of “A” by A.M. Best’s Key Rating Guide, or other equivalent rating service(s), and is authorized to transact business in the State of Texas, in an amount not less than One Million and 00/100 Dollars (\$1,000,000.00) for each claim, and Two Million and 00/100 Dollars (\$2,000,000.00) in the aggregate. Such policy shall require the provision of written notice to City at least thirty (30) days prior to cancellation, of any policies and ten (10) days prior notice for cancellation due to nonpayment of premium, evidenced by return receipt or United States Certified Mail. Consultant shall furnish City with certificates and required endorsement(s) evidencing such coverage prior to commencing work on the Project.

5.3 **Required Workers Compensation Insurance** – Consistent with the terms and provisions of **Exhibit E**, Consultant shall procure and maintain throughout the term of this Agreement, at no expense to City, all Statutory Workers Compensation Insurance as required by the laws of the State of Texas. Such insurance policy shall be with a company that maintains a minimum rating of “A” by A.M. Best’s Key Rating Guide, or other equivalent service(s), and is authorized to transact business in the State of Texas. Such policy shall require the provision of written notice to City at least thirty (30) days prior to cancellation, of any policies and ten (10) days prior notice for cancellation due to nonpayment of premium, evidenced by return receipt or United States Certified Mail. Consultant shall furnish City with certificates and required endorsement(s) evidencing such coverage prior to commencing work on the Project.

5.4 **Circumstances Requiring Umbrella Coverage or Excess Liability Coverage** – If the Project’s size and scope warrant, and if identified on the checklist located in **Exhibit E**, Consultant shall procure and maintain throughout the term of this Agreement, at no expense to City, an umbrella coverage or excess liability coverage insurance policy with a company that maintains a minimum rating of “A” by A.M. Best’s Key Rating Guide, or other equivalent rating service(s), and is authorized to transact business in the State of Texas, in an amount of Two Million and 00/100 Dollars (\$2,000,000.00). Such policy shall require the provision of written notice to City at least thirty (30) days prior to cancellation, of any policies and ten (10) days prior notice for cancellation due to nonpayment of premium, evidenced by return receipt or United States Certified Mail. Consultant shall furnish City with certificates and required endorsement(s) evidencing such coverage prior to commencing work on the Project.

ARTICLE 6 CONSULTANT’S ACCOUNTING RECORDS

Records of Direct Expenses and expenses pertaining to services performed in conjunction with the Project shall be kept on the basis of generally accepted accounting principles. Invoices will be sent to City as indicated in Article 3.4 of this Agreement. Copies of employee time sheets, receipts for direct expense items and other records of Project expenses will be made available if requested.

ARTICLE 7

AUDITS AND RECORDS/VENDOR DISCLOSURE

Consultant agrees that at any time during normal business hours and as often as City may deem necessary, Consultant shall make available to representatives of City for examination all of its records with respect to all matters covered by this Agreement, and will permit such representatives of City to audit, examine, copy and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement, and for a period of four (4) years from the date of final settlement of this Agreement or for such other or longer period, if any, as may be required by applicable statute or other lawful requirement.

Consultant agrees that it is further aware of the vendor disclosure requirements set forth in Chapter 176, TEX. LOC. GOV'T CODE, as amended, and will abide by the same. In this connection, a lawful representative of Consultant shall execute and deliver to City the Conflict of Interest Questionnaire, Form CIQ, attached hereto as **Exhibit F** and incorporated herein for all purposes, no later than the Effective Date of this Agreement.

ARTICLE 8

TERMINATION OF AGREEMENT/REMEDIES

City may, upon thirty (30) days written notice to Consultant, terminate this Agreement, for any reason or no reason at all, before the termination date hereof, without prejudice to any other remedy it may have. If City terminates this Agreement due to a default of and/or breach by Consultant and the expense of finishing the Project exceeds Consultant's Fee at the time of termination, Consultant waives its right to any portion of Consultant's Fee as set forth in Article 3 of this Agreement and agrees to pay any costs over and above the fee which City is required to pay in order to finish the Project. On any default and/or breach by Consultant, City may elect not to terminate the Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from Consultant's Fee due Consultant as set forth in Article 3 of this Agreement. If City terminates this Agreement and Consultant is not in default of the Agreement, Consultant shall be entitled to compensation for any and all work completed to the satisfaction of City in accordance with the provisions of this Agreement prior to termination.

In the event of any termination, Consultant shall deliver to City all finished and/or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs and/or any items prepared by Consultant in connection with this Agreement prior to Consultant receiving final payment.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

ARTICLE 9 DISPUTE RESOLUTION/MEDIATION

In addition to all remedies at law, the parties may agree to attempt to resolve any controversy, claim or dispute arising out of or relating to the interpretation or performance of this Agreement, or breach thereof, by voluntary mediation to be conducted by a mutually acceptable mediator. However, if both parties do not agree to voluntarily mediate any such controversy, claim or dispute, mediation shall not be required.

ARTICLE 10 INDEMNITY

CONSULTANT SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS CITY AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES (COLLECTIVELY REFERRED TO AS “CITY” FOR PURPOSES OF THIS ARTICLE 10) FROM AND AGAINST ALL DAMAGES, INJURIES (WHETHER IN CONTRACT OR IN TORT, INCLUDING PERSONAL INJURY AND DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS (REGARDLESS OF WHETHER THE ALLEGATIONS ARE FALSE, FRAUDULENT OR GROUNDLESS), SUITS, ACTIONS, JUDGMENTS, LIENS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY’S FEES AND EXPENSES (INCLUDING ATTORNEY’S FEES AND EXPENSES INCURRED IN ENFORCING THIS ARTICLE 10), THAT IN WHOLE OR IN PART ARISE OUT OF OR ARE CONNECTED WITH, OR THAT ARE ALLEGED TO HAVE ARISEN OUT OF OR CONNECTED WITH, GOODS AND/OR SERVICES PROVIDED BY CONSULTANT, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES OR ANY OTHER THIRD PARTIES FOR WHOM CONSULTANT IS LEGALLY RESPONSIBLE (COLLECTIVELY REFERRED TO AS “CONSULTANT” FOR PURPOSES OF THIS ARTICLE 10) PURSUANT TO THIS AGREEMENT AND/OR THE NEGLIGENT, GROSSLY NEGLIGENT AND/OR INTENTIONAL WRONGFUL ACT AND/OR OMISSION OF CONSULTANT, IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OR STRICT LIABILITY OF THE CITY (COLLECTIVELY, “CLAIMS”). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM “CLAIMS” IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT IS NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND

UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONSULTANT AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONSULTANT, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE. CONSULTANT IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS; PROVIDED, HOWEVER, THAT IF A COURT OF COMPETENT JURISDICTION SIGNS A JUDGMENT THAT BECOMES FINAL AND NON-APPEALABLE, DETERMINING THAT THE CITY (WITHOUT WAIVING ANY GOVERNMENTAL IMMUNITY) HAS JOINT, CONCURRENT OR SOLE NEGLIGENCE FOR THE CLAIMS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS ("JUDGMENT"), THEN CONSULTANT IS NOT REQUIRED TO INDEMNIFY OR DEFEND CITY TO THE EXTENT OF THE NEGLIGENCE APPORTIONED TO CITY FOR EACH CAUSE(S) OF ACTION IDENTIFIED IN THE JUDGMENT. IN THE EVENT THE JUDGMENT PROVIDES THAT CITY IS JOINTLY, CONCURRENTLY OR SOLELY NEGLIGENT FOR THE CLAIMS REFERRED TO THEREIN, CITY AGREES TO REIMBURSE CONSULTANT FOR ALL REASONABLE AND NECESSARY COSTS INCURRED AND PAID BY CONSULTANT THAT ARE ATTRIBUTABLE TO CITY'S PERCENTAGE OF JOINT, CONCURRENT OR SOLE NEGLIGENCE, AS SET FORTH IN THE JUDGMENT, INCLUDING REASONABLE AND NECESSARY ATTORNEY'S FEES AND EXPENSES, WITHIN SIXTY (60) DAYS OF THE DATE THE JUDGMENT BECOMES FINAL AND NON-APPEALABLE. IF THIS AGREEMENT IS A CONTRACT FOR ENGINEERING OR ARCHITECTURAL SERVICES, THEN CONSULTANT'S INDEMNITY AND DEFENSE OBLIGATIONS UNDER THIS ARTICLE 10 ARE LIMITED BY, AND TO BE READ AS COMPLYING WITH, SECTION 271.904 OF THE TEXAS LOCAL GOVERNMENT CODE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONSULTANT IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS

EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONSULTANT'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONSULTANT'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONSULTANT SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO DEFENSE OR INDEMNIFICATION UNDER THIS AGREEMENT. IF CONSULTANT FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONSULTANT SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY. THE RIGHTS AND OBLIGATIONS CREATED BY THIS ARTICLE SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

ARTICLE 11 NOTICES

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing the same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested; by facsimile; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to City, addressed to:

Wayne E. Lee, P.E., CFM
Director of Engineering
City of Sherman
220 W Mulberry St.
Sherman, TX 75091
Telephone: (903) 892-7327
Email: waynel@cityofsherman.com

With a copy to:

Abernathy, Roeder, Boyd & Hullett, P.C.
Attention: Ryan D. Pittman
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4054
Email: rpittman@abernathy-law.com

If to Consultant, addressed to:

Westwood Professional Services, Inc.
Attn: General Counsel
2805 North Dallas Parkway, Suite 150
Plano, Texas 75093
Telephone: (952) 937-5150
Email: legal@westwoodps.com

ARTICLE 12 MISCELLANEOUS

12.1 **Complete Agreement** – This Agreement, including the exhibits hereto labeled “A” through “F,” all of which are incorporated herein for all purposes, constitute the entire Agreement by and between the parties regarding the subject matter hereof and supersedes all prior and/or contemporaneous written and/or oral understandings. This Agreement may not be amended, supplemented, and/or modified except by written agreement duly executed by both parties. The following exhibits are attached below and made a part of this Agreement:

12.1.1 **Exhibit A**, Scope of Services.

12.1.2 **Exhibit B**, Project Engineering Budget Summary.

12.1.3 **Exhibit C**, Guidelines for Computer Aided Design and Drafting (CADD).

12.1.4 **Exhibit D**, Guidelines for Direct Expenses; General and Administrative Markup; Travel and Subsistence Expenses.

12.1.5 **Exhibit E**, Contractor Insurance Guidelines.

12.1.6 **Exhibit F**, Conflict of Interest Questionnaire, Form CIQ.

To the extent that **Exhibit A**, **Exhibit B**, **Exhibit C**, **Exhibit D**, **Exhibit E**, or **Exhibit F** are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of **Exhibit B**, **Exhibit C**, **Exhibit D**, **Exhibit E**, **Exhibit F** or **Exhibit A** shall prevail in that order.

12.2 **Assignment and Subletting** – Consultant agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of City. Consultant further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve Consultant of its full obligations to City as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Consultant, and there shall be no third party billing.

12.3 **Attorney’s Fees** – If either party files any action or brings any proceeding against the other arising from this Agreement, then as between City and Consultant, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, reasonable and necessary attorneys’ fees and litigation expenses both at trial and on appeal, subject to the limitations set forth in TEX. LOC. GOV’T CODE § 271.153, as it exists or may be amended, if applicable.

12.4 **Successors and Assigns** – City and Consultant, and their respective partners, assigns, successors, subcontractors, executors, officers, agents, employees,

representatives and administrators are hereby bound to the terms and conditions of this Agreement.

- 12.5 **Savings/Severability** – In the event of a term, condition, or provision of this Agreement is determined to be invalid, illegal, void, unenforceable, or unlawful by a court of competent jurisdiction, then that term, condition, or provision, shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been contained in this Agreement.
- 12.6 **Governing Law/Venue** – This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict of law principles. The exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Grayson County, Texas.
- 12.7 **Execution/Consideration** – This Agreement is executed by the parties hereto without coercion or duress for any substantial consideration, the sufficiency of which is forever confessed.
- 12.8 **Authority** – The individuals executing this Agreement on behalf of the respective parties below represent to each other that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the other party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.
- 12.9 **Waiver** – Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.
- 12.10 **Headings** – The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.
- 12.11 **Multiple Counterparts** – This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.
- 12.12 **Immunity** – It is expressly understood and agreed that, in the execution and performance of this Agreement, City has not waived, nor shall be deemed to have

waived, any immunity, governmental, sovereign and/or official, or defense that is available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth in this Agreement.

- 12.13 **Incorporation of Recitals** – The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are incorporated into the body of this Agreement and adopted as findings of City and the authorized representative of Consultant.
- 12.14 **Additional Representations** – Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had the opportunity to confer with its counsel.
- 12.15 **Miscellaneous Drafting Provisions** – This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.
- 12.16 **No Third-Party Beneficiaries** – Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.
- 12.17 **Indemnity** – The parties agree that the Indemnity provision set forth in Article 10 of this Agreement is conspicuous and the parties have read and understood the same.
- 12.18 **Representations** – All representations and covenants made by one party to the other in this Agreement or in any certificate or other instrument delivered by one party to the other under this Agreement shall be considered to have been relied upon by the other party and will survive the satisfaction of any fees under this Agreement, regardless of any investigation made by either party.
- 12.19 **Independent Contractor** – In performing this Agreement, Consultant shall act as an independent contractor with respect to City. In no event shall this Agreement be construed as establishing a partnership, joint venture or similar relationship between the parties and nothing herein shall authorize either party to act as agent for the other. Consultant shall be liable for its own debts, obligations, acts and omissions, including the payment of all required withholding, social security and other taxes and benefits with respect to all of Consultant's officers, directors, partners, employees and representatives, who shall not be considered City employees and shall not be eligible for any employee benefit plan offered by City.

- 12.20 **Debarment/Suspension** – City is prohibited from making any award or permitting any award at any tier to any party which is debarred or suspended or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549, Debarment and Suspension. City, Consultant and Consultant's subcontractors shall comply with federal and state regulations regarding debarment and suspension. Consultant shall include a statement of compliance with federal and state debarment and suspension regulations in all third-party agreements for work on the Project.
- 12.21 **Restrictions on Lobbying** – City and Consultant are prohibited from using funds awarded under the Agreement for lobbying purposes. Consultant shall include a statement of compliance with this provision in applicable procurement solicitations and third-Party agreements for work on the Project.
- 12.22 **Appropriation of Funds** – Funds are not presently budgeted for City's performance under this Agreement beyond the end of City's current fiscal year. City will give Consultant sixty (60) days' notice if funds for City's performance are not budgeted to continue beyond that time. City shall have no liability for payment of any money for services performed after the end of City's current fiscal year unless and until such funds are budgeted.
- 12.23 **Certifications Required by Texas Law** – In accordance with Chapter 2270 of the Texas Government Code (to the extent applicable), Consultant hereby certifies that Consultant does not boycott Israel and will not boycott Israel during the term of any contract with City, including during the term of this Agreement. In accordance with Chapter 809 of the Texas Government Code (to the extent applicable), Consultant hereby certifies that Consultant does not boycott energy companies and will not boycott energy companies during the term of any contract with City, including during the term of this Agreement. In accordance with Chapter 2274 of the Texas Government Code (to the extent applicable), Consultant hereby certifies that Consultant does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of any contract with City, including during the term of this Agreement. The foregoing terms have the meanings ascribed to them in the referenced statutes if defined therein.
- 12.24 **Reference to Consultant** – When referring to "Consultant," this Agreement shall refer to and be binding upon Consultant, and its officers, directors, partners, employees, representatives, contractors, subcontractors, licensees, invitees, agents, successors, assignees (as authorized herein), vendors, grantees, trustees, legal representatives and/or any other third parties for whom Consultant is legally responsible.

12.25 **Reference to City** – When referring to “City,” this Agreement shall refer to and be binding upon City, its Council members, officers, agents, representatives, employees and/or any other authorized third parties for whom City is legally responsible.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the date set forth in the introductory clause of this Agreement.

CITY:

City of Sherman, Texas,
a Texas home-rule municipality

CONSULTANT:

Westwood Professional Services, Inc.
a Texas corporation

By: _____
Robby Hefton, City Manager

By: _____
Brian D. O'Neill
Director, Public Infrastructure

APPROVED AS TO FORM:

Abernathy, Roeder, Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Brian D. O'Neill**, KNOWN TO ME TO BE ONE OF THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT; HE ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT AND DULY AUTHORIZED REPRESENTATIVE FOR **Westwood Professional Services, Inc.**, AND THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission expires: _____

I. PROJECT DESCRIPTION

The project includes the rehabilitation of the McGee Street Bridge based on the TXDOT bridge inspection reports. We will provide the necessary Engineering Services required for developing construction plans and specifications for the proposed structural repairs of the bridge, bank stabilization in the immediate vicinity of the bridge, removal of deposited sediment in the vicinity of the bridge, and storm drain improvements within the limits of McGee Street to protect against erosion from the roadway. The anticipated bridge improvements include:

1. Repair and patch column voids
2. Sandblast, repaint, and repair anchorages of bridge rail
3. Remove existing concrete rip rap and replace with stone rip rap
4. Clean and resurface the existing bridge deck
5. Clean and reseal all bridge deck joints
6. Remove silt buildup under the west side of the bridge
7. Repair concrete and backfill voids on the south side of the west abutment
8. Stabilization of the east stream bank upstream of the bridge
9. Installation of storm inlets and outfall pipes to the creek from McGee Street
10. Removal of deposited sediment along the west overbank under and upstream of the bridge
11. Model channel improvements with FEMA model for compliance with City of Sherman floodplain regulations

II. GENERAL REQUIREMENTS

- A. Specific design requirements shall be obtained from the City of Sherman Engineering Design Standards. Consultant will establish and summarize design criteria. The design criteria will be reviewed by the City for approval prior to beginning design work.
- B. Consultant shall coordinate with other engineering consultants, utility companies, franchise utilities, City of Sherman, pipeline companies, and any other entity which has facilities within or adjacent to the Project.
- C. Each time the Consultant submits plans and/or specifications to City, one(1) copy (as well as PDF version) of each shall be submitted, unless otherwise instructed. These shall be reviewed and checked by City and returned to Consultant for corrections. When the corrected copies of the plans and specifications are returned to City, the original and reviewed plans and specifications shall also be returned to City. All plans, specifications, documents, provisions, attachments, and correspondence provided in accordance with this contract shall be dated.
- D. The Consultant shall submit a monthly report outlining, at a minimum, the work on

the project which occurred the previous month, the work expected to be completed the following month, the next major project milestone, and any information needed from the City. The report is to be submitted with each monthly invoice.

E. Communications and Reporting:

- i Attend a pre-design project kickoff meeting, in person, with City staff to confirm and clarify scope, understand City objectives, and ensure economical and functional designs meet City requirements.
- ii Attend review meeting, in person, with the City at the end of each design phase.
- iii Prepare and submit monthly invoices in the format acceptable to the City.
- iv Prepare and submit monthly progress reports.
- v Prepare and submit baseline Project Schedule initially, Project Schedule updates, and updated Opinion of Probable Construction Cost with each plan submittal.
- vi Coordinate with other agencies and entities as necessary for the design of the proposed infrastructure and provide and obtain information needed to prepare the design.
- vii With respect to coordination with permitting authorities, Consultant shall communicate with permitting authorities such that their regulatory requirements are appropriately reflected in the designs. Consultant shall work with regulatory authorities to obtain approval of the designs, and make changes necessary to meet their requirements.
- viii Attend additional project coordination meetings, in person, if needed.

III. TASK SUMMARY, BASIC SERVICES

A. Preliminary Design Phase

- a. Prepare preliminary engineering review drawings (1"=20' scale, 22"x34" sheets) to include preliminary horizontal and vertical alignments of all proposed improvements with minimal construction-related notes. Cross-sections at least every fifty (50) feet will be required for channel-related projects. If necessary, report in sufficient detail to indicate clearly any of the problems involved and provide alternate solutions available to the City. Include preliminary layouts, a right-of-way map, sketches, and cost estimates for the Project and set forth clearly the Consultant's recommendations for any alternate designs.
 - i. Cover Sheet
 - ii. Project Layout Sheet(s). Scale 1" = 100.
 - iii. Demolition Plan
 - iv. Grading Plan (Sediment Removal): 1" = 20' (H)
 - v. Storm Drainage Layout: 1" = 20' (H)
 - vi. Bank Stabilization Layout/alternatives 1" = 10' (H)
 - vii. Channel Cross-sections, 1" = 10' (H), 1" = 5' (V)
 - viii. Bridge Repair Sheets
 - a. Plan sheet showing location of all repairs (1 sheet)
 - b. Table of Repairs sheet identifying quantity and relevant specification (1 sheet)
 - c. Photo of Repairs sheet (1 sheet)

ix. Opinion of Probable Construction Cost (OPCC)

- b. Water, sanitary sewer, and storm drains will be shown on the plans based on field information and surveys collected by the Consultant and from existing "Record Drawings" provided by the City of Sherman. Other utilities should be shown on the plans based on field information and surveys collected by the Consultant, utility locates requested by the Consultant, and any available "Record Drawings" that the Consultant can obtain from other utilities.
- c. Depending on comments received from the City's review and field investigations, another set of preliminary phase construction drawings may be required.
- d. Upon completion of the Preliminary Design Phase, the Engineer will advise the City of any geotechnical, soil, foundation, or other subsurface investigations or any special surveys, Level B or A SUE, or special testing which, in the opinion of the Consultant, may be required for the proper execution of the project, and assist the City in arranging for the conduct of such investigations and tests. The performance of geotechnical investigations and tests will not be a part of the Consultant's Basic Engineering Services and will not be included unless specifically authorized in writing under "F. Special Services."
- e. Prior to the Preliminary review meeting with the City, the Consultant shall schedule and attend a project site visit with the City Project Manager and Construction personnel to walk the project. The Consultant shall summarize the City's comments from the field visit and submit this information to the City in writing.
- f. The Consultant will consult with the City, public utilities, private utilities and government agencies to determine the approximate location of above and underground utilities, and other facilities (current and future) that have an impact or influence on the project. Consultant will design City facilities to avoid or minimize conflicts with existing utilities, and where known and possible, consider potential future utilities in designs.

B. Intermediate Design Plans (60%)

- a. Prepare intermediate engineering review drawings that address all comments from the preliminary engineering review, including detailed construction-related notes. Cross-sections at least every fifty (50) feet will be required for channel-related projects. A general notes sheet(s), coordinate control sheet(s), proposed traffic control sheet(s), proposed erosion control plan sheet(s), and detail sheet(s) will be required for all projects. Drainage-related projects will require all pertinent information showing calculations for drainage areas, inlet capacity, spread of flow and depth in street, and hydraulic grade line.
- b. Prepare miscellaneous plan sheets, including cover sheet, index, general notes, project control (1"=100' scale, 22"x34" sheets), and applicable City standard details. The intermediate engineering review drawings shall include:
 - i. Cover Sheet

- ii. General Notes Sheet(s)
- iii. Project Layout Sheet(s). Scale 1" = 100.
- iv. Demolition Plan
- v. Grading Plan (Sediment Removal): 1" = 20' (H)
- vi. Drainage Area Map
- vii. Plan and Profile Sheet (s) with following scales:
 - a. Stormwater Mains: 1" = 20' (H), 1" = 5' (V)
 - b. Bank Stabilization: 1" = 10' (H), 1" = 5' (V)
- viii. Hydraulic Calculations
- ix. Channel Cross-sections, 1" = 10' (H), 1" = 5' (V)
- x. Bridge Repair Sheets
 - a. Plan and Profile sheet showing location of all repairs (1 sheet)
 - b. Table of Repairs sheet identifying quantity and relevant specification (1 sheet)
 - c. Photo of Repairs sheet (1 sheet)
- xi. Structural Details Sheet(s)
 - a. Bridge Rail Repair Sheet (1 sheet)
 - b. Riprap Removal & Replacement Sheets (Plan & Elevation) (2 sheets)
 - c. Existing Bridge Deck Resurfacing Sheets (1 sheet)
 - d. Bridge Joint Repair Sheets (2 sheets)
 - e. West Abutment Repair Sheets (2 sheets)
 - f. Gabion details
- xii. Erosion Control Plan
- xiii. Traffic Control Plan
- xiv. City Standard Details
- xv. Engineering Calculations
- xvi. Opinion of Probable Construction Cost (OPCC)

- c. Prepare Preliminary Project Manual, including Bid Form and Special Conditions and technical specifications. Technical specifications are to be stand alone and not require the use of other manuals, i.e. NCTCOG or TxDOT Specifications.

C. Final Design/Construction Plans (90%, 100%)

- a. Prepare final engineering review drawings that address all comments from the intermediate review.
- b. Prepare detailed cost estimates based on current unit prices from the proposal of authorized construction, which shall include summaries of bid items and quantities on the unit price system of bidding, wherever practical.
- c. Finalize miscellaneous plan sheets, including cover sheet, index, general notes, project control and applicable City standard details.
- d. Submit three (3) final sealed copies each of any necessary right-of-way or easement documents.

- e. When required by the nature of the project, the Consultant shall provide necessary exhibits and attend a public meeting with the City.
- f. Upon completion of the final design review, the Consultant shall furnish to the City up to five (5) additional copies and a pdf of the construction drawings to be forwarded to the utility companies.
- g. Upon completion of the final design review, the Consultant shall furnish to the City, where required by the circumstances of the assignment, the engineering data, construction plans, completed forms, and reports necessary for applications for routine permits by local, state, and federal authorities (as distinguished from detailed applications and supporting documents for government grants-in-aid or for planning advances not included in Basic Engineering Services).

D. Bid Phase Services

- a. Prepare bid set drawings and specifications that address all comments from the final design review and additional information provided by utility relocations and right-of-way negotiations.
- b. Furnish to the City all necessary copies of approved Construction Contract Documents needed for competitive bidding (plans, specifications, notice to bidders, proposals, etc.). All sets of Construction Contract Documents in excess of eight (8) copies are to be paid for separately as provided hereinafter.
- c. Assist the City in the advertisement of the Project for competitive bids.
- d. Assist the City with any Pre-Bidders meetings.
- e. Prepare addenda as appropriate to interpret, clarify, or expand the Bid Documents.
- f. Assist the City in the opening and tabulation of bids for construction of the Project.
- g. Prepare a written summary of the bid tabulation and evaluation together with a letter addressing the award of the construction contract.
- h. Assist in the preparation of formal Construction Contract Documents, provide four (4) copies of contracts to be executed by the contractor, and coordinate their execution by the respective parties.
- i. The Consultant shall not be required to guarantee the accuracy of the final design Cost of Construction, but may be required to provide additional services at no cost to the City if bids for the Project exceed the fixed budget limit for the Construction Cost as provided in Article 3.

E. Construction Phase Services

- a. Conformed Document submittal:
 - i. Update the Bid Documents (plans and Project Manual) to incorporate bid addenda items
 - ii. Print up to ten (10) sets 11"x17" plans and Project Manuals for issuance at the Pre-Construction Conference. Number of copies will be provided prior to the pre-construction meeting.
 - iii. Package and submit CAD base files upon request.
- b. Site Visits upon request (up to 3 site visits)
- c. *Pre-Construction Meeting*. Attend Pre-Construction Meeting(s) prior to commencement of Work at the Site
- d. *Franchise Utility Coordination*. Assist the City with franchise utility coordination efforts and conflict resolution during construction.
- e. *Requests for information*. Coordinate with Engineer and issue clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by City.
- f. *Change Orders*. Recommend Change Orders to City, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor. Task includes preparing plan sheet revisions.
- g. *Shop Drawings, Samples, and Submittals*. Review and approve or take other appropriate action in respect to Shop Drawings, Samples, Submittals and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- h. *Substitutes and "or-equal."* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
- i. *Disagreements between City and Contractor*. As necessary, render written decision on all claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Consultant shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- j. *Limitation of Responsibilities*. Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.
- k. Consultant shall prepare construction Record Documents based on the information received from Contractor within 30 days of final completion in

accordance with the Agreement. Consultant shall submit one full size set and one pdf file of the Record Documents.

F. Special Services

- a. Various services incidental to the project, but not within the scope of the Basic Engineering Services covered by A., B., C., D., and E. preceding, which may be performed or arranged for separately by City, or may be added to the Consultant's responsibilities by mutual agreement and written authorization include but are not necessarily limited to the following:
 - i. Design Surveying - to collect information required for design, including photogrammetry, land surveying, and related office computations and drafting. All surveys and coordinate information shall be based on the NAD 83 CORS Grid Coordinate System utilizing control monuments established within the City of Sherman. This also includes refreshing and re-establishing benchmarks and reference points on NAD 83 CORS Grid Coordinate System for construction of the project, one time only. This does not include construction staking.
 - ii. Staking of the Centerline of the proposed Project for utility coordination. The Consultant or its surveyor shall stake the centerline throughout the extent of the Project. The beginning and the end of the Project shall be designated. The points of intersection, points of curvature, and points of tangency of all horizontal curves shall be designated. Stations and half-stations (50-foot and 100-foot) shall be designated throughout the entire Project, on tangential and curvilinear portions. Said centerline control is to be established in a timely fashion as directed by City staff. Said centerline control markings are to be a one-time event and shall be of a nature to last a minimum of eight months.
 - iii. Furnish descriptive instruments related to the acquisition of easements and/or rights-of-way. The description of these parcels should be rotated to match the bearings of the individual deeds. The payment for these instruments will be made on a per parcel basis unless otherwise indicated. As part of providing instruments for right-of-way acquisition, the Engineer/Surveyor will need to stake the corners of the acquisition.
 - iv. Appearances before hearings for eminent domain proceedings are specifically not included in the specified per parcel payment.
 - v. Appearances before regulatory agencies.
 - vi. Assistance to the City as an expert witness in any litigation or claim, arising from, or in connection with, the Project.
 - vii. Geotechnical Investigation & Report - obtain the services of a qualified geotechnical engineering laboratory to conduct soil and foundation investigations, including test borings, soil tests, and analyses of test results.
 - viii. Preparation of report, sketches, drawings, presentations, and permit applications involving environmental, historical, and archaeological considerations. We will delineate the jurisdictional waters of the US, prepare a protected species habitat assessment and desktop cultural resources assessment. Submittals to the USACE is not anticipated for

this project.

- ix. Drainage study and report – obtain effective FEMA hydraulic model and update based on proposed improvements, ensuring compliance with City floodplain regulations. Prepare a narrative report documenting the procedures and findings of the drainage study to be submitted to the City. Submittals to FEMA is not anticipated for this project.
- x. Revision of reports and Construction Contract Documents after specific approval by City.
- xi. Subsurface Utility Engineering that involves Level “A” or “B” identification of a utility.

IV. ITEMS NOT INCLUDED IN THE EXISTING SCOPE OF SERVICES

A. Additional Services not included in the existing Scope of Services – City and Consultant agree the following services are beyond the Scope of Services described in the tasks above. However, Consultant can provide these services, if needed, upon the City’s written request. Any additional amounts paid to the Consultant as a result of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These Additional Services include the following:

- i. Assistance to the City as an expert witness in any litigation or claim, arising from, or in connection with, the Project.
- ii. Special investigations involving detailed consideration of operation, maintenance, and overhead expense; preparation of rate schedules; preparation of special reports and an engineer's certificate as required for marketing bonds; earnings and expense statements; preparation of assessment rolls; special feasibility studies; appraisals; valuations; and material audits or inventories required for certification of force account construction performed by the City.
- iii. Detailed mill, shop, and/or laboratory inspection of materials or equipment.
- iv. Preparation of applications and supporting documents for government grants or planning advances for public works projects
- v. Consultant had determined a submittal is not required for the State of Texas TAS/ADA review.

EXHIBIT B
PROJECT BUDGET SUMMARY

I. Basic Services

A. Preliminary Design Plans (30%) (Expected Completion: 40 Working Days from NTP)	\$25,360.00 (LS)
B. Intermediate Design Plans (60%) (Expected Completion: 30 Working Days from 30% Owner Comments)	\$41,905.00 (LS)
C. Final Design/Construction Plans (90%, 100%) (Expected Completion: 20 Working Days from 60% Owner Comments)	\$37,100.00 (LS)
D. Bid Phase Services (Expected Completion: 20 Working Days from Final Plan Approval)	\$9,550.00 (NTE)
E. <u>Construction Phase Services</u>	<u>\$15,620.00 (NTE)</u>
<i>Total Basic Services</i>	<u><i>\$129,535.00</i></u>

F. Special Services

I. Design Surveying	\$23,980.00
	(LS)
II. Stake Centerline for Utility Coordination	\$4,500.00
	(NTE)
III. Descriptive instruments for 2 parcels at \$3,000 each:	\$6,000.00
	(NTE)
VII. Geotechnical Investigation & Report:	\$21,065.00
	(LS)
VIII. Environmental Investigation	\$9,250.00
	(LS)
IX. Drainage Study	\$19,500.00
	(LS)
XIa. Level "A" Subsurface Utility Engineering (\$XX/EA)	\$9,100.00
	(EA)
XIb. Level "B" Subsurface Utility Engineering(\$XX/LF)	\$9,500.00
	(LF)

<i>Total Authorized Special Services</i>	<i>\$102,895.00</i>
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<i>Project Budget, Grand Total (Not-To-Exceed)</i>	<i>\$232,430.00</i>
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EXHIBIT C
GUIDELINES FOR COMPUTER AIDED DESIGN AND DRAFTING (CADD)

- a. Files shall be done in DWG/DXF format.
- b. Files shall be georeferenced in the State Plane, Texas North Central FIPS 4202 (feet) coordinate system, using a datum of NAD 83 Grid.
- c. If a surface adjustment factor is applied to the data, any surface adjustment factors used should be clearly documented on the drawing.
- d. If submissions for the Project relate to a plat, the file submitted must match exactly the plat that is submitted for recording.
- e. The file shall contain required features for the project type as detailed below:
 - ii. Pre-Construction/As-Built Plans and/or Record Documents:
 - I. Layers from Final Plat Requirements as Applicable to Project Type.
 - II. Water Utility Features.
 - III. Sanitary Sewer Features.
 - IV. Storm Sewer Features.
- f. Each required feature group should be provided as a separate layer within the file.
- g. Layer names should be representative of the information contained in the layer.
- h. Line work should be done per accepted industry norms.

Text should not be smaller than 0.08" on a full size sheet, and should be a font such as Simplex, Calibri, or Arial.

EXHIBIT D
CONSULTANT'S GUIDELINES FOR DIRECT EXPENSES; GENERAL AND
ADMINISTRATIVE MARKUP; TRAVEL AND SUBSISTENCE EXPENSES

- I. **CONSULTANT'S RESPONSIBILITY**. Consultant shall be solely responsible for the auditing and accuracy of all Direct Expenses, approved markup (general and/or administrative), and approved travel and/or subsistence charges, including those of its subcontractors, prior to submitting to City for reimbursement. Any over-payment by City for errors in submittals for reimbursement may be deducted from Consultant's subsequent payment(s) for services; however, this shall not be City's sole and exclusive remedy for said over-payment.

II. **GUIDELINES FOR DIRECT EXPENSES**.

- A. **Local Transportation** – Transportation in connection with the Project, when such transportation is not a function of routine performance of the duties of Consultant in connection with the Project, and when such transportation exceeds beyond fifty (50) miles from the Project site, shall be reimbursed at a standard mileage rate consistent with that as issued, and periodically revised, by the United States Internal Revenue Service (IRS). Under no circumstances shall City reimburse Consultant at a higher standard mileage rate or pay additional markup on charges for local transportation. Completion of City's Standard Mileage Log is required for submittal of these charges for reimbursement, including justification for each submitted expense.

Under no circumstances are charges associated with rental cars for local transportation eligible for reimbursement by City. Toll road subscriptions or toll plaza receipts are not reimbursable. Consultant agrees to place these standards in all subcontracts for work on the Project.

- B. **Supplies. Material. Equipment** – City shall reimburse the actual cost of other similar direct Project-related expenses, which are duly presented in advance and approved by City's Project Manager in writing.
- C. **Commercial Reproduction** – City shall reimburse the actual cost of reproductions, specifically limited to progress prints prepared for presentation to City at each phase of progress, and final Construction Documents prepared for distribution at bidding phase, provided that Consultant has duly obtained at least three (3) quotations from commercial firms and has chosen the best value for City. Consultant shall provide such documentation to City for review prior to submitting these expenses for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.
- D. **In-House Reproduction** – Consultant shall make arrangements with City for prior approval of in-house reproduction rates prior to submitting these expenses for reimbursement. City shall provide Consultant with a standard format for documenting these charges. Completion of City's reproduction log is required as

a prerequisite for payment, including the number or reproductions, the date, time, description, the approved standard rate, and a justification for each submitted expense for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.

- E. **Commercial Plotting** – City shall reimburse the actual cost of plots, specifically limited to final documents, provided Consultant has duly obtained at least three (3) quotations from commercial firms and has chosen the best value for City. Consultant shall provide such documentation to City for review prior to submitting these expenses for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.
- F. **In-House Plotting** – Consultant shall make arrangements with City for prior written approval of in-house plotting rates prior to submitting these charges for reimbursement. City shall provide Consultant with a standard format for documenting these charges. Completion of City's reproduction log is required as a prerequisite for payment, including the number of plots, the date, time, description, the approved standard rate, and a justification for each submitted charge for reimbursement.
- G. **Communications** – Reimbursement for expenses relating to electronic communications shall be limited to long-distance telephone or fax toll charges specifically required in the discharge of professional responsibilities related to the Project. Telephone service charges including office or cellular phones, WATTS, or Metro line services or similar charges are not reimbursable.
- H. **Postage, Mail, and Delivery Service** – City shall reimburse the actual cost of postage and delivery of Instruments of Service, provided Consultant duly considers all circumstances (including available time for assured delivery) of the required delivery and selects the best value for City, which may require comparison of delivery costs offered by three (3) or more sources or methods of delivery, which at a minimum shall include U.S. Mail. Courier service is acceptable only in circumstances requiring deadline-sensitive deliveries and not for the convenience of Consultant and/or Consultant's employees. Consultant agrees to place these standards in all subcontracts for work on the Project.
- I. **Meals and Other Related Charges** – Meals or any other related expenses are not reimbursable unless incurred outside a fifty (50) mile radius of the Project, and then only reimbursable for the actual cost subject to compliance with City's currently adopted policy. Non-allowable costs include, but are not limited to, charges for entertainment, alcoholic beverages, and gratuities.

III. GUIDELINES FOR GENERAL AND ADMINISTRATIVE MARKUP.

- A. **Requirement of Prior Approval** – Consultant may be allowed to charge a General and/or Administrative Markup on work completed if Consultant can clearly define to City specifically what costs are included in the markup calculation. To apply General and/or Administrative Markup, Consultant must also document to City what costs would be considered direct costs. City shall issue approval in writing to allow Consultant to charge General and/or Administrative Markup. City reserves the right to reject any and all requests for General and/or Administrative Markup.

IV. GUIDELINES FOR TRAVEL AND SUBSISTENCE EXPENSES.

- A. **Requirement of Prior Approval** – City shall reimburse the actual cost of travel and/or subsistence expenses upon prior written approval by City's Project Manager.
- B. **Adherence to Currently Adopted City Travel Policy** – Reimbursements shall be governed by the same travel policies provided for City employees according to current adopted policy. Prior to the event, Consultant shall request, and City's Project Manager shall provide the provisions and the restrictions that apply to out-of-town reimbursements.

EXHIBIT E
CONTRACTOR'S INSURANCE GUIDELINES

I. GENERAL INSURANCE REQUIREMENTS –

- A. All policies shall name the City of Sherman, its officers, agents, representatives and employees as additional insured as to all applicable coverage with the exception of workers compensation insurance and professional liability insurance.
- B. Such policies shall require the provision of written notice to City at least thirty (30) days prior to cancellation, and ten (10) days prior for cancellation due to nonpayment of premium of any policies, evidenced by return receipt or United States Certified Mail.
- C. Such policies shall provide for a waiver of subrogation against City for injuries, including death, property damage or any other loss to the extent the same is covered by the proceeds of the insurance.

II. INSURANCE COMPANY QUALIFICATION – All insurance companies providing the required insurance shall be authorized to transact business in the State of Texas, and shall have a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).

III. CERTIFICATE OF INSURANCE – A Certificate of Insurance and policy endorsement(s) evidencing the required insurance shall be submitted prior to execution of the Agreement. If the Agreement is renewed or extended by City, a Certificate of Insurance and policy endorsement(s) shall also be provided to City prior to the date the Agreement is renewed or extended.

IV. INSURANCE CHECKLIST – "X" means that the following coverage(s) is required for this Agreement.

Coverage Required		Limits
<u> X </u>	1. Worker's Compensation & Employer's Liability	▪ Statutory Limits of the State of Texas
<u> X </u>	2. General Liability	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the aggregate
<u> </u>	3. XCU Coverage	▪ Minimum \$1,000,000.00 each occurrence; ▪ Minimum \$2,000,000.00 in the

EXHIBIT E CONTRACTOR'S INSURANCE GUIDELINES

			aggregate
			.
<u> X </u>	4.	Professional Liability	▪ Minimum \$1,000,000.00 each claim; ▪ Minimum \$2,000,000.00 in the aggregate
<u> X </u>	5.	Umbrella Coverage of Excess Liability Coverage	▪ An amount of \$2,000,000.00 ▪ Minimum \$2,000,000.00 in the aggregate
<u> X </u>	6.	City and its officers, agents, representatives and employees named as additional insured on General Liability Policy, as provided above. This coverage is primary to all other coverage City may possess.	
<u> X </u>	7.	General Liability Insurance provides for a Waiver of Subrogation against the City for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. All insurance policies that are required to name the City as an additional insured must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.	
<u> X </u>	8.	Thirty (30) days' notice of cancellation required. The words "endeavor to" and "but failure" (to end of sentence) are to be eliminated from the Notice of Cancellation provision on standard ACORD certificates.	
<u> X </u>	9.	Insurance company has a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s).	
<u> X </u>	10.	The Certificate of Insurance must state the project title and bid number.	
<u> </u>	11.	Other Insurance Requirements (State Below):	

EXHIBIT E

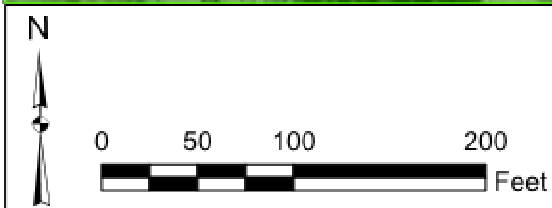
CONFLICT OF INTEREST QUESTIONNAIRE, FORM CIQ

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code. A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.	OFFICE USE ONLY Date Received	
1 Name of vendor who has a business relationship with local governmental entity.		
2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)		
3 Name of local government officer about whom the information is being disclosed.		
_____ Name of Officer		
4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.		
A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor? ☐ Yes ☐ No B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity? ☐ Yes ☐ No		
5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.		
6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).		
7		
Signature of vendor doing business with the governmental entity _____		Date _____

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

Revised 1/1/2021



McGee Street Bridge Location and
Approximate Limits of Construction



City Council Regular Meeting

Agenda Item No. F.4.

Meeting Date: 8/19/2024

Prepared By: Tom Pruitt, Utility Engineer

Approved By: Teri Fine, Assistant to the City Manager

Caption:

*** RESOLUTION NO. 7349**

Approving the Greater Texoma Utility Authority's Intention to Award the Lake Texoma Pump Station Expansion Project to Archer Western Construction, LLC

Issue:

To consider approving the Greater Texoma Utility Authority's intention to award the bid for the Lake Texoma Pump Station Expansion Project

Background:

In order to meet future water demands, the Raw Water Pump Station at Lake Texoma will be increased from a firm pumping capacity of 14-Million Gallons per Day (MGD) to 30-MGD. The proposed improvements will include two new vertical turbine pumps, electrical upgrades, a new 54" pump discharge header, installation of new flow meter, and 84-inch, 72-inch, and 36-inch valves.

One (1) bidder responded to the request for bids. Bids were opened on July 19th and the lowest, responsive, responsible bid in the amount of \$17,857,469.00 was submitted by Archer Western Construction, LLC. The Engineer recommends awarding to this contractor. A bid tabulation is attached.

Origination:

Engineering Department

Financial Consideration:

Funding will be provided through existing GTUA Open Market Bonds.

Staff Recommendation:

It is recommended that City Council approve GTUA's intention to award the Lake Texoma Pump Station Expansion to Archer Western Construction, LLC.

Alternatives:

As may be directed by City Council

Attachments:

1. Resolution No. 7349
2. Letter of Recommendation
3. Agreement-LTPS Expansion

RESOLUTION NO. 7349

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE LAKE TEXOMA PUMP STATION EXPANSION PROJECT TO ARCHER WESTERN CONSTRUCTION, LLC; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City of Sherman hereby approves the Greater Texoma Utility Authority's intention to award the Lake Texoma Pump Station Expansion to Archer Western Construction, LLC in the amount of Seventeen Million Eight Hundred Fifty-Seven Thousand Four Hundred Sixty-Nine Dollars and Zero Cents (\$17,857,469.00).

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 19th day of August 2024.

CITY OF SHERMAN, TEXAS

**BY: _____
DAVID PLYLER, MAYOR**

ATTEST:

**BY: _____
LINDA ASHBY, CITY CLERK**

**APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

**BY: _____
RYAN D. PITTMAN, CITY ATTORNEY**

August 2, 2024

Paul M. Sigle
Greater Texoma Utility Authority
5100 Airport Drive
Denison, TX 75020

Tom Pruitt
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: Lake Texoma Pump Station Expansion
Bid SHM23287

Dear Mr. Sigle and Pruitt

Bids for the above-mentioned project were opened and read aloud on July 19th, 2024. Freese and Nichols Inc (FNI) has tabulated the bid:

<u>Contractor</u>	<u>Total Bid</u>
Archer Western Construction LLC	\$17,857,469.00

FNI reviewed the bidding documents and found that the apparent low bidder, Archer Western Construction LLC's bid documents are in conformance with project requirements.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority we recommend awarding the Total Bid to Archer Western Construction LLC for \$17,857,469.00

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

Sincerely,

Lewis Bernard, P.E.,
Project Manager

cc: Puneet Gupta PE, Gupta and Associates
Toby Flinn, PE, PMP, Pape Dawson
Clayton Barnard, PE, Freese and Nichols, Inc.

Attachments: Bid Opening Record
Bid Tabulation

Project	Lake Texoma Pump Station Expansion Procurement															
Owner	Greater Texoma Utility Authority/City of Sherman															
Engineering Firm	Freese and Nichols, Inc											SHM23287				
Design Professional	Lewis Bernard, P.E.															
Date	7/19/2024		Time	2:00 PM CDT		Location									405 N. Rusk St.; 3rd Floor – Finance Department; Sherman, TX 75090	
Name of Offeror	Proposal Form Executed	Bid Bond Attached	Compliance to State Law	Compliance to Sales Tax	Conflict of Interest	Non Collusion Certification	Acknowledged Addendum	Qualifications Statement	Bid Items							
	00 42 26	00 43 13	00 45 01	00 45 02	00 45 03	00 45 03	1 thru 6	00 45 16	Base Bid	Allowances	Contract Time (days)		Total Bid Cost			
											PS	BS				
Archer Western	X	X	X	X	X	X	X	X	\$ 17,357,469.00	\$ 500,000.00	408	470	\$ 17,857,469.00			

Bid Tabulation	Lake Texoma Pump Station Expansion	Bid Opening: July 19, 2024		FNI Estimate		Archer Western	
Owner:	GTUA/City of Sherman			6136 Frisco Square Blvd Suite 375 Frisco, TX 75034		1411 Greenway Drive Irving, TX 75038	
Design Professional:	Freese and Nichols						
Prepared By:	Lewis Bernard, PE						
Item No.	Unit		Estimated Quantity	Unit Price	Extended Amount	Unit Price	Extended Amount
Base Bid Items							
BC-01	Mobilization	LS	1	\$ 509,524.00	\$ 509,500.00	\$ 350,000.00	\$ 350,000.00
BC-02	Installation of pre-purchased GTUA Pump 1	LS	1	\$ 362,100.00	\$ 362,100.00	\$ 253,900.00	\$ 253,900.00
BC-03	Installation of pre-purchased GTUA Pump 4	LS	1	\$ 369,900.00	\$ 369,900.00	\$ 256,300.00	\$ 256,300.00
BC-04	Installation of pre-purchased 36-inch butterfly valves	EA	4	\$ 15,600.00	\$ 62,400.00	\$ 4,937.00	\$ 19,748.00
BC-05	Installation of pre-purchased 20-inch ball control valves	EA	2	\$ 158,400.00	\$ 316,800.00	\$ 40,100.00	\$ 80,200.00
BC-06	Remove and Salvage Existing Equipment	LS	1	\$ 116,800.00	\$ 116,800.00	\$ 118,200.00	\$ 118,200.00
BC-07	Demolition	LS	1	\$ 26,000.00	\$ 26,000.00	\$ 117,500.00	\$ 117,500.00
BC-08	Piping, Valves and Accessories for GTUA Pump 1 and Pump 4	EA	2	\$ 17,900.00	\$ 35,800.00	\$ 250,600.00	\$ 501,200.00
BC-09	Piping, Valves and Accessories for GTUA Pump 2 and Pump 3	EA	2	\$ 13,000.00	\$ 26,000.00	\$ 87,800.00	\$ 175,600.00
BC-10	54-inch Metal Expansion Joint	LS	1	\$ 1,018,000.00	\$ 1,018,000.00	\$ 836,900.00	\$ 836,900.00
BC-11	54-Inch Piping on Pipe Bridge	LS	1	\$ 294,800.00	\$ 294,800.00	\$ 565,300.00	\$ 565,300.00
BC-12	Furnish, Install and Establish Site Preparation, Grading, Restoration and Vegetation per Plans and Specifications, Complete in Place	LS	1	\$ 10,800.00	\$ 10,800.00	\$ 49,100.00	\$ 49,100.00
BC-13	Saw-Cut for Blockout at Bridge Abutment, Excavation and Repair of Bulkhead	LS	1	\$ 259,600.00	\$ 259,600.00	\$ 255,200.00	\$ 255,200.00
BC-14	Trench Excavation Protection	LF	200	\$ 13.00	\$ 2,600.00	\$ 50.00	\$ 10,000.00
BC-15	Furnish and Install 54-Inch Steel Pipe, Including Fittings, Welded Joints and Appurtenances in Open Cut, With Standard Bedding and Backfill, Complete in Place	LF	142	\$ 1,600.00	\$ 227,200.00	\$ 11,664.00	\$ 1,656,288.00
BC-16	Construction Access	LS	1	\$ 7,100.00	\$ 7,100.00	\$ 50,000.00	\$ 50,000.00
BC-17	Furnish And Install Piping, Tees, Valves, Valve Vault As Required For Tie-In to the Existing 84" Pipeline	LS	1	\$ 2,674,500.00	\$ 2,674,500.00	\$ 4,353,600.00	\$ 4,353,600.00
BC-18	Proposed Meter Vault, piping, valves and appurtenances	LS	1	\$ 441,500.00	\$ 441,500.00	\$ 3,177,700.00	\$ 3,177,700.00
BC-19	Special Shoring for Proposed Meter Vault	LS	1	\$ 194,700.00	\$ 194,700.00	\$ 860,000.00	\$ 860,000.00
BC-20	Remove and Replace Concrete Driveway, Complete in Place	SY	183	\$ 300.00	\$ 54,900.00	\$ 1,069.00	\$ 195,627.00
BC-21	Shut Down and Drain Header/Pipeline	LS	1	\$ 6,500.00	\$ 6,500.00	\$ 15,900.00	\$ 15,900.00
BC-22	Geotextile	SY	217	\$ 9.00	\$ 2,000.00	\$ 18.00	\$ 3,906.00
BC-23	Electrical System	LS	1	\$ 882,400.00	\$ 882,400.00	\$ 3,115,700.00	\$ 3,115,700.00
BC-24	Instrumentation and Controls System	LS	1	\$ 2,560,300.00	\$ 2,560,300.00	\$ 292,400.00	\$ 292,400.00
BC-25	Miscellaneous Electrical and Instrumentation Items	LS	1	\$ 233,600.00	\$ 233,600.00	\$ 47,200.00	\$ 47,200.00
BC	Total Amount of Base Contract Items				\$ 10,695,800.00		\$ 17,357,469.00
AL-01	Contingency Allowance	LS	1	500,000.00	500,000.00	500,000.00	500,000.00
TC	Total Contract Amount with Extra Work Items (Sum of BC and AL)				\$ 11,195,800.00		\$ 17,857,469.00

00 52 13 AGREEMENT

This Agreement is between **Greater Texoma Utility Authority** (Owner) and **[name of Contractor to be inserted at time of contract execution]** (Contractor).

Owner and Contractor agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is designated as follows:

**Lake Texoma Pump Station Expansion
No. 1509-U**

ARTICLE 2 – DESIGN PROFESSIONAL

2.01 The Design Professional for this Project is:

Freese and Nichols, Inc.
5805 Main Street, Suite B
Frisco, Texas 75034

ARTICLE 3 – CONSTRUCTION MANAGER

3.01 The Project Construction Manager (PCM) for this Project is:

Freese and Nichols, Inc.
5805 Main Street, Suite B
Frisco, Texas, 75034

ARTICLE 4 – CONTRACT TIMES

4.01 Contract Times:

- A. GTUA Pumps 1, 2, 3 and 4 are required to have passed the preliminary operational test as specified in "Vertical Pumping Units" 43 24 13 Paragraph 3.04-B within the number of days shown in Section 00 52 26 "Agreement Exhibit A".
- B. The Work is required to be substantially complete within the number of days shown in Section 00 52 26 "Agreement Exhibit A", but no longer than 470 calendar days, and the project is to be complete and ready for final payment in accordance with the General Conditions within 30 days after the date of Substantial Completion.
- C. Milestones, the duration for completion of each, and associated liquidated damages are as defined in Section 01 35 00 "Special Procedures."
- D. Critical Operations, maximum time out of service, and associated liquidated damages are as defined in Section 01 35 00 "Special Procedures."

4.02 Liquidated Damages:

- A. Owner and Contractor recognize that the Contract Times specified for Milestones, Critical Operations, and Substantial Completion and Final Completion are of the essence in the

Contract. Owner and Contractor recognize that the Owner will suffer financial loss if the Work is not completed within the Contract Times specified in this Agreement and in Section 01 35 00 "Special Procedures" as may be adjusted in accordance with the General Conditions. Owner and Contractor also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed within the Contract Times. Accordingly, instead of requiring proof of the amount of these damages, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Contractor agrees to pay Owner \$1,700 for each day that expires after the time specified in this Agreement for Substantial Completion until the Work is substantially complete.
 2. Contractor agrees to pay Owner \$1,700 for each day that expires after the time specified in this Agreement for Final Completion until the Work is completed and ready for final payment in accordance with the General Conditions.
- B. Liquidated damages for failing to timely attain Substantial Completion and Final Completion are not additive and will not be imposed concurrently.
- C. Contractor agrees to pay the Owner liquidated damages as stipulated in Section 01 35 00 "Special Procedures" for failure to meet Contract Times for Milestones or Critical Operations.
- D. Owners Project Team (OPT) will determine whether the Work has been completed within the Contract Times. Assessment of liquidated damages by the Owner does not waive the Owner's right to assess or collect additional damages which the Owner may sustain by the failure of the Contractor to perform in accordance with the terms of the Contract.

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner will pay Contractor for completion of the Work in accordance with the Contract Documents at the prices shown in Section 00 52 26 "Agreement Exhibit A". The Contract Price has been computed in accordance with the General Conditions. Contractor acknowledges that for unit price items, estimated quantities are not guaranteed and are solely for the purpose of comparing Proposals, and that final payment will be based on actual quantities determined in accordance with the Contract Documents.

ARTICLE 6 – PAYMENT PROCEDURES

- 6.01 Submit Applications for Payment in accordance with the General Conditions. Applications for Payment will be processed by the Construction Manager per Section 01 29 00 "Application for Payment Procedures." Payment is based on the total earned value of Work completed in the pay period in accordance with the Schedule of Values. Do not submit Applications for Payment more frequently than each month.
- 6.02 Payment will be made for the total earned value of Work completed in the pay period after deducting:
- A. Retainage calculated per this Agreement;
 - B. Set-offs determined in accordance with the General Conditions; and

C. The total amount of payments previously made.

6.03 Retainage

- A. Progress payments will be made in an amount equal to 95 percent of the total earned value to date for completed Work and properly stored materials. The remaining 5 percent of the total earned value to date will be held as retainage. Owner and Contractor may agree to deposit retainage in an interest-bearing account as allowed by Tex. Gov't Code Chapter 2252. Any interest earned by that account will be paid to the Contractor in accordance with Chapter 2252.
- B. Owner may reduce the amount of retainage held after Substantial Completion if the Owner determines that the amount of retainage being held is in excess of that needed to protect the interest of the Owner. Owner may pay Contractor 100 percent of the earned value of the Work completed, less amounts withheld in accordance with the General Conditions and less 200 percent of Construction Manager's estimate of the value of Work to be completed or corrected to reach Final Completion. The reduction in the amount of retainage held per this paragraph requires approval of the Owner's governing body.
- C. Retainage held by the Owner will be deposited in an interest-bearing account, with any interest earned by that account paid to the Contractor, only as required by Tex. Water Code Chapter 49 and Tex. Gov't Code Chapter 2252.

6.04 Release or reduction in retainage is contingent upon the consent of surety to the reduction in retainage. Submit a Consent of Surety Company to Reduction of or Partial Release of Retainage form as provided by or approved by the Construction Manager.

6.05 Owner will pay the remainder of the Contract Price as recommended by Construction Manager in accordance with the General Conditions upon Final Completion and acceptance of the Work.

ARTICLE 7 – PAYMENT OF INTEREST

7.01 All moneys not paid when due as provided in the General Conditions will earn interest at the rate specified in Texas Government Code Chapter 2251. Interest accrual will cease upon payment by the Owner.

ARTICLE 8 – RIGHT TO AUDIT

8.01 Contractor agrees that Owner will, until the expiration of three years after final payment under this contract, have access to and the right to examine any directly pertinent books, documents, papers, and records of Contractor involving transactions relating to this contract. Contractor agrees that Owner shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Owner shall give Contractor reasonable advance notice of intended audits.

8.02 Contractor further agrees to include in subcontract(s), if any, a provision that any subcontractor agrees that Owner shall have access to and the right to examine any directly pertinent books, documents, papers and records of such subcontractor involving transactions to the subcontract, and further, that Owner shall have access during normal working hours to all subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph.

ARTICLE 9 – CONTRACTOR’S AFFIDAVITS AND CERTIFICATIONS

- A. Prohibition on Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations
 - 1. Tex. Gov’t Code Chapter 2252, Subchapter F, prohibits the award of governmental contracts to companies engaged in business with Iran, Sudan, or foreign terrorist organizations.
 - 2. By signing this Agreement, Contractor certifies that it is eligible to be awarded this Contract under Chapter 2252, Subchapter F.
- B. Prohibition on Contracts with Certain Companies that Boycott Israel
 - 1. Tex. Gov’t Code Chapter 2271 prohibits the award of governmental contracts to companies boycotting Israel.
 - 2. By signing this Agreement, Contractor certifies that it does not boycott Israel and will not boycott Israel during the term of this Contract.
- C. Prohibition on Contracts with Companies that Boycott Energy Companies
 - 1. Tex. Gov’t Code Chapter 2274 prohibits the award of governmental contracts to companies boycotting energy companies.
 - 2. By signing this Agreement, Contractor certifies that it does not boycott energy companies and will not boycott energy companies during the term of this Contract.
- D. Prohibition on Contracts with Companies that have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.
 - 1. Tex. Gov’t Code Chapter 2274 prohibits the award of governmental contracts to companies that have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.
 - 2. By signing this Agreement, Contractor certifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and that it will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Contract.
- E. Workers’ Compensation Insurance
 - 1. By signing this Agreement, Contractor certifies that it provides workers’ compensation insurance coverage for all employees employed on this Project pursuant to Tex. Lab. Code Section 406.096(a).
 - 2. As required by Section 406.096(b), Contractor must require each Subcontractor to certify in writing to the Contractor that the Subcontractor provides workers’ compensation insurance coverage for all of the employees it employs on this Project. Contractor must provide these certifications to the Owner within 10 days of the Effective Date of the Agreement.
- F. Contracts Prohibited by Tex. Gov’t Code Chapter 2155
 - 1. Section 2155.004:

- a. Section 2155.004 states that “a state agency may not accept a bid or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the proposal or contract is based.”
 - b. Under Section 2155.004, Government Code, Contractor certifies that the individual or business entity named in this Proposal or Contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated, and payment withheld if this certification is inaccurate.
- 2. Section 2155.006:
 - a. Section 2155.006 states that “a state agency may not accept a bid or award a contract, including a contract for which purchasing authority is delegated to a state agency, that includes proposed financial participation by a person who, during the five-year period preceding the date of the bid or award, has been: (1) convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or (2) assessed a penalty in a federal civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005.
 - b. Under Section 2155.006, Government Code, Contractor certifies that the individual or business entity named in this Proposal or Contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated, and payment withheld if this certification is inaccurate.
- G. Certificate of Interested Parties: Contractor must complete and submit a Certificate of Interested Parties (Form 1295) to the Owner with the signed Agreement as required by Tex. Gov’t Code Section 2252.908. Failure to include Form 1295 with return of the contracts will result in the contracts not being awarded. Frequently Asked Questions (FAQs) for Form 1295 can be found on the Texas Ethics Commission web page: https://www.ethics.state.tx.us/resources/FAQs/FAQ_Form1295.php
- H. It is the Owner’s intent that this Procurement Contract qualify as a “separated contract” for sales and use taxes under Texas Laws and Regulations. For this Procurement Contract to qualify:
 - 1. Obtain a sales tax permit from the State of Texas Comptroller if awarded this Procurement Contract; and
 - 2. Identify the dollar value of materials exempt from the sales tax. This information must be reported in Section 00 45 04 State Sales Tax Requirements.

ARTICLE 10 – VENUE

10.01 Contractor agrees that venue lies exclusively in Grayson County, Texas for any legal action.

ARTICLE 11 – CONTRACT DOCUMENTS

11.01 Contract Documents:

- A. Specifications Sections listed in Section 00 01 10 “Table of Contents” except as specifically excluded in Paragraph 11.02.
- B. Drawings listed in the Sheet Index on the Drawings.
- C. Addenda (Numbers 00 91 01 to 00 91 **[XX]**, inclusive).
- D. The following are also Contract Documents which may be delivered or issued on or after the Effective Date of the Contract:
 - 1. Notice to Proceed.
 - 2. Contract Amendment(s).
 - 3. Change Order(s).
 - 4. Field Order(s).
 - 5. Work Change Directive(s).
- E. There are no Contract Documents other than those listed above in this Paragraph. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

11.02 Proposal Requirements and Informational Documents:

- A. The following Proposal Requirements are not Contract Documents:
 - 1. Request for Proposals.
 - 2. Section 00 21 16 “Instructions to Offerors.”
 - 3. Section 00 42 23 “Proposal.”
 - 4. Section 00 42 26 “Proposal Exhibit A”
 - 5. Section 00 43 13 “Bid Bond.”
 - 6. Section 00 45 01 “Nonresident Bidders.”
 - 7. Section 00 45 03 “Conflict of Interest Questionnaire.”
- B. The following documents are provided for information only and are not part of the Contract Documents:
 - 1. Documents listed in Section 00 73 00 “Supplementary Conditions” Paragraph SC-5.03 Paragraph B.

ARTICLE 12 – CONTRACTOR’S REPRESENTATIONS

12.01 The Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Proposal Documents.
- B. Contractor has or will comply with requirement for Contractor’s Affidavits and Certifications per Article 9.

- C. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- D. Contractor is familiar with Laws and Regulations that may affect cost, progress, and performance of the Work.
- E. Contractor has carefully studied the following Site related reports and drawings as identified in the Supplementary Conditions:
 - 1. Drawings of physical conditions relating to existing surface or subsurface structures at the Site;
 - 2. Underground Facilities referenced in reports and drawings;
 - 3. Reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site; and
 - 4. Technical Data related to each of these reports and drawings.
- F. Contractor has considered the:
 - 1. Information known to Contractor;
 - 2. Information commonly known to contractors doing business in the locality of the Site;
 - 3. Information and observations obtained from visits to the Site; and
 - 4. The Contract Documents.
- G. Contractor has considered the items identified in Paragraphs 12.01.E and 12.01.F with respect to the effect of such information, observations, and documents on:
 - 1. The cost, progress, and performance of the Work;
 - 2. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and
 - 3. Contractor's safety precautions and programs.
- H. Based on the information and observations referred to in the preceding paragraphs, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- I. Contractor is aware of the general nature of Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- J. Contractor has correlated the information known to the Contractor, information and observations obtained from visits to the Site, reports, and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- K. Contractor has given the Construction Manager written notice of all conflicts, errors, ambiguities, or discrepancies that the Contractor has discovered in the Contract Documents, and the written resolution provided by the Construction Manager is acceptable to the Contractor.

- L. The Contract Documents are generally adequate to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- M. Contractor's entry into this Agreement constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

The Effective Date of the Contract is **[date to be inserted at the time of contract execution]**.

Owner: _____ Contractor: _____
(typed or printed) (typed or printed)

By: _____ By: _____
(individual's signature) (individual's signature)

Name: _____ Name: _____
(typed or printed) (typed or printed)

Title: _____ Title: _____
(typed or printed) (typed or printed)
(Attach evidence of authority to sign)

Address for giving notice: Address for giving notice:

Designated representative: Designated representative:
Name: _____ Name: _____
Title: _____ Title: _____
Address: Address:

Phone: _____ Phone: _____
Email: _____ Email: _____

END OF SECTION



City Council Regular Meeting

Agenda Item No. G.1.

Meeting Date: 8/19/2024

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Providing for the Ratification of the Property Tax Increase

Issue:

To ratify the property tax increase in 2024–2025 Operating Budget.

Background:

Texas Local Government Code Section 102.007 requires the City Council to ratify the property tax revenue increase separate from the adoption of the budget and the adoption of the tax rate if the adoption of the budget requires raising more revenue from property taxes than in the previous year. This budget will raise more revenue from property taxes than last year's budget by \$13,381,000 which is a 48% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$11,389,000.

Origination:

Chief Financial Officer

Financial Consideration:

There is no cost associated with this item.

Staff Recommendation:

Staff recommends the Council ratify the property tax increase.

Alternatives:

This action is required by State law therefore, no alternatives are recommended by staff.

Attachments:

None

2024 Council Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
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28	29	30	31			

February						
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March						
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31						

April						
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May						
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June						
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30						

July						
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August						
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September						
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October						
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November						
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December						
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29	30	31				

	Holiday
	Holiday for Firefighters/Police Only
	City Council Regular Meeting
	Special Called Meeting
	Budget Workshop
	Cancelled City Council Meeting

CALLED MEETINGS	
4/19/2024	Budget Planning Meeting
5/23/2024	CIP Work Session
6/26/2024	Budget Workshop