CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
12/30/2019

Notice is hereby given of a special meeting of the City of San Angelo Development Corporation (COSADC) to be held on December 30, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Prayer**
3. **Special Agenda**
   a. Consider a resolution awarding of RFB DC-01-20 for Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business and Industrial Park to Reece Albert, Inc; authorizing the Board President to negotiate and execute a construction services contract with Reece Albert, Inc. in a sum not to exceed $3,354,682.70, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business and Industrial Park, subject to approval of the City Council (Presentation made by Robert Schneeman, Economic Development Project Manager)
4. **Closed Session**

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

5. **Follow Up and Administrative Issues**
   a. Consideration and possible action of items discussed in Closed Session, if needed
   b. Announcements and consideration of Future Agenda Items
6. **Adjournment**

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 20th day of December, 2019 at 11:00 a.m.

_____
Guy Andrews, Economic Development Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code. In compliance with the Americans with Disabilities Act, the City of San Angelo Development Corporation will provide for reasonable accommodations for persons attending board meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197. COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: December 30, 2019

Item type: Consent Item

Caption:

Consider a resolution awarding of RFB DC-01-20 for Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business and Industrial Park to Reece Albert, Inc; authorizing the Board President to negotiate and execute a construction services contract with Reece Albert, Inc. in a sum not to exceed $3,354,682.70, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business and Industrial Park, subject to approval of the City Council (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

The scope of this project is to complete the drainage improvements deferred during the Phase 2.1 contract done as a change order to the AEP contract for construction of their building at 1129 Gateway Drive. The public improvements were completed under the AEP contract to accommodate the aggressive AEP construction schedule. Drainage improvements were deferred at that time to both accommodate the AEP schedule and to obtain lower unit costs as a part of the larger Phase 2.2 Project.

Phase 2.2 will extend public improvements beyond the AEP site and construct the portion of Monument Drive connecting Gateway Drive with the Hwy 67 Frontage Road and extend both Gateway Drive and Monument Drive.

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The project is divided into two phases because COSADC / the City received a grant in the amount of $1.25M for construction of the Phase 2.2 improvements from the Federal Economic Development Administration (EDA). The EDA grant will not fund improvements in Phase 2.1.

A total of two bids were received as follows:
Reece Albert Inc. - $3,354,682.60
Salinas Construction Technologies, Ltd. - $7,050,020.70

Staff recommends acceptance of the Reece Albert, Inc. bid.

Financial Impact:

Acct. No. 700-0700-411.03-60 Budget Amendment Required

$2,000,000 original budget

-$588,846 - Phase 2.1
-$3,354,683 - Phase 2.1 &2.2 Infrastructure
-$1,250,000 - EDA Grant

$693,229 - Add'l Budget Required

Other Information/Recommendation:

Staff recommends approval of authorizing the Board President to negotiate and execute a contract with Reece Albert, Inc. and ratification by City Council.

Attachments:

1.	Reece Albert Resolution	Reece Albert Resolution.pdf
2.	Phase 2 INfrastructure Exhibit	Phase 2 INfrastructure Exhibit.pdf
3.	Reece Albert Inc Bid Sheet	Reece Albert Inc Bid Sheet.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AWARDING RFB DC-01-20 FOR INFRASTRUCTURE IMPRROVEMENTS PHASES 2.1 AND 2.2 OF THE SAN ANGELO BUSINESS AND INDUSTRIAL PARK TO REECE ALBERT, INC; AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A CONSTRUCTION SERVICES CONTRACT WITH REECE ALBERT, INC. IN A SUM NOT TO EXCEED $3,354,682.70, A PROJECT AUTHORIZED UNDER CHAPTER 501 OF THE DEVELOPMENT CORPORATION ACT FOR INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF A PORTION OF THE SAN ANGELO BUSINESS AND INDUSTRIAL PARK, SUBJECT TO APPROVAL OF THE CITY COUNCIL.

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the "Act"); and,

WHEREAS, COSADC is the owner and operator of the San Angelo Business and Industrial Park (hereinafter the Industrial Park) the development of which is necessary to promote or develop new or expanded business enterprises; and,

WHEREAS, COSADC plans to provide infrastructure improvements, including asphalt paving, street, curb and gutter, water mains, sewer mains, storm drains and drainage related improvements, for expansion of the Industrial Park, Phase 2.1 and Phase 2.2,within a tract being 153.007 acres of land in Survey No. 1111 (Abstract No. 4252), C.C.S. D&R.G. RR CO. Survey, City of San Angelo, Tom Green County, Texas, a Project authorized pursuant to the Texas Development Corporation Act, Chapter 501 of the Texas Local Government Code; and

WHEREAS COSADC has published a request for bids, RFB DC-01-20, for construction services for such facility improvements necessary to development of Phases 2.1 and .2.2 of the Industrial Park, and the lowest bid from a qualified contractor was received from Reece Albert, Inc. in the amount of $3,354,682.70; and,

WHEREAS, at least sixty (60) days prior to undertaking the Project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act, Sections 505.159 and 505.160 of the Local Government Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO Development Corporation Board of Directors that:

The City of San Angelo Development Corporation offers this Resolution in support of City Council approval of a Project partially funding construction of infrastructure improvements including asphalt paving, street, curb and gutter, water mains, sewer mains, storm drains and drainage related improvements necessary for expansion of the San Angelo Business and Industrial Park, Phase 2.1 and Phase 2.2,within a tract being 153.007 acres of land in Survey No. 1111 (Abstract No. 4252), C.C.S. D&R.G. RR CO. Survey, City of San Angelo, Tom Green County, Texas, in a sum not exceeding $3,354,682.70. The Board further authorize the Board President to negotiate and execute a construction services agreement with Reece Albert, Inc., for such construction services in a form approved by the City Attorney, and recommends

to City Council approval of the Project.

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ADOPTED on this the 30th day of December, 2019.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

_____ _____

Nora Nevarez, Corporation Secretary Todd Kolls, President

APPROVED AS TO FORM APPROVED AS TO CONTENT

_____ _____

Dan T. Saluri, Deputy City Attorney Guy Andrews, Director of Economic Development

FINAL PLAT OF BLOCKS 3, 4 & 5 SAN ANGELO GATEWAY ADDITION SECTION 2

CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

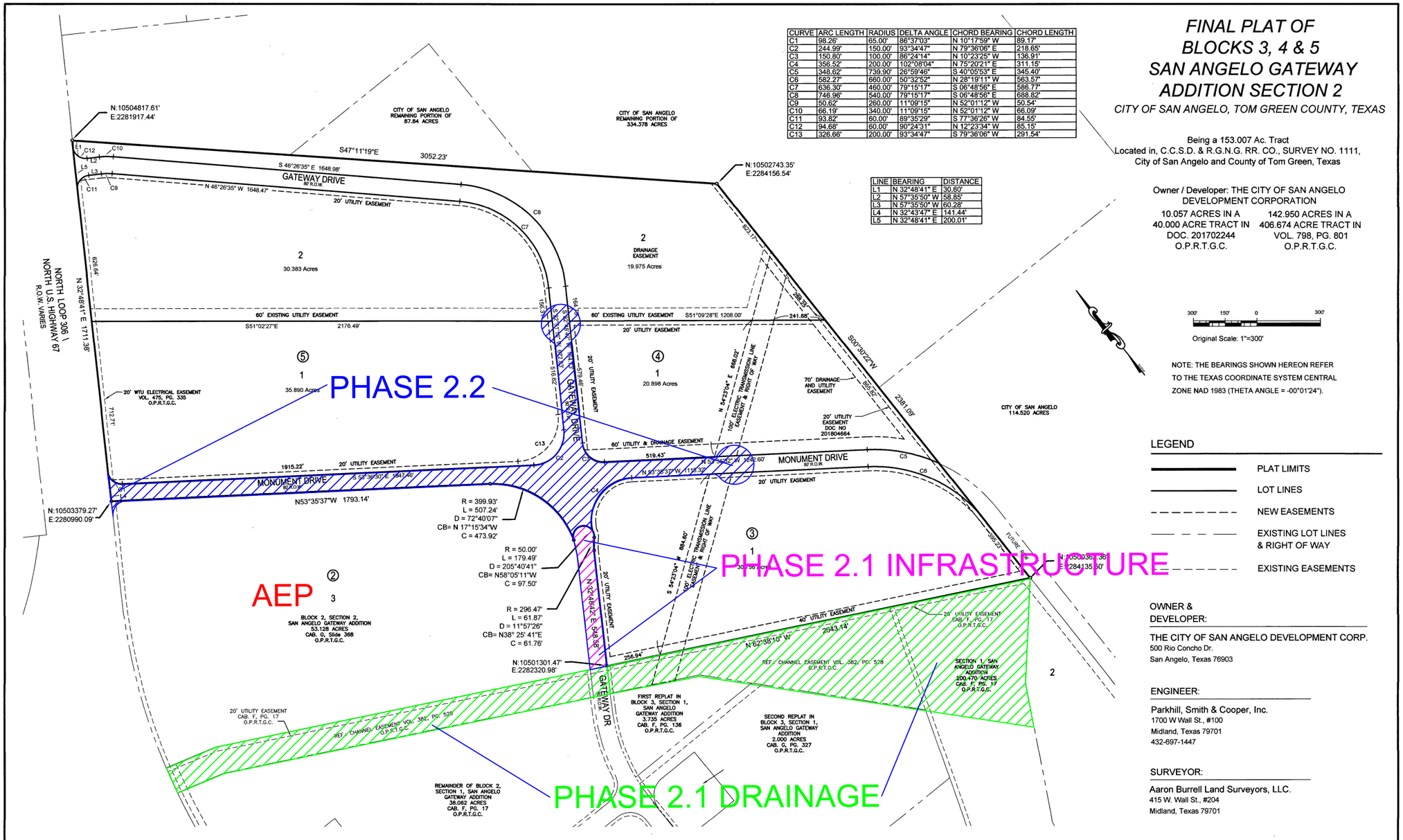
Being a 153.007 Ac. Tract
Located in, C.C.S.D. & R.G.N.G. RR. CO., SURVEY NO. 1111,
City of San Angelo and County of Tom Green, Texas

Owner / Developer: THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION

10.057 ACRES IN A 40.000 ACRE TRACT IN DOC. 201702244 O.P.R.T.G.C.	142.950 ACRES IN A 406.674 ACRE TRACT IN VOL. 798, PG. 801 O.P.R.T.G.C.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.26'	65.00'	86°37'03"	N 10°17'59" W	89.17'
C2	244.99'	150.00'	93°34'47"	N 79°36'06" E	218.65'
C3	150.80'	100.00'	86°24'14"	N 10°23'25" W	136.91'
C4	356.52'	200.00'	102°08'04"	N 75°20'21" E	311.15'
C5	348.62'	739.90'	26°59'46"	S 40°05'53" E	345.40'
C6	582.27'	660.00'	50°32'52"	N 28°19'11" W	563.57'
C7	636.30'	460.00'	79°15'17"	S 06°48'56" E	586.77'
C8	746.96'	540.00'	79°15'17"	S 06°48'56" E	688.82'
C9	50.62'	260.00'	11°09'15"	N 52°01'12" W	50.54'
C10	66.19'	340.00'	11°09'15"	N 52°01'12" W	66.09'
C11	93.82'	60.00'	89°35'29"	S 77°36'26" W	84.55'
C12	94.68'	60.00'	90°24'31"	N 12°23'34" W	85.15'
C13	326.66'	200.00'	93°34'47"	S 79°36'06" W	291.54'

LINE	BEARING	DISTANCE
L1	N 32°48'41" E	30.60'
L2	N 57°35'50" W	58.85'
L3	N 57°35'50" W	60.28'
L4	N 32°43'47" E	141.44'
L5	N 32°48'41" E	200.01'



300' 150' 0 300'

Original Scale: 1"=300'

NOTE: THE BEARINGS SHOWN HEREON REFER TO THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 1983 (THETA ANGLE = -00°01'24").

LEGEND

- PLAT LIMITS
- LOT LINES
- NEW EASEMENTS
- EXISTING LOT LINES & RIGHT OF WAY
- EXISTING EASEMENTS

OWNER & DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.
500 Rio Concho Dr.
San Angelo, Texas 76903

ENGINEER:

Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SURVEYOR:

Aaron Burrell Land Surveyors, LLC.
415 W. Wall St., #204
Midland, Texas 79701

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, AARON S. BURRELL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WILL BE, OR WERE PROPERLY PLACED , UNDER MY SUPERVISION, IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO; AND I FURTHER CERTIFY THAT THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS, OR WITHIN THE EXTRATERRITORIAL JURISDICTIONAL AREA OF THE CITY OF SAN ANGELO, TEXAS, AS ESTABLISHED BY LAW.

ASB

Aaron S. Burrell, R.P.L.S. #5689
Aaron Burrell Land Surveyors, LLC
TBPLS Firm No. 10194217
415 W. Wall Street, Suite 204
Midland, Texas 79701
(432) 848-4439

STATE OF TEXAS REGISTERED AARON SCOTT BURRELL 5689 PROFESSIONAL LAND SURVEYOR

15 Feb 2019

ACKNOWLEDGEMENT / DEDICATION

WE, THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION , DO HEREBY ADOPT THIS PLAT AS THE SUBDIVISION OF OUR PROPERTY AND DEDICATE FOR THE USE OF THE PUBLIC THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

EDWARD CARRASCO - PRESIDENT

STATE OF TEXAS, TOM GREEN COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY EDWARD CARRASCO, IN THE CAPACITY SHOWN.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

DEPARTMENT OF PUBLIC WORKS

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.

BY: _____
DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF WATER UTILITIES

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.

BY: _____
DIRECTOR OF WATER UTILITIES

CITY PLANNING COMMISSION

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.
CITY PLANNING COMMISSION OF SAN ANGELO, TEXAS

BY: _____
CHAIRMAN

_____
SECRETARY

COUNTY CLERK

FILED FOR RECORD THIS_____DAY OF _____,2019.
COUNTY CLERK OF TOM GREEN COUNTY, TX.

BY: _____

THIS PLAT IS FILED IN CABINET _____ , SLIDE _____ ,
PLAT RECORDS OF TOM GREEN COUNTY, TEXAS

REECE ALBERT, INC.

CITY OF SAN ANGELO - DEVELOPMENT CORPORATION

RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park

12/9/2019

Phase 2.1 Plans - Gateway Drive Culverts and Channel A Improvements							
NO.	BID CODE		DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	100	6001	PREPARING ROW	AC	20.5	$ 1,389.29	$28,480.45
2	107	1	SEEDING FOR EROSION CONTROL	AC	20.5	$ 3,182.17	$65,234.49
3	110	6002	EXCAVATION (CHANNEL)	CY	172000	$ 2.90	$498,800.00
4	432	6031	RIPRAP (STONE PROTECTION)(12 IN INSTALLED IN GABION BASKET)	SY	809	$ 124.10	$100,396.90
5	1568	1	Erosion and Sediment Control During Construction	AC	20.5	$ 459.19	$9,413.40
6	2732	1	(7) 7'x3' Box Culverts (includes pavement and base removal and replacement associated with the box culvert construction)	LF	80.3	$ 4,513.81	$362,458.94
7	2732	2	Flared Wingwall for (7) 7'x3' Box Culvert	EA	2	$ 28,299.67	$56,599.34
8	2667	1	8" Water Line (lower to accommodate culverts)	LF	74	$ 110.47	$8,174.78
9	N/A	N/A	EDA Sign (see Attachment "E" to RFB)	EA	1	$ 1,933.83	$1,933.83

TOTAL PHASE 2.1 DRAINAGE BID	$ 1,131,492.13

REECE ALBERT, INC.

CITY OF SAN ANGELO - DEVELOPMENT CORPORATION

RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park

12/9/2019

Phase 2.2 Plans - Gateway and Monument Drives Roundabout and Utility Improvements							
NO.	BID CODE		DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	N/A	6001	MOBILIZATION	LS	1	$131,941.68	$ 131,941.68
2	N/A	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	12	$ 1,289.22	$ 15,470.64
3	100	6001	PREPARING ROW	AC	4.83	$ 734.02	$ 3,545.32
4	110	6003	EXCAVATION (ROADS AND CHANNEL B)	CY	10310	$ 11.88	$ 122,482.80
5	132	6001	EMBANKMENT (FINAL)(ORD COMP)(For Berm)	CY	2765	$ 16.39	$ 45,318.35
6	132	6001	EMBANKMENT (FINAL)(ORD COMP)(For Roads)	CY	3410	$ 9.42	$ 32,122.20
7	200	6001	SUBGRADE PREPARTION	SY	23355	$ 1.69	$ 39,469.95
8	247	6001	10" FLEXIBLE BASE	SY	22231	$ 13.27	$ 295,005.37
9	310	6001	PRIME COAT	GAL	4148	$ 4.98	$ 20,657.04
10	340	6106	D-GR HMA(SQ) TY-D PG64-22	TON	2233	$ 139.12	$ 310,654.96
11	360	6028	CONC PAV (JOINT REINF) (6")	SY	300	$ 126.99	$ 38,097.00
12	432	6031	RIPRAP (STONE PROTECTION)(12 IN INSTALLED IN GABION BASKET)	SY	195	$ 130.20	$ 25,389.00
13	529	6001	CONC CURB	LF	8328	$ 18.84	$ 156,899.52
14	107	1	SEEDING FOR EROSION CONTROL	AC	6.6	$ 2,965.20	$ 19,570.32
15	1568	1	Erosion and Sediment Control During Construction	AC	11	$ 431.36	$ 4,744.96
16	2667	1	12" Water Main	LF	2981	$ 35.07	$ 104,543.67
17	2667	2	8" Water Main	LF	1297	$ 23.96	$ 31,076.12
18	2667	3	6" Water Main	LF	65	$ 29.21	$ 1,898.65
19	2667	4	12"x12" Tapping Sleeve & Valve	EA	1	$ 7,222.39	$ 7,222.39
20	2667	5	12" Gate Valve & Box	EA	7	$ 3,716.24	$ 26,013.68
21	2667	6	8" Gate Valve & Box	EA	13	$ 2,009.23	$ 26,119.99
22	2667	7	6" Gate Valve & Box	EA	13	$ 1,506.63	$ 19,586.19
23	2667	8	Fire Hydrant	EA	13	$ 4,070.80	$ 52,920.40
24	2667	9	Ductile Iron Fittings	TON	3	$ 9,537.63	$ 28,612.89
25	2667	10	Connect to Existing Water	EA	1	$ 1,515.03	$ 1,515.03
26	2667	11	Trench Safety	LF	4343	$ 1.40	$ 6,080.20
27	2667	12	Adjust Water Valves to Grade	EA	34	$ 535.99	$ 18,223.66
28	2732	1	12" SDR-35 Sanitary Sewer Main	LF	167	$ 31.91	$ 5,328.97
29	2732	2	10" SDR-35 Sanitary Sewer Main	LF	2014	$ 34.82	$ 70,127.48
30	2732	3	10" SDR-26 Sanitary Sewer Main	LF	737	$ 38.11	$ 28,087.07
31	2732	4	4' Diameter Sanitary Sewer Manholes	EA	10	$ 3,786.97	$ 37,869.70
32	2732	5	8" Sanitary Sewer Services (Approx. 70 LF EA)	EA	8	$ 3,101.16	$ 24,809.28
33	2732	6	Extra Vertical Depth Beyond 6' at Manholes	VF	45	$ 360.06	$ 16,202.70
34	2732	7	Trench Safety	LF	2918	$ 1.40	$ 4,085.20
35	2732	8	Adjust Sanitary Sewer Manholes to Grade	EA	10	$ 1,189.52	$ 11,895.20
36	2732	9	Adjust Storm Sewer Manholes to Grade	EA	7	$ 1,315.44	$ 9,208.08
37	2732	10	30" RCP Storm Pipe	LF	384	$ 141.39	$ 54,293.76
38	2732	11	33" RCP Storm Pipe	LF	312	$ 120.44	$ 37,577.28
39	2732	12	36" RCP Storm Pipe	LF	41	$ 142.41	$ 5,838.81
40	2732	13	42" RCP Storm Pipe	LF	48	$ 175.01	$ 8,400.48

41	2732	14	48" RCP Storm Pipe	LF	377	$ 188.73	$ 71,151.21
42	2732	15	7' Square Precast Concrete Manhole	EA	1	$ 11,029.81	$ 11,029.81
43	2732	16	6' Square Precast Concrete Manhole with Wye Top	EA	1	$ 9,120.17	$ 9,120.17
44	2732	17	5' Square Precast Concrete Manhole	EA	4	$ 5,315.56	$ 21,262.24
45	2732	18	4' Square Precast Concrete Manhole	EA	1	$ 4,604.39	$ 4,604.39
46	2732	19	Trench Safety	LF	1162	$ 1.40	$ 1,626.80
47	421	1	7'x4' Box Culvert	LF	77	$ 607.09	$ 46,745.93
48	421	2	Flared Wing Headwall for (6) 30" RC Pipes	EA	1	$ 28,628.85	$ 28,628.85
49	421	3	Sloped Headwall for (6) 30" RC Pipes	EA	1	$ 13,833.09	$ 13,833.09
50	421	4	Sloped Headwall for 7'x4' Box Culvert	EA	1	$ 22,479.49	$ 22,479.49
51	421	5	40' Std. Curb Inlet	EA	2	$ 21,762.22	$ 43,524.44
52	421	6	25' Std. Curb Inlet	EA	2	$ 15,875.33	$ 31,750.66
53	421	7	10' Std. Curb Inlet	EA	1	$ 5,844.29	$ 5,844.29
54	421	8	5' Std. Curb Inlet	EA	1	$ 5,315.72	$ 5,315.72
55	900	1	4" Yellow Striping (Type II)	LF	2583	$ 1.55	$ 4,003.65
56	900	2	8" White Striping (Type II)	LF	172	$ 3.00	$ 516.00
57	N/A	N/A	Street End Barricade (City Detail S-X-1)	EA	3	$ 949.28	$ 2,847.84

TOTAL PHASE 2.2 BID	$ 2,223,190.57