



CITY COUNCIL REGULAR MEETING (UPDATED) CITY OF BAY CITY

Tuesday, August 10, 2021 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K Nelson

Mayor Pro Tem: Jason W. Childers

Council Members: Becca Sitz, Bradley Westmoreland, Floyce Brown, Jim Folse

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS 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 OPEN MEETINGS ACT (TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE).

CALL TO ORDER

INVOCATION & PLEDGE

Texas State Flag Pledge: *"Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible."*

Councilman James Folse

CERTIFICATION OF QUORUM

MISSION STATEMENT

The City of Bay City is a community that fosters future economic growth, strives to deliver superior municipal services, invests in quality of life initiatives and is the gateway to the great outdoors. We encourage access to our unique historical and eco-cultural resources while maintaining our small-town Texas charm.

Councilman James Folse

APPROVAL OF AGENDA

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public

comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

- 1. Minutes of Regular Council Meeting on July 13, 2021**
- 2. Minutes of Council Workshop on July 27, 2021**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 3. Personnel ~ Discuss, consider, and/or approve the 2021-2022 City of Bay City Employee Benefits Plan.** Rhonda Clegg, Director of Human Resources
- 4. Property ~ Review and discussion of proposed location and remodeling costs of Public Safety Services and provide direction of project.** Robert Lister, Chief of Police & Shawna Burkhart, City Manager
- 5. Report ~ Discuss, consider, and/or approve the City's Quarterly Financial and Investment Report for the quarter ending June 30, 2021.** Scotty Jones, Finance Director
- 6. Financials ~ Discuss, consider, and/or approve financial assistance with Matagorda County street repairs to 12th Street.** Shawna Burkhart, City Manager
- 7. Appointment ~ Discuss, consider, and/or approve the re-appointment of William Bell Jr. as TIRZ #1 Chairman of the Board.**
- 8. Appointment ~ Discuss, consider, and/or approve the re-appointment of William Bell Jr. as TIRZ #2 Chairman of the Board.**

CLOSED / EXECUTIVE SESSION

- 9. Personnel ~ Closed meeting to discuss personnel matters in accordance with Title 5, Section 551.074 of the Texas Government Code (To discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee: City Councilmember**

OPEN SESSION

Discuss, consider and/or take action on item(s) listed in Executive/Closed Session, (if any).

ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

ADJOURNMENT

AGENDA NOTICES:

Action by Council Authorized: The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, August 6, 2021 before 6:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

CITY OF BAY CITY

MINUTES • JULY 13, 2021

COUNCIL
CHAMBERS | 1901
5th Street

City Council Regular Meeting

6:00 PM

1901 5TH STREET
BAY CITY TX, 77414



Mayor

Robert K. Nelson

Councilman

Jim Folse

Mayor Pro Tem

Jason W. Childers

Councilman

Bradley Westmoreland

Councilwoman

Becca Sitz

Councilwoman

Floyce Brown

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

CALL TO ORDER

Mayor Robert K. Nelson called the meeting to order at 6:00 PM.

INVOCATION & PLEDGE

Texas State Flag Pledge: *"Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible."*

Councilwoman Becca Sitz

CERTIFICATION OF QUORUM**PRESENT**

Mayor Robert K. Nelson
Councilwoman Floyce Brown
Councilman Jim Folse
Councilwoman Becca Sitz
Councilman Brad Westmoreland

ABSENT

Mayor Pro Tem Jason W. Childers

MISSION STATEMENT

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Councilwoman Becca Sitz

APPROVAL OF AGENDA

Motion made by Councilwoman Brown to approve the agenda, Seconded by Councilman Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

PUBLIC COMMENTS

Davis Torrez, 1616 Cottonwood, congratulated new council member. Mr. Torrez stated that he disgusted by deplorable conditions of a subdivision and the chuck holes in road, but they are building houses back there. Mr. Torrez said it is a disgraced to the Mexicans residents that have been forgotten. He challenged Council to patch that road.

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

Motion made by Councilwoman Sitz to approve the consent agenda items, Seconded by Councilwoman Brown. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

1. **Meeting minutes of Council Capital Planning Workshop held on June 22, 2021**
2. **Accounts Payable, Direct Payables, & Utility Refunds for January, February, March, April, May, & June 2021.**
3. **TIRZ #1 Expenditures as recommended by the TIRZ Board**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. **Award ~ Acknowledging the actions of Randy Frontz, Marlon Swist, Patrick Cervantes, and Jose Deleon.**

Mayor Rober K. Nelson presented employees Randy Frontz, Marlon Swist, Patrick Cervantes, and Jose Deleon with "I See You" awards for their time and efforts restoring power to water plant.

5. **Budget ~ Discuss, Consider, and/or Approve Budget Amendments for the Bay City Community Development Corporation (BCCDC) as of June 30, 2021.**

Scotty Jones, Finance Director, presented the BCCDC budget amendment that was approve by the BCCDC Board on June 8th.

Motion made by Councilwoman Brown to approve the Budget Amendments for the Bay City Community Development Corporation, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

6. **Budget~ Discuss, Consider, and/or Approve an Ordinance Adopting Budget Amendments for the Quarter Ending June 30, 2021.**

Scotty Jones, Finance Director, presented the Budget Amendments for for the quarter ending June 30th. Compensation plan of \$1200 across board adjustment. Mayor Nelson polled Council votes.

Motion made by Councilwoman Sitz to approve the budget amendment Ordinance, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

7. Services ~ Discuss, Consider, and/or Approve Harrison, Waldrop, and Uherek L.L.P. to provide Audit Services for the City of Bay City for the Year Ending September 30, 2021.

Motion made by Councilman Folse to approve Harrison, Waldrop, and Uherek LLP to provide audit services for the city, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

8. Bid Award ~ Discuss, consider, and/or award the construction bid for the AMI Water Meter Replacement Project under the Texas Water Development Board Funding for the Drinking Water SRF Projects to Accurate Utility Supply and authorize the Mayor and/or City Manager to execute a contract approved to form by the City Attorney between the City of Bay City, Texas and Accurate Utility Supply.

Louis Rodriguez, Assistant Public Works Director, presented the bids for meter replacement. The city is experiencing numerous issues with current meter and are replacing. Solicited bid for best component for the city. Dan Olson with Garver, stated that the bids are for highly specialized systems and some ways propriety so it was a competitive sealed bid process approved by the Texas Water Development Board. There were 4 proposals received and scored with two main criteria's: ultra sonic meter and cellular capabilities. Shawna Burkhart, City Manager, added that the city has been testing badger meters and will work well.

Mayor Nelson asked if the base bid total cost was for the meter, for labor, or both. Mr. Olsen replied both. Councilwoman asked about warranty and Mr. Olsen replied all have significant warranty and would have to get back with on specifics. Councilman Westmoreland asked about Aqua Metrics high pricing of monthly subscriptions and if that was an error. Mr. Olsen replied the followed up with them and they did not reply it was an error. Mr. Olsen was asked to verify. Shawna Burkhart asked how much was the performance bond, and Mr. Olsen replied he thinks 3 percent. Mayor Nelson asked about the monthly subscription and how long is that price in which Mr. Olsen stated that he believes it is set. Mayor Nelson asked for verification.

Motion made by Councilwoman Brown to table the item until next meeting, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried to table bid award.

9. Contract ~ Discuss, consider, and/or approve Work Order No. 4 to the Standard Contract Agreement between the City of Bay City, Texas and Garver, LLC for Professional Engineering Services for the Bay City Wastewater Treatment Plant

Improvements Project under the Texas Water Development Board Funding Clean Water SRF Projects. Barry Calhoun, Public Works Director

Barry Calhoun, Public Works Director, stated that this is an existing contract and this work order provides authorization to begin engineering design improvements. Shawna Burkhart asked if it included RPR and Anne Marie Odefey, City Attorney, stated that it is excluded.

Motion made by Councilwoman Sitz to approve Work Order No. 4 Contract Agreement with Garver, Seconded by Councilman Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

10. Contract ~ Discuss and receive Council direction regarding Nile Valley bid specification discrepancies. Barry Calhoun, Public Works Director

Barry Calhoun, Public Works Director, stated that there was a matter concerning the Nile Valley Road reconstruction between contractor Lester and the engineer Jones & Carter. It was discovered that there was a conflict between the bid documents and asking council assistance to resolve.

Matt Braezeale, Jones & Carter, explained the bid estimate was 1530 and actual was 1580, so he does not believe there was confusion with cubic yards, but failed to include toe walls, which caused an overage of \$116,000 costs. Mr. Braezeale added that the the contractor is running \$62000 under in cost.

Ken Lester, Lester Company President, and Randy Morris, stated that the job has been a success. Matt has given the details and numbers and they feel like the toe walls and beams should be paid by the cubic yard and not the square yard. Mr. Lester added that they are to be paid actual measured quantities and not the estimate.

Council went in closed executive session at 7:05 pm to consult with the City Attorney.

CLOSED / EXECUTIVE SESSION

11. Legal ~ Executive Session pursuant to Section 551.071 of the Texas Government code (Consultation with Counsel on legal matters).

OPEN SESSION

Council reconvened at 7:25 pm.

Motion regarding Agenda Item 10 was made by Councilwoman Brown to pay contractor full amount, Seconded by Councilman Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried.

ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

Councilwoman Sitz would like to see a conversation with the Police Department about graffiti and if there is someone they know about and would like to see something done.

Councilwoman Sits also stated that there is an ordinance regarding noise and focus on taking care of. Councilwoman Sitz stated that there is a gentleman who drives a lawnmower and wagon is traveling the middle of roads with out lights, he will get hit and something needs to happen.

Councilwoman Brown stated that she has been getting calls about high grass off Hamman and 60, Laurel and 60. She stated that people are complaining about the Roberts Street dip where they are working.

ADJOURNMENT

Motion made by Councilwoman Brown to adjourn, Seconded by Councilman Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried and Council adjourned at 7:31 pm.

PASSED AND APPROVED, this 10th day of August, 2021.

ROBERT K. NELSON, MAYOR
CITY OF BAY CITY, TEXAS

JEANNA THOMPSON
CITY SECRETARY

CITY OF BAY CITY

MINUTES • JULY 27, 2021

COUNCIL
CHAMBERS | 1901
5th Street

City Council Workshop - Benefits

5:00 PM

1901 5TH STREET
BAY CITY TX, 77414



Mayor

Robert K. Nelson

Councilman

Jim Folse

Mayor Pro Tem

Jason W. Childers

Councilman

Bradley Westmoreland

Councilwoman

Becca Sitz

Councilwoman

Floyce Brown

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

CALL TO ORDER

Mayor Robert K. Nelson called the meeting to order at 5:00 pm.

CERTIFICATION OF QUORUM

PRESENT

- Mayor Robert K. Nelson
- Mayor Pro Tem Jason W. Childers
- Councilwoman Floyce Brown
- Councilman Jim Folse
- Councilwoman Becca Sitz
- Councilman Brad Westmoreland

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND / OR APPROVAL

1. **Discuss, consider, and/or approve the 2021-2022 City of Bay City Employee Benefits Plan.** Rhonda Clegg, Director of Human Resources

Rhonda Clegg, Director of Human Resources, introduced Mike Weaver with HUB International. Mr. Weaver reviewed the summary of the results from the RFP for health and welfare benefit plans for the 2021-2022 plan year. Council requested answers to generic substitutes, rebates, formulary and out of network. Councilwoman Brown requested that HMO be a third option for employees. No action was taken.

ADJOURNMENT

Motion made by Councilwoman Sitz to adjourn the meeting, Seconded by Councilman Folse. Voting Yea: Mayor Nelson, Mayor Pro Tem Childers, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried and the meeting adjourned at 5:56 pm.

PASSED AND APPROVED, this ____ day of _____, 2021.

 ROBERT K. NELSON, MAYOR
 CITY OF BAY CITY, TEXAS

 JEANNA THOMPSON
 CITY SECRETARY



June 29, 2021

Shawna Burkhart
1901 Fifth St.
Bay City, TX 77414
sburkhart@cityofbaycity.org

700 Louisiana Street, Suite 350
Houston, Texas 77002
713.374.0000
www.zieglercooper.com

The following Final Report of the Master Planning Services provided to you, the Police and Fire Dept., and the City Council is documented to provide for Additions and Renovations to the existing building at 4000 Avenue F, Bay City, TX.

The report is organized by section as follows:

- Architectural Building Assessment
- Structural Building Assessment
- MEP Building Assessment
- Building Program of Spaces
- Schematic Site Plan and Floor Plans for Police and Fire Departments

It has been a pleasure working with you and the various organizations in preparation of this building assessment and we appreciate each member's dedication and contribution to this collaborative effort. We look forward to continuing our work together through the next phases of Architectural Services.

Sincerely,

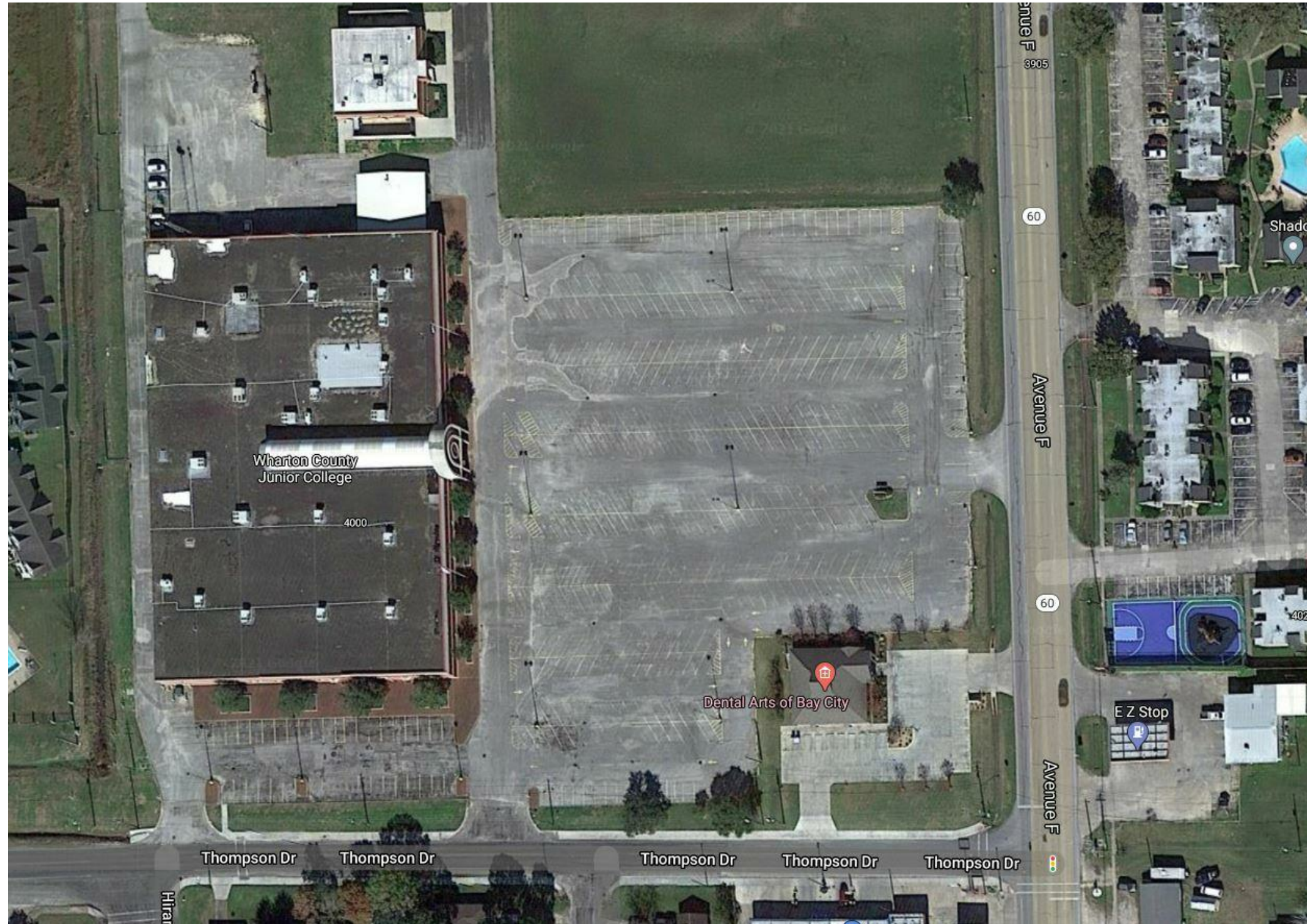
A handwritten signature in blue ink, appearing to read "Steve Lucchesi".

Steve Lucchesi, AIA
Senior Principal
Ziegler Cooper Architects

BUILDING ASSESSMENT AND PREDESIGN REPORT

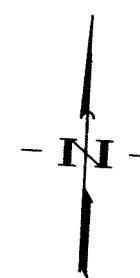
BAY CITY PUBLIC SAFETY HEADQUARTERS

4000 AVENUE F, BAY CITY, TEXAS



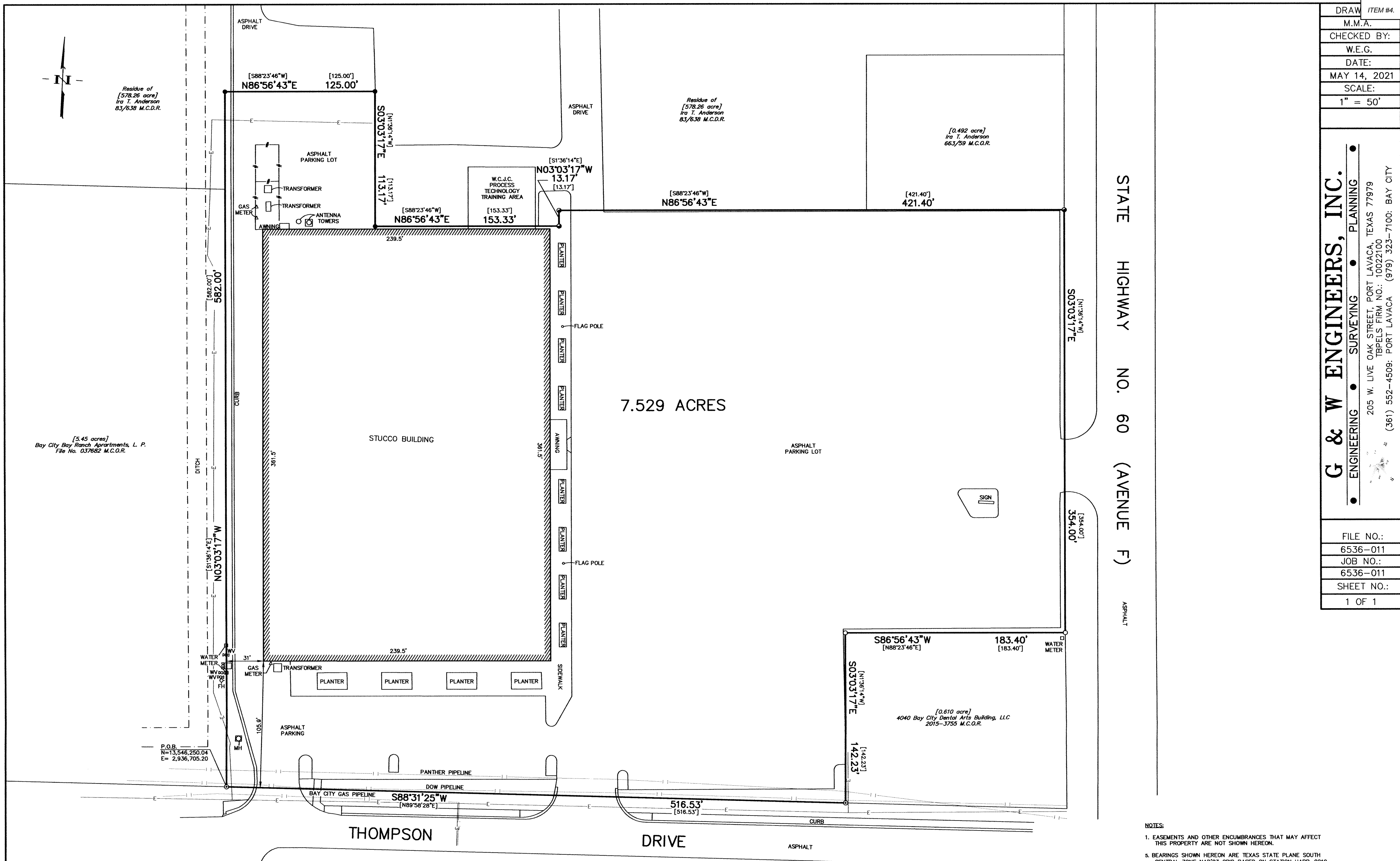
Bay City Public Safety Headquarters

BUILDING ASSESMENT REPORT - 06/07/2021



Residue of
[578.26 acre]
Ira T. Anderson
83/638 M.C.D.R.

[5.45 acres]
Bay City Bay Ranch Apartments, L.P.
File No. 037682 M.C.O.R.



7.529 ACRES

THOMPSON DRIVE

DRIVE

STATE HIGHWAY NO. 60 (AVENUE F) ASPHALT

4000 AVENUE F
7.529 ACRE SURVEY
ELISHA HALL LEAGUE
ABSTRACT NO. 45
MATAGORDA COUNTY, TEXAS

BEING ALL OF THAT SAME PROPERTY DESCRIBED AS 7.529 ACRES IN GENERAL WARRANTY DEED DATED SEPTEMBER 21, 2006 FROM KHOSROW SADEGHIAN, ET UX TO BAY CITY COMMUNITY DEVELOPMENT CORPORATION RECORDED IN FILE NO. 067280 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.

FLOOD DATA
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4832100255 F, REVISED JANUARY 15, 2021. THIS PROPERTY IS LOCATED IN ZONE X.

LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- ⊙ EXISTING 1/2" IRON ROD
- EXISTING MAG NAIL SET
- SET 5/8" IRON ROD WITH PLASTIC CAP
- M.C.D.R. MATAGORDA COUNTY DEED RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- MH MAN HOLE
- WV WATER VALVE
- OVERHEAD POWERLINE
- EXISTING CHAINLINK FENCE
- EXISTING PIPELINE
- [] PLAT OR DEED CALL

- NOTES:
- EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPB-0219 ON THE RTK NETWORK.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON MAY 13, 2021.

Wesley E. Gaertner
G & W ENGINEERS, INC.
WESLEY E. GAERTNER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6483



DRAW	ITEM #4.
M.M.A.	
CHECKED BY:	
W.E.G.	
DATE:	
MAY 14, 2021	
SCALE:	
1" = 50'	

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	6536-011
JOB NO.:	6536-011
SHEET NO.:	1 OF 1

Bay City Public Safety Headquarters - City of Bay City
4000 Ave. F, Bay City, Texas 77494
ZCA PROJECT # 1113901

**ZIEGLER
COOPER**

SUMMARY OF BUILDING ASSESSMENT

6/3/2021

The City of Bay City has proposed to relocate their Public Safety Headquarters to the existing building located at 4000 Ave F. The purpose of this report is to state the general architectural, structural, and mechanical/electrical/plumbing observations that have been made for this potential Police Department / Emergency Operations Center building, and Fire Department building. Current conditions will be described below and in the following consultants' report letters, along with some recommendations for general repairs.

01 GENERAL

- A walkthrough of the existing buildings mentioned above was conducted on Friday, March 19th, 2021 by staff members from Ziegler Cooper Architects, Pinnacle Structural Engineers, DBR MEP Engineers, and the skylight representative. Observations were made from accessible areas at both ground and roof levels.
- The original 86,880 sf, 1989 K-mart building underwent extensive renovations in 2007 creating several major tenant areas plus central lobby. The former Tenaris tenant area is approximately 36,000 sf and unoccupied. Currently, Wharton Junior College occupies approximately 20,160 sf which is potentially available in the near future. And finally, South Texas Nuclear Power occupies 24,400 sf and will remain for the long term. Most comments in this report are from the Tenaris area, as the Wharton JC was locked for Spring Break and STNP is off limits.

02 SITE

- The site is 7.78 acres located 1.4 miles south of the center of town (Hwy 35). It is located at the corner of Ave F (Hwy 60) and Thompson Drive. Additionally, it connects to Baywood Drive to the north via 2 access drives (26' and 35' wide). There is asphalt parking for about 500 cars.



03 CONCRETE

- The existing 4 ½" building slab shows no signs of cracking but is mostly covered by finishes. If the police department were to build concrete block jail cells; the slab would likely need to be thickened under these partitions.

04 MASONRY

- The exterior bearing walls are 12" concrete block which have been covered by plaster on 3 sides. There is only one very minor sign of cracking on the south side.



05 METALS

- The existing structure is steel columns and beams/ bar joists for roof framing.

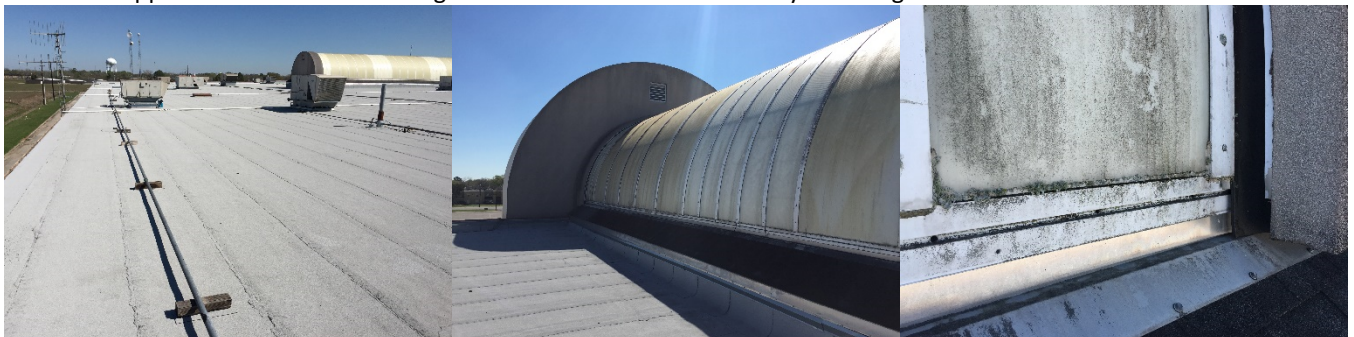
06 WOOD AND COMPOSITES

- There are several casework items which are in good shape and could be re-used. Updated countertops would be nice.



07 THERMAL AND MOISTURE

- The roof was replaced 1 year ago with a modified bitumen roof and granular coated cap sheet. It appears to be in excellent shape. The extent of roof insulation is unknown.
- The barrel skylight in the lobby is a translucent polycarbonate material. It is 15 years old with a life expectancy of 20+ years. There are no signs of damage from hail and only minor yellowing of the panels. There is mold build-up, so a power wash would be recommended. The replacement cost for new skylight panels and minimal structure would be about \$315,000.
- The exterior plaster installed over the concrete block shows signs of repair in many locations. The appearance of these repairs is noticeable due to a smooth finish compared to the sand finish of the plaster. The exterior is painted with elastomeric paint which is excellent at sealing against water but shows some signs of sagging.
- It appears that there is 4" fiberglass batt insulation above the lay-in ceilings.





08 OPENINGS

- The exterior walls have a few aluminum storefront windows with insulated glass which appear to be in good shape. The Police Dept will need to replace the glass with bullet proof glass.
- There are several interior aluminum storefront systems which also appear to be in good shape.
- Standard doors are solid core wood with plastic laminate (blue) finish and in good shape. The door frames are pre-finished “knock-down” steel frames and most are rated 20 minutes. New doors and frames shall match existing unless required to be a “specialty” door.



09 FINISHES

- The partitions are drywall over a mix of wood and steel stud framing. Most are in good shape and can remain in place as needed per potential space planning. The current space plan attempts to keep as many of the existing walls as possible. All walls are painted light blue and should all be repainted.
- The ceiling tiles show signs of water damage in several locations. The area with 12' ceilings would most likely need to be lowered to a more standard 9' if laid out as office space. The ceiling grids are in good shape. Rest room ceilings should be replaced with moisture resistant grid and tiles.
- The carpeted areas show signs of wear and water damage and should be replaced in all locations. Resilient base is in good shape but is typically replaced with the floor finish.
- Ceramic tile floors at restrooms and entrances are in good shape, albeit a bit dated looking. Tile floors will need a professional cleaning.
- Ceramic wall tile in restrooms is generally in good shape. Some areas will need to be patched in where restroom modifications are required.



10 SPECIALTIES

- Toilet accessories and toilet partitions are in fair shape. These can remain or can be upgraded depending on owner's wishes and functionality.

**11 EQUIPMENT**

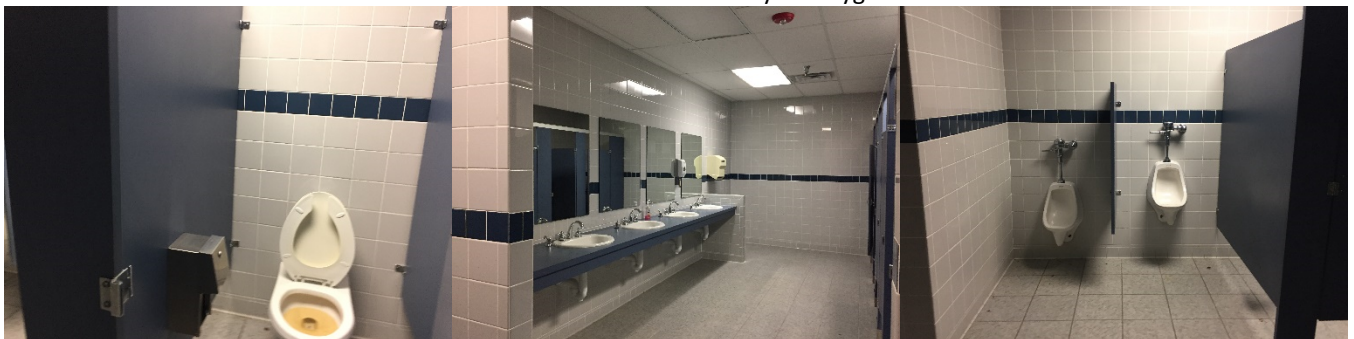
- None noted.

12 FURNISHINGS

- There are about 70 office cubicles which are in good shape if there is a need for these. There are also numerous desks and chairs.

**22 PLUMBING**

- See report from DBR.
- Most plumbing fixtures are in good shape but will need a professional cleaning. Flush valves should be replaced depending on water efficiency.
- Auto-faucets for lavatories should be considered for efficiency and hygiene.

**23 HVAC**

- See report from DBR.

26 ELECTRICAL

- See report from DBR.
- All lighting is fluorescent and should be replaced with LED for efficiency and quality. Many lights are currently not working due to bad ballasts.



The following comments are with regards to specific department requirements

30 PUBLIC SPACES

- Provide service window at Lobby.
- Provide bullet proof wall between Dispatch and the public lobbies (Main Lobby and Police Lobby)

31 DISPATCH

- Hardened construction.
- 6 - 8'x8' consoles by Owner.

32 ADMINISTRATION

- Provide bullet proof glass at all exterior windows.
- Remove window at IT Network.
- Existing 10' 2x2 ceiling in corridors. 9' 2x4 ceiling in offices. Grids to remain; provide new tiles.
- Break Room: Relocate existing millwork to this room. Provide new countertop.

33 PATROL

- Existing 10' 2x2 ceiling in corridors. 9' 2x4 ceiling in offices. Grids to remain; provide new tiles.

34 EVIDENCE

- Hardened construction at department perimeter. Ideally a lightweight material so slab does not have to be modified.
- Faraday "cage" to shield electromagnetic signals.
- Workroom shall have vent hood, dehumidifier, sink w/ eyewash.
- 24 pass-thru evidence lockers.
- Evidence storage shall have compact rolling shelves.
- Existing 12' 2x4 ceiling in this area. Provide new 10' 2x2 grid and tile. Consider keeping grid in large Evidence room.
- Provide pass-thru in doors to Evidence Office from Corridor.

35 JUVENILE

- Walls to be hardened, ie plaster or CMU.

36 CRIMINAL INVESTIGATIVE DIVISION

- Existing 9' 2x4 ceiling in 8 CID offices to remain. Provide new 9' 2x2 ceiling in all other areas.

37 JAIL

- Walls assumed to be 8" CMU. Consider alternate lightweight material so slab does not have to be modified.
- Reinforced plaster ceilings
- Provide prisoner lockers in corridor wall.

38 SHARED SPACES

- Provide 3" raised floor in Training / E. O. C. Hardened construction
- Millwork in Kitchen to remain. Modify for refrigerator. Provide new countertops.
- Provide new 9' 2x2 moisture resistant ceiling grid/tiles in all restrooms / showers.

39 SITE ELEMENTS

- Provide (natural gas?) generator for full building capacity. (South Texas Nuclear already has generator for their space).
- Covered parking shall be aluminum canopy system such as Aluminum Techniques.

- Fencing shall be 8' chain link with privacy slats.
- Parking may need restriping.
- BCPS will install a 40' tower at the SE corner of the building. A tree will likely need to be removed. ZCA would like to save it by strategically locating the tower. 2 trees to be removed for Sallyport addition.

40 FIRE DEPARTMENT

- ZCA did not have access to the Wharton Junior College space during our site visit except what's visible thru glass.
- Assume finishes in MEN and WOMEN to remain.
- Assume 9' 2x2 ceilings to remain.
- Tile corridors to remain. Any carpet to be removed.
- Apparatus Bay addition likely to go on the north side of building. Existing metal building / canopy to be demolished. This may possibly be reused as a canopy for the antique fire truck.
- Apparatus Bay shall have water fill stations for 2 ½" quick couple, air compressor, and slip resistant floors.
- Provide forced ventilation and space heaters.
- The extent of renovations in the 60' x 60' adjacent building to the north for Fire Dept use is to be determined.

41 SUMMARY

- Overall, this building is in good shape with a few cosmetic upgrades needed.
- The Tenaris tenant space is large enough to accommodate the Police Department / EOC functions. Based on ZCA's current floor plan, most of the walls can remain in place with extra space for bonus areas and expansion. A small addition of a sallyport and related garages would need to be constructed to fulfill program requirements.
- The Wharton Junior College tenant space (when available) is also large enough to accommodate the Fire Department functions with significant additional space available for expansion. A 6-bay apparatus addition and related maintenance spaces would need to be constructed to fulfill program requirements.



April 7, 2021

Ziegler Cooper Architects
700 Louisiana Street, Suite 350
Houston, Texas 77002
Attn.: Mr. Steve Lucchesi, AIA

Re.: Due Diligence Structural Review
Bay City Public Safety Headquarters
4000 Avenue F
Bay City, Texas 77414
Pinnacle Project No. 21031

Dear Steve:

Per our contracted scope of work on this project, Pinnacle provided a structural review on March 19, 2021 of the existing building at the address listed above. We understand that the building is being evaluated for potential suitability to serve as headquarters for the City's public safety division, including the police and fire departments. The existing structure was previously used for retail, and the new renovated space will house E.O.C., Dispatch, Records Storage, Evidence Storage, etc.

Our review was visual-only in nature and no related structural analysis was performed. We were also provided as-built structural drawings for both the original building construction and subsequent building renovation, which included a major structural modification at the entry lobby.

General Observations

Per the as-built drawings, we understand this single-story building was originally constructed in 1989, was most recently renovated in 2007, and is approximately 86,500 sq. ft. in footprint. The exterior of the building is primarily a stucco finish on all sides of the building except the west (rear) elevation, with glass doors at the entry and punched openings at windows (ref. Fig. 1). The roof primarily drains toward the rear of the building into a gutter system.

The renovation in 2007 included major modifications to the structure at the building entry, in order to remove a portion of the existing roof structure and add a taller, rolled skylight roof in that location (ref. Fig. 2). New steel columns and concrete footings were cast to support the newly added entrance façade and roof elements.

There is also an open, pre-engineered metal building (PEMB) steel structure on the north side of the building that is surrounded by a chain-link fence (ref. Fig. 3).

Structural Framing

The structure of the building is a hybrid of structural building materials. The roof structure is framed with metal roof deck supported by steel joists and joist girders. The roof structure is supported by structural steel columns at the interior, and by load-bearing CMU (concrete masonry unit, i.e. cinder block) wall construction at the exterior (ref. Fig. 4). The steel elements are connected to the CMU walls by welding them to embed plates that were cast into the bond beam around the top of the walls. In addition to serving as the exterior envelope of the building, the CMU walls act as shear walls in the lateral-force resisting system, primarily to resist wind loads. The walls have parapets on the north, east and south elevations that step down as the roof slopes to the west. It appeared that several new openings had been installed in the CMU walls around the building, likely during the 2007 renovation work.

We were able to confirm the roof framing type by viewing above the acoustical ceiling tiles with ladder access, although some sections of the building had hard ceilings installed (gypsum board, in lieu of drop-in ceilings), and thus we were not able to view the condition of the structure above in those locations. In general, we observed the decking and framing to be in good condition, with only minimal signs of potential water intrusion in a few locations on the south end of the building. We were not able to gain access to the north end of the building during our site visit.

The as-built drawings indicated that a wood-framed mezzanine was located at the southwest corner of the building, perhaps for previous use as a storage area or mechanical mezzanine. However, we observed the area in question and it appeared the mezzanine had been removed at some time in the past.

Foundations and Slab

The as-built structural drawings indicate that the foundations consist of a 4 ½” thick concrete slab over 6 mil poly, reinforced with #3 bars at 18” on center, each way, at mid-depth. The exterior CMU walls are supported by 24” deep concrete grade beams. The grade beams and the interior steel columns are supported on cast-in-place belled concrete piers to a depth of approximately 6 feet below grade.

We walked much of the internal areas that were accessible to us on the day of our visit, and did not note any areas that had noticeable cracking at the flooring or change in slab slope. We noticed a couple of locations where the interior gypsum board walls showed cracking that could be associated with some movement of the slab (ref. Fig. 5).

We also walked the exterior perimeter of the building and typically did not note visible cracks in the building façade that would indicate potential ongoing differential settlement at the building footings. The exception was the bottom of a window on the south elevation of the building near the southeast corner (ref. Fig. 7), where we had also observed cracking at the interior finish from the top of the same window as well (ref. Fig. 6).

We noted that there are trees in planter areas that are very close to the building on the east and south sides, and the belled piers bear at a relatively shallow depth of 6 feet below grade, but it is unclear if the tree root systems may or may not have contributed to the foundation movement at the location of the cracked façade. We also noted from the as-built drawings that the original building construction included a small covered area in this same location at the southeast corner that had been removed at some point in the past.

It is worth noting that it appeared the entire exterior façade had recently been refinished and/or repainted, and the stucco expansion joints were filled with relatively new sealant. In some cases, upgrades to the façade can conceal cracks that have developed in the finishes, making it more difficult to identify any associated shifting at the foundations.

There are also a few specialty equipment foundations on the north side of the building, including two antenna bases, a generator pad, and some additional equipment under the open steel-framed canopy structure.

Conclusions

Overall, we believe the structure and the foundation of the building to be in relatively good condition, particularly considering the original construction age at over 30 years old. It appears that the building sees regular maintenance, including waterproofing at joints/sills and painting of the stucco facade, which has helped it maintain its condition and should be continued in the future; however some roof repairs may be required if observed water ceiling staining is indeed associated with minor roof leaks.

Should you have any questions regarding this observation report, please feel free to contact our office for additional information from us.

Sincerely,
Pinnacle Structural Engineers, Inc.
TBPE Firm Registration No. F-8609



Adam Cryer, P.E.
President

Pinnacle Structural Engineers
TBPE Firm Registration No: F-8609



APPENDIX

Figure 1 – East (Front) Elevation of the Building



Figure 2 – Interior View at Lobby Entrance



Figure 3 – Steel-Framed Open Canopy Structure at North Side of Building



Figure 4 – Typical Steel Roof Attachment at Exterior Load-Bearing Concrete Masonry Wall



Figure 5 – Gypsum Wall Crack at Interior Wall



Figure 6 – Gypsum Wall Crack at Exterior Wall (Near SE Corner of Building)



Figure 7 – Facade Crack at Exterior Wall (Near SE Corner of Building)





**PROPOSED, BAY CITY PUBLIC SAFETY
HEADQUARTERS
MECHANICAL, ELECTRICAL AND PLUMBING
SYSTEMS ASSESSMENT
BAY CITY, TEXAS**

April 2021

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Introduction

DBR was engaged to review and assess the MEP systems serving an existing building in Bay City Texas, that may be the new headquarters for the Bay City Police Department. DBR visited the building on March 19, 2021 to visually observe readily accessible MEP system components of the building. We did not perform any capacity tests or detailed investigation of individual items of equipment. Our review is intended to be a rough overview of the installation and maintenance of the systems as installed. No attempt was made to determine the cause of any system malfunction.

The building is a single-story, 86,500sf structure, that was originally a retail establishment built in 1989. The proposed space for the police department headquarters is an existing renovated space that takes up about 50% of the building and was constructed in 2007 (est). The space was vacant when we visited, and the HVAC system was not operational.

Existing Conditions

HVAC System

1. Description:

The air conditioning and heating is provided by 8, single zone, roof mounted, packaged units with gas heat. The units are controlled by local thermostats for temperature control with, what appears to be, a master programmable thermostat for scheduling, located in the custodial room. The air is distributed from the units to the occupied space diffusers by fibrous duct (duct board) which is a pressed fiberglass sheet with a binder, secured with staples and tape. Serial number information on the roof top units, indicates the units were constructed in February of 2007, making them over 14 years old. There is some observed corrosion on the casing of the units. The units have been placed on curb adapters because their dimensions were different from the existing roof openings. The units were not functioning when we visited the site, so we have no observations of operating conditions. The condensate drain piping is constructed of PVC pipe which has degraded and broken in several places, which will result in discharge of condensate onto the roof. We observed a wall mounted, packaged unit serving the main electrical/communication room that houses the electrical gear and incoming communication utilities. We couldn't find the model number or serial number, but it is a BARD unit estimated at 2 tons.

Ventilation (exhaust) of restrooms and other spaces is accomplished with ceiling mounted exhaust fans that appear to discharge into the plenum space (we didn't observe any ducting to the outside).

Roof top unit #1:

Lennox

Model #: LGC120S4BS2G (10 ton, standard efficiency)

Serial #: 5607B00521 (February 2007)

Roof top unit #2:
Lennox
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)
Serial #: 5607B00631 (February 2007)

Roof top unit #3:
Lennox
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)
Serial #: 5607B00628 (February 2007)

Roof top unit #4:
Lennox
Model #: LGC120S4BS2G (10 ton, standard efficiency)
Serial #: 5607B00520 (February 2007)

Roof top unit #5:
Lennox
Model #: LGA240H4Bs5G (20 ton, standard efficiency)
Serial #: 5607B00141 (February 2007)

Roof top unit #6:
Lennox
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)
Serial #: 5607B00630 (February 2007)

Roof top unit #7:
Lennox
Model #: LGA060H4BS5G (5 ton, standard efficiency)
Serial #: 5607B00798 (February 2007)

Roof top unit #8:
Lennox
Model #: LGA090H4BS3G (7.5 ton, standard efficiency)
Serial #: 5607B00521 (February 2007)

2. Analysis:

The roof mounted units are more than 14 years old and are at the end of the anticipated life expectancy according to the ASHRAE life expectancy chart, attached. The life expectancy chart is based on statistics for median life expectancy so budgeting should include replacement of half of the units, at least.

Consider replacing the BARD unit serving the electrical/communications room.

The condensate drainage piping on the roof is in very poor condition and should be replaced.

The wall mounted unit serving the electrical room did not provide cool air when the thermostat was adjusted, indicating poor condition.

The exhaust system (ceiling mounted fans) are in fair condition but require ducting to discharge to the outside.

The HVAC control system is a standalone type that is not monitored. An upgrade to the control system should be considered to optimize energy efficiency, provide more adjustment, and provide monitoring of the HVAC and associated systems.

The life expectancy of the fibrous duct is 10-15 years, so it is near the end it's anticipated life span. The fibrous duct is not as durable as sheet metal and may not survive extensive renovations to the configuration, this should be considered in the decision whether to attempt to reuse it.

Electrical System

1. Description

The electrical service is a 1200-amp, 480/277-volt system, supplied by a pad mounted transformer outside of the main electrical room, near the south east corner of the building. The main gear was manufactured by Siemens and is the original gear, as indicated on the name plate manufacture date of 07/89. The main gear contains fusible switches that feed a 600 amp distribution panel for HVAC equipment, (3) 200 amp lighting panels, parking lot lighting, a 150 kVA (est) and a 225 kVA transformer. The 225 kVA transformer feeds a 600a, 120/208v distribution board. This distribution board contain fused switches to feed 6, 120/208 branch circuit panel boards for convenience and equipment outlets. This main gear and distribution equipment feed the entire, original retail building. This report covers the condition of the equipment in the subject renovation area, about 34,000 sf. The distribution equipment, transformer and panelboards observed during out visit were original to the building (1989). There was no emergency generator servicing the subject renovation area. To our knowledge, there is one meter for the entire building and the building owner splits the utility charges manually. Within the scope of the proposed renovation, the addition of submetering could be considered to track energy usage per tenant.

Lighting is provided by lay-in, fluorescent fixtures and recessed can lights in the office areas with surface mount fluorescent fixtures in back of house and mechanical spaces. Several light fixtures observed were partially illuminated and/or not functioning. There appeared to be a lighting control system as indicated by momentary contact switches in various places. Occupancy sensors were not observed in the spaces. Exterior lighting is provided by surface mounted fixtures on the building and LED pole lighting with integral photocells, all appear to be in good condition.

Egress lighting and exit signs are surface mounted, thermoplastic exit signs with integral egress lighting. We didn't observe places with exit signs missing or needed. Egress lighting appears to be in fair condition but being installed at the time of this renovation (2007), they are 14 years old.

Power for branch circuits to the subject renovation is provided in two locations. There is a 200a, 120/208v branch circuit panelboard and a 100a, 120/208 volt branch circuit panelboard located in the custodial room in the north east section of the space. There is a 200a, 120/208v branch circuit panelboard and a 100a, 120/208 volt branch circuit panelboard in the south east electrical room. These branch circuit panel boards are original and are full.

2. Analysis

The electrical gear we observed was original to the building, about 32 years old. There are no set or published limits, per standards of the life of equipment. The components such as switch mechanisms and breakers do have limited performance based on number of mechanical operations, load current operations and short circuit operations. Due to the age of the original breakers in the existing panels, we would recommend new panel boards, to facilitate new breakers, to serve any renovations.

The 225 kVA transformer is 32 years old. There are no known methods of determining the remaining life of an old transformer therefore the industry practice is to replace the equipment only after it fails. Since renovations are planned, the transformer should be considered for replacement due to age and to improve energy efficiency.

The fluorescent lighting requires extensive maintenance to get all fixtures fully functioning. Once all lamps and ballasts requiring repair/replacement are completed, there will still be ongoing lamp and ballast maintenance required. Upgrade to LED lighting with occupancy sensors is recommended for electrical usage and maintenance costs.

The anticipated life of batteries in egress lighting is about 4 years, which exceeds the age of the current egress lighting. We recommend the replacement of the existing egress lighting to be sure the lighting level, for egress, required by code, is maintained.

Plumbing System

1. Description

The plumbing system consists of copper supply piping and PVC sanitary waste and vent, that we could observe above ceiling and at the wall connections. Given the age of the original building, the underground waste piping may be cast iron, but we could not verify this during our visit. The plumbing fixtures are floor mounted water closets and wall mounted urinals. The restrooms on the south east side of the building contain water closets that utilize tank type flushing and urinals that utilize flush valves. The restrooms on the south west side of the building contain water closets that utilize flush valves and urinals that utilize flush valves. The lavatories in the restrooms are counter mounted served by manually operated faucets with hot and cold water and soap dispenser. We observed several breakroom types of spaces with counter mounted stainless steel sinks served by manually operated faucets with hot and cold water. All plumbing fixtures appeared to be in fair-good condition. The electric drinking fountains are bi-level, stainless steel and appear to be in good condition.

Water heating is accomplished through 2, 40-gallon, electric water heaters. One is located on the east side of the building inside a closet within the men's restroom. One is located in a closet in a corridor on the west side of the building near the custodial room. The serial numbers indicate they manufactured in 2006. We did not observe a circulating pump on the system.

2. Analysis

The plumbing system appears to be in fair to good condition and there were no reports of issues with the system.

The water heaters are 15 years old which is near the anticipated, useful life span of an electric water heater. The renovations will most likely change the configuration of the hot water system design and it should not include reusing these water heaters.

Fire Protection

1. Fire alarm system

There is an electronic fire alarm panel with full coverage of the entire building with smoke detection, pull stations and horn strobes. The current system covers the entire building which includes the subject space and the other organizations that occupy the building. If the proposed renovation intends to utilize the current system, it may require some expansion, depending on the renovation design. There were no reported problems with the system. There are labels showing the fire alarm system was installed in 2014.

2. Fire sprinkler system

There is a full coverage sprinkler system in the building. The entire building is served by a single utility entry that is split into two zones. It appears to be sufficient if the proposed renovation matches the current "business" occupancy. We observed a PVC pipe exiting the building on the south end, at about 12' elevation, extending about 12" and then turning down and terminating at the paving in the pedestrian walkway. Investigation showed this to be an auxiliary drain line for the fire sprinkler system.

3. Analysis

The fire alarm system appears to be in good condition.

The fire sprinkler system appears to be in good condition.

The auxiliary drain line that extends outside of the building should be rerouted so it's not subject to damage.

Recommendations

1. Replace 4 roof top units.
2. Replace condensate drain piping on the roof.
3. Consider replacing BARD unit serving electrical/communications room.
4. Provide ducting to the outside for exhaust fans.
5. Consider upgrading controls system.
6. Consider upgrading to LED lighting for energy and maintenance cost reduction.
7. Consider replacement of branch circuit panelboards.
8. Replace egress lighting.
9. Consider replacement of 225 kVA transformer
10. Reroute fire sprinkler auxiliary drain line to terminate in floor sink in water heater room or custodial room.

Appendix 1: Opinion of Probable Cost for Recommendations

This budget is comprised of an opinion of probable cost. This budget estimate shall not be construed as an offer to perform the work for this cost and we do not provide any guarantee that bids for this work will match the budget estimate. This budget is based on addressing our observations, in order to resume the use of the space as currently configured. Any renovation work or changes in systems should be budgeted separately.

	Recommendation	Quantity	Unit	Unit Cost	Totals
1	Replace Roof Top Units (10 tons)	4	Ea	\$15,000.00	\$60,000.00
2	Replace/repair condensate drain piping	1	Ea	\$5,600.00	\$5,600.00
3	Duct exhaust to outside	3	Ea	\$950.00	\$2,850.00
4	Replace egress lighting	1	Ea	\$23,100.00	\$23,100.00
5	Reroute fire sprinkler drain	1	Ea	\$3,750.00	\$3,750.00
6	Repair of fluorescent lighting	1	Ea	\$5,400.00	\$5,400.00
	Total				\$100,700.00
Item No.	Recommendation (Optional)	Quantity	Unit	Unit Cost	Totals
1	Replace BARD unit for electrical room (2 ton)	1	Ea	\$5,700.00	\$5,700.00
2	Upgrade controls system	1	Ea	\$8,900.00	\$8,900.00
3	Upgrade to LED lighting	1	Ea	\$122,500.00	\$122,500.00
4	Replace branch circuit panelboards	3	Ea	\$6,720.00	\$20,160.00
5	Replace 225 kVA transformer	1	Ea	\$19,650.00	\$19,650.00
	Total				\$176,910.00

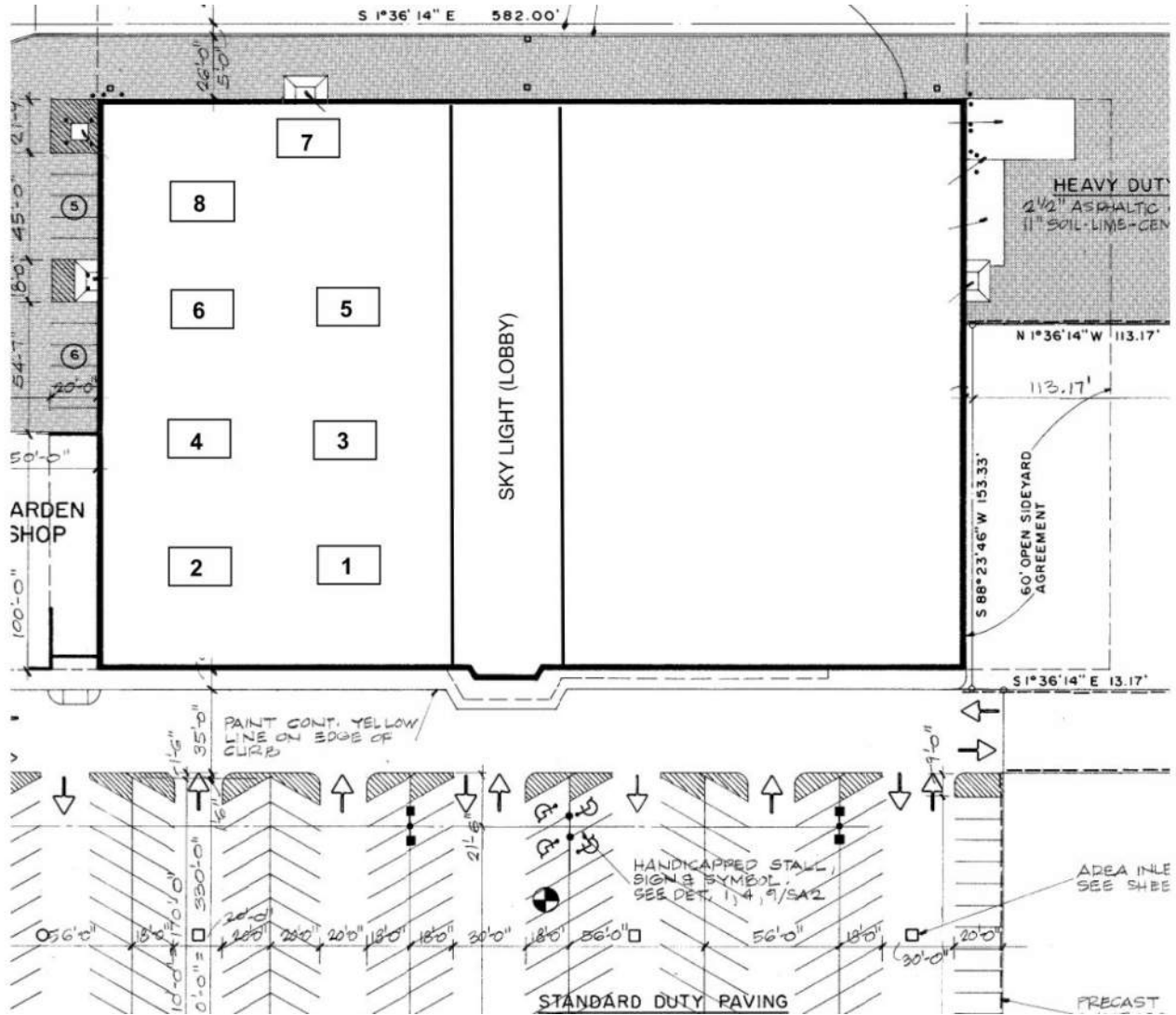
Appendix 2: ASHRAE Equipment Life Expectancy Chart

ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment.
For additional info about ASHRAE the website is www.ashrae.org.

Equipment Item	Median Years	Equipment Item	Median Years	Equipment Item	Median Years
Air conditioners		Air terminals		Air-cooled condensers	20
Window unit	10	Diffusers, grilles, and registers	27	Evaporative condensers	20
Residential single or Split Package	15	Induction and fan coil units	20	Insulation	
Commercial through-the wall	15	VAV and double-duct boxes	20	Molded Blanket	20
Water-cooled package	15	Air washers	17		24
Heat Pumps		Ductwork	30	Pumps	
Residential air-to-air	15	Dampers	20	Base-mounted	20
Commercial air-to-air	15	Fans		Pipe-mounted	10
Commercial water-to-air	19	Centrifugal	25	Sump and well	10
Roof-top air conditioners		Axial	20	Condensate 15	
Single-zone	15	Propeller	15	Reciprocating engines	20
Multi-zone	15	Ventilating roof-mounted	20	Steam turbines	30
Boilers, hot water (steam)		Coils		Electric motors	18
Steel water-tube	24 (30)	DX, water, or steam	20	Motor starters	17
Steel fire-tube	25 (25)	Electric	15	Electric transformers	30
Cast iron	35 (30)	Heat Exchangers		Controls	
Electric	15	Shell-and-tube	24	Pneumatic	20
Burners	21	Reciprocating compressors	20	Electric	16
Furnaces		Packaged chillers		Electronic	15
Gas- or oil-fired	18	Reciprocating	20	Valve actuators	
Unit heaters		Centrifugal	23	Hydraulic	15
Gas or electric	13	Absorption	23	Pneumatic	20
Hot water or steam	20	Cooling towers		Self-contained	10
Radiant Heaters		Galvanized metal	20		
Electric	10	Wood	20		
Hot water or steam	25	Ceramic	34		

Appendix 3: Roof Top Unit Layout



Appendix 4: Photographs

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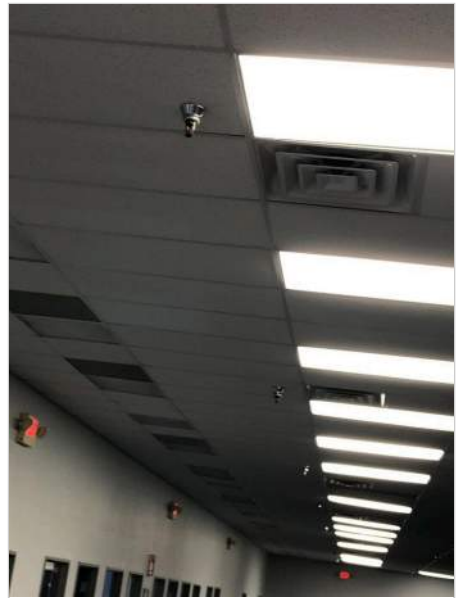
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Egress lighting



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Restrooms



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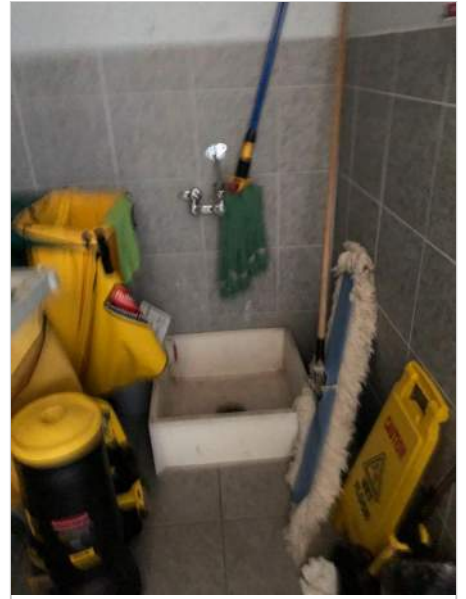
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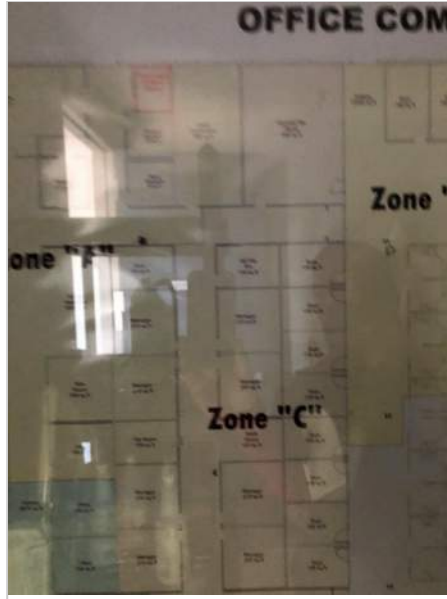


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HVAC control



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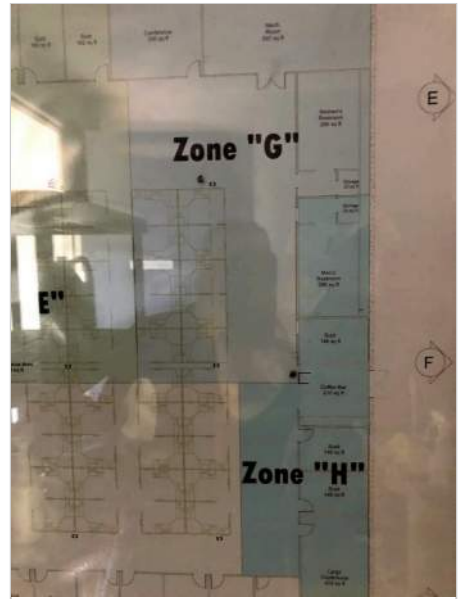
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HVAC zones



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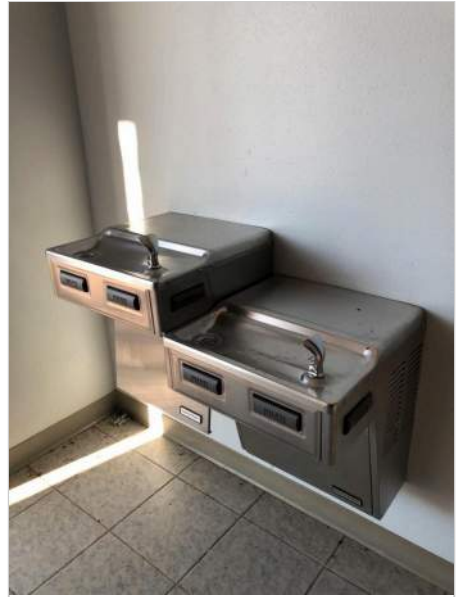
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Functioning



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Electric water heater



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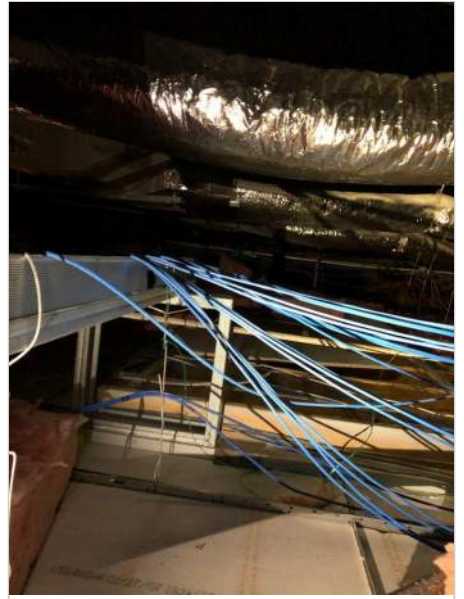
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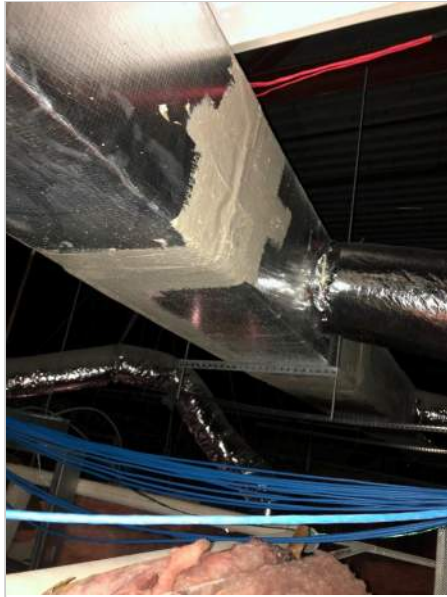
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Above ceiling 2



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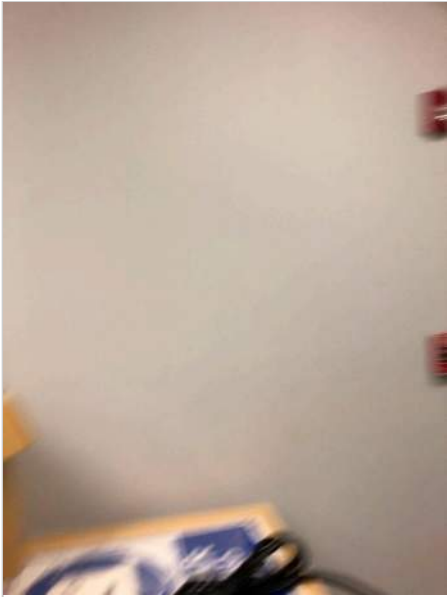


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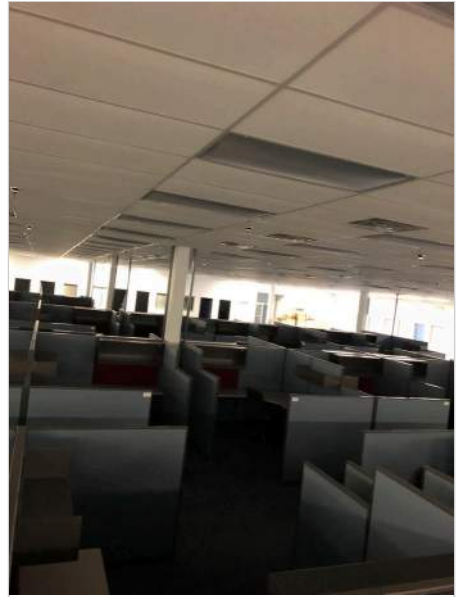
General conditions



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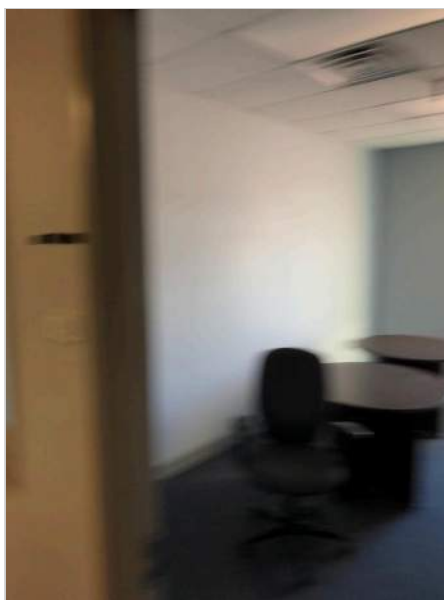
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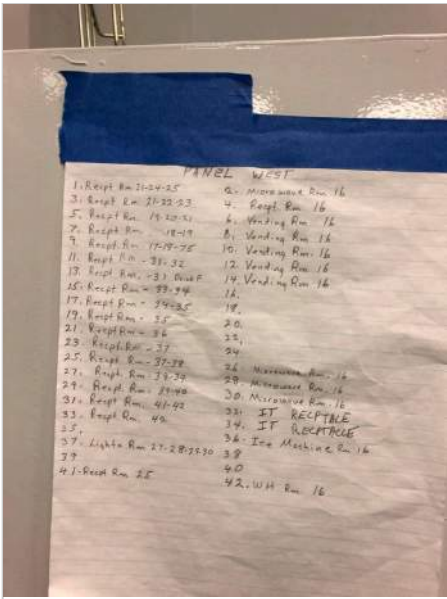


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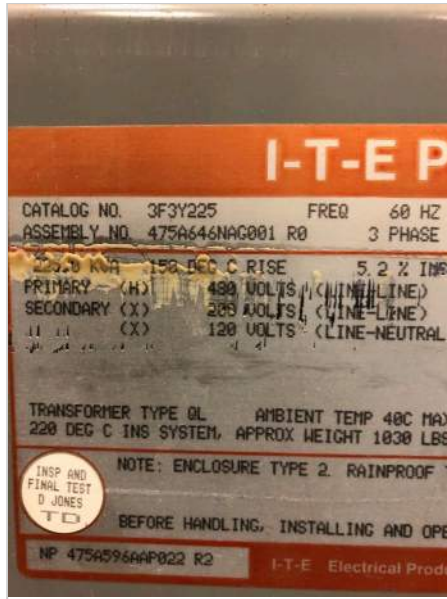


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Main electrical room



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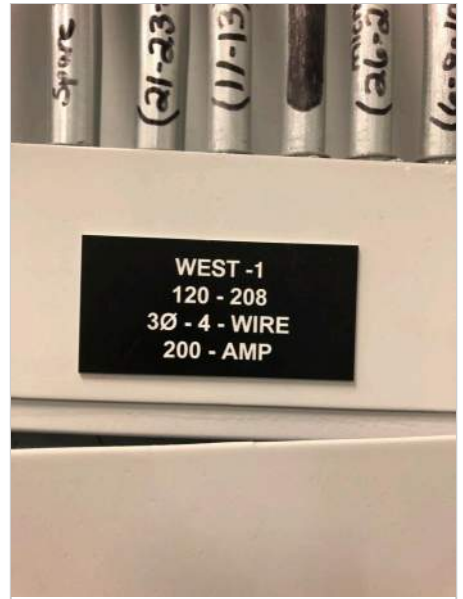
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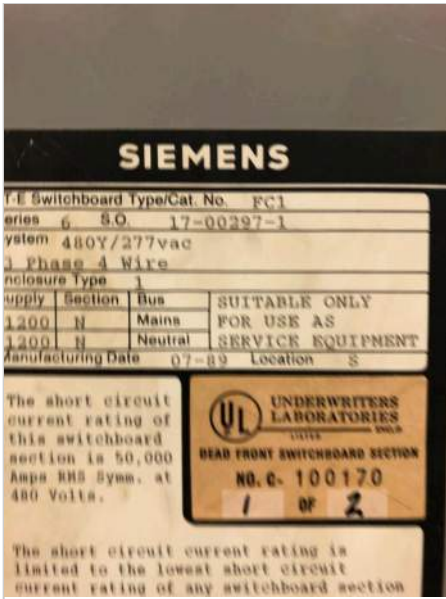
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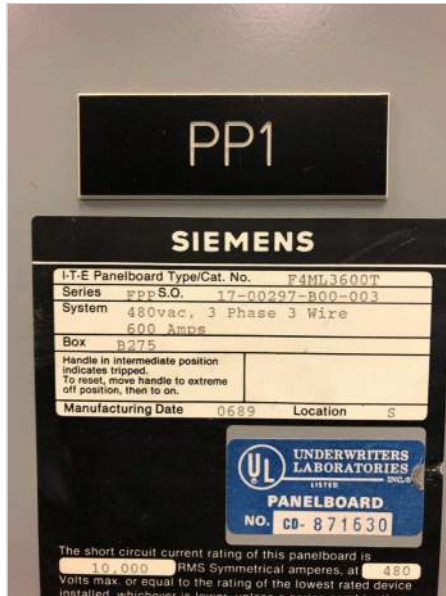
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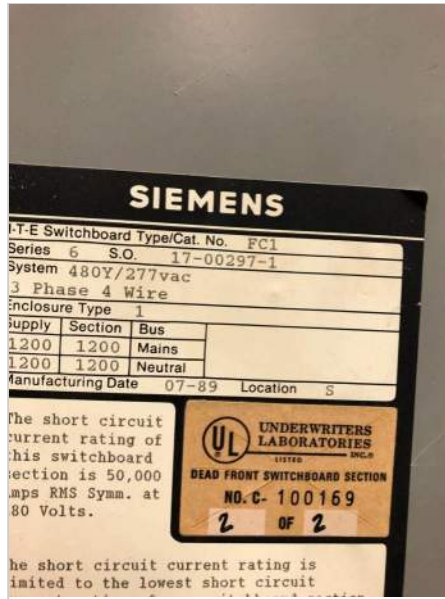
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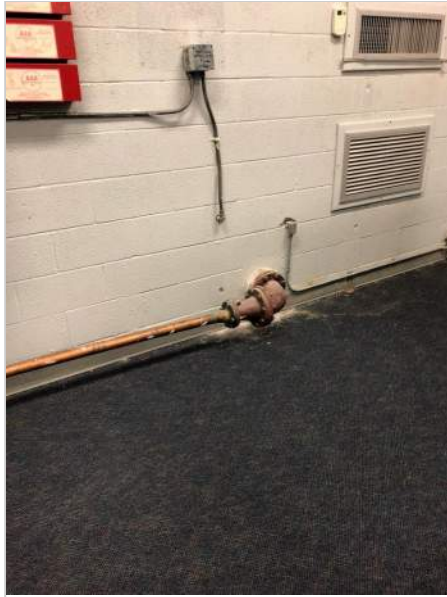
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Domestic water entry

1



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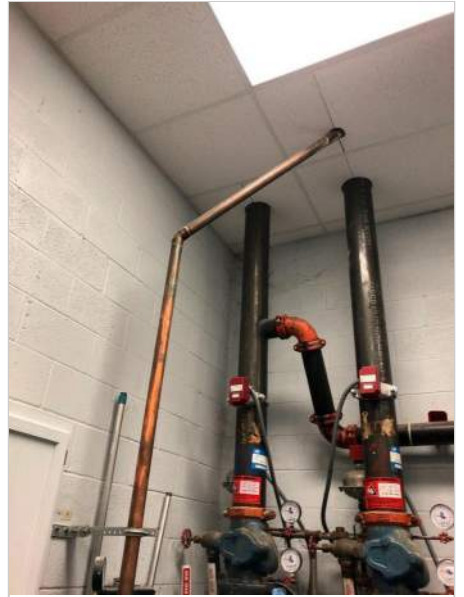
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Fire sprinkler entry



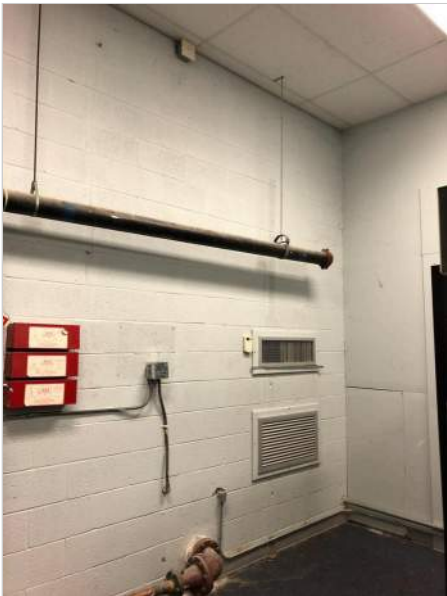
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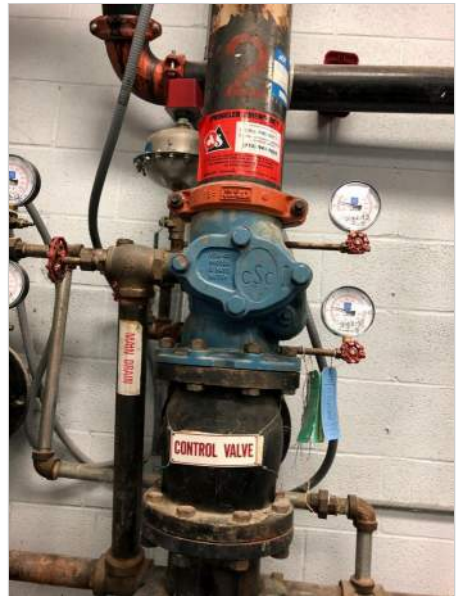
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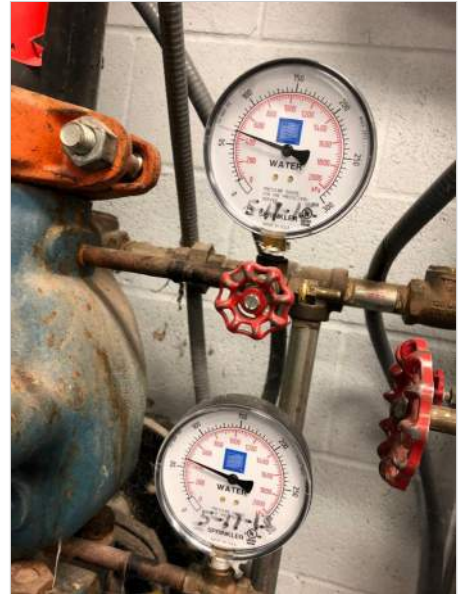
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Exterior rear



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Issue 2021-03-19 09:53:48 42B1FB6C.heic



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Exterior south



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Issue 2021-03-19 09:55:55 C9A13768.heic



Issue 2021-03-19 09:55:55 D3A02755.heic

Duct board



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Issue 2021-03-19 09:59:19 17F1BC2C.heic



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Fire alarm



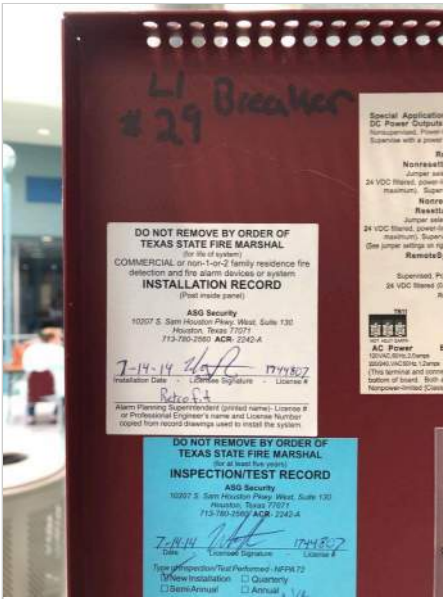
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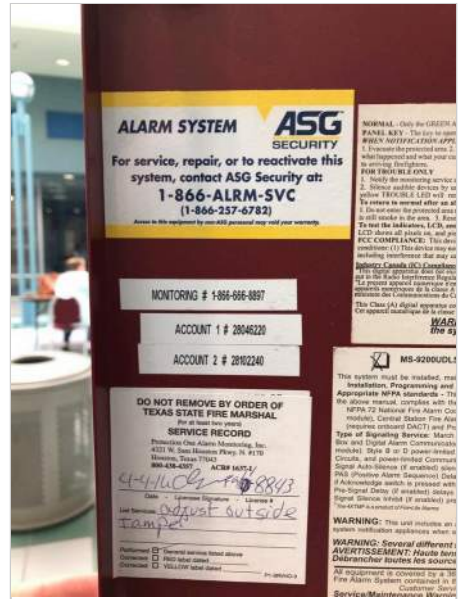
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Electric water heater 2



Issue 2021-03-19 10:15:55 453702B1.heic



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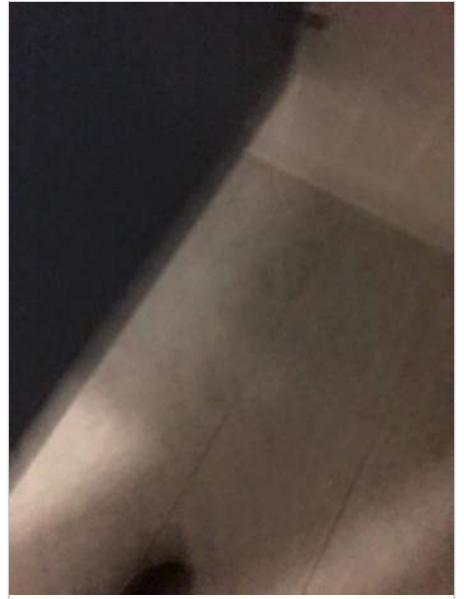
Restroom gang



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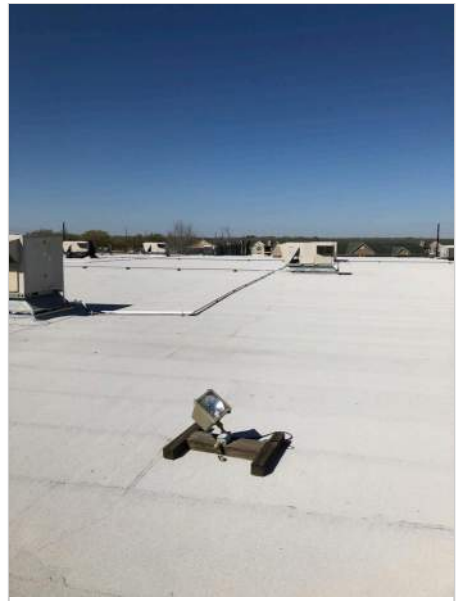
Roof



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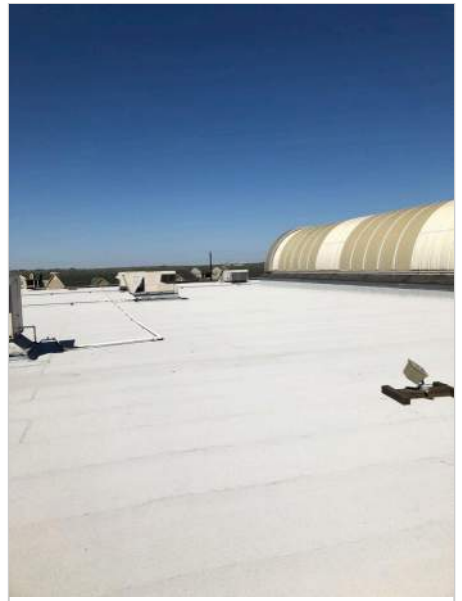
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RTU 1



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RTU2



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RTU4



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RTU3



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RTU5



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RTU6



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RTU8



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Issue 2021-03-19 11:12:18 83727E56.heic



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RTU7



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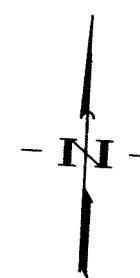
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End of Report

Building Program		Ziegler Cooper Architects			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
PUBLIC SPACES				680 s.f.	850 s.f.
Secured Lobby (<i>with display space</i>)	1	14	400 s.f.	400 s.f.	
Report Writing Room	1	2	100 s.f.	100 s.f.	
Fingerprinting	1	2	100 s.f.	100 s.f.	
Public Restroom	1		80 s.f.	80 s.f.	
POLICE DEPARTMENT	98	202		16,355 s.f.	20,444 s.f.
Dispatch					@80% efficiency
Dispatch (<i>Hardened construction</i>)	1	6	1,350 s.f.	1,350 s.f.	
<i>w/future receptionist 6 - 8'x8' consoles refrigerator / microwave dining table sink file cabinets surveillance camera monitoring dry erase boards</i>					
Server/Radio Room (<i>w/workstation</i>)	1	1	300 s.f.	300 s.f.	
Restroom	1		80 s.f.	80 s.f.	
Locker Room	1	20	140 s.f.	140 s.f.	
Storage Room	1		160 s.f.	160 s.f.	
I. T. Office	1	2	240 s.f.	240 s.f.	
Service Window			20 s.f.	20 s.f.	
<i>Access to public lobby Dispatch monitor</i>					
Administration					
Police Chief	1	2	200 s.f.	200 s.f.	
Closet (<i>large enough for file cabinets</i>)	1		20 s.f.	20 s.f.	
Police Captain	1	2	185 s.f.	185 s.f.	
Closet	1		20 s.f.	20 s.f.	
Secretary	1	1	120 s.f.	120 s.f.	
Office Supply Storage	1	1	100 s.f.	100 s.f.	
Conference Room	1	12	300 s.f.	300 s.f.	
Sargents	1	6	210 s.f.	210 s.f.	
Closet	1		20 s.f.	20 s.f.	
Administrative Sargent	1	1	120 s.f.	120 s.f.	
Closet	1		20 s.f.	20 s.f.	
Lieutenant	2	2	120 s.f.	240 s.f.	
Closet	2		20 s.f.	20 s.f.	
Patrol					
Patrol Officers Workroom w/ lockers	1	30	700 s.f.	700 s.f.	
Computer Work Stations	4	10	40 s.f.	160 s.f.	
Patrol Briefing Room	1	12	300 s.f.	300 s.f.	
Patrol Officers Dorms	4	2 beds	90 s.f.	360 s.f.	
Locker Room (<i>male + female combined</i>)	1	30	210 s.f.	210 s.f.	
Men's Restroom	1		126 s.f.	126 s.f.	
Women's Restroom	1		126 s.f.	126 s.f.	
Gun Storage/Armory	1		50 s.f.	50 s.f.	
SWAT Equipment Storage	1		100 s.f.	100 s.f.	
Equipment / Uniform Storage	1		180 s.f.	180 s.f.	
Radios & Server (<i>locate close to dispatch</i>)	1		120 s.f.	120 s.f.	
Evidence					
Evidence Room (<i>Hardened construction</i>)	1	8	2,115 s.f.	2,115 s.f.	
<i>24 pass-through evidence drops double entry locks processing workstation 3 full size desk spaces vent hood and exhaust fans dehumidifier sink with eyewash residential refrigerator residential freezer compact storage (rolling shelves)</i>					
Firearms Vault	1		100 s.f.	100 s.f.	
Narcotic Vault w/ vent	1		125 s.f.	125 s.f.	
Homicide Vault	1		400 s.f.	400 s.f.	
Evidence Office	2	2	200 s.f.	400 s.f.	
Evidence Supply Storage	1		60 s.f.	60 s.f.	
Juvenile Dept. (not behind locked doors)					
Booking	1	3	160 s.f.	160 s.f.	
Large Holding	1	2	80 s.f.	80 s.f.	
Small Holding	1	1	40 s.f.	40 s.f.	
Toilet	1	1	50 s.f.	50 s.f.	

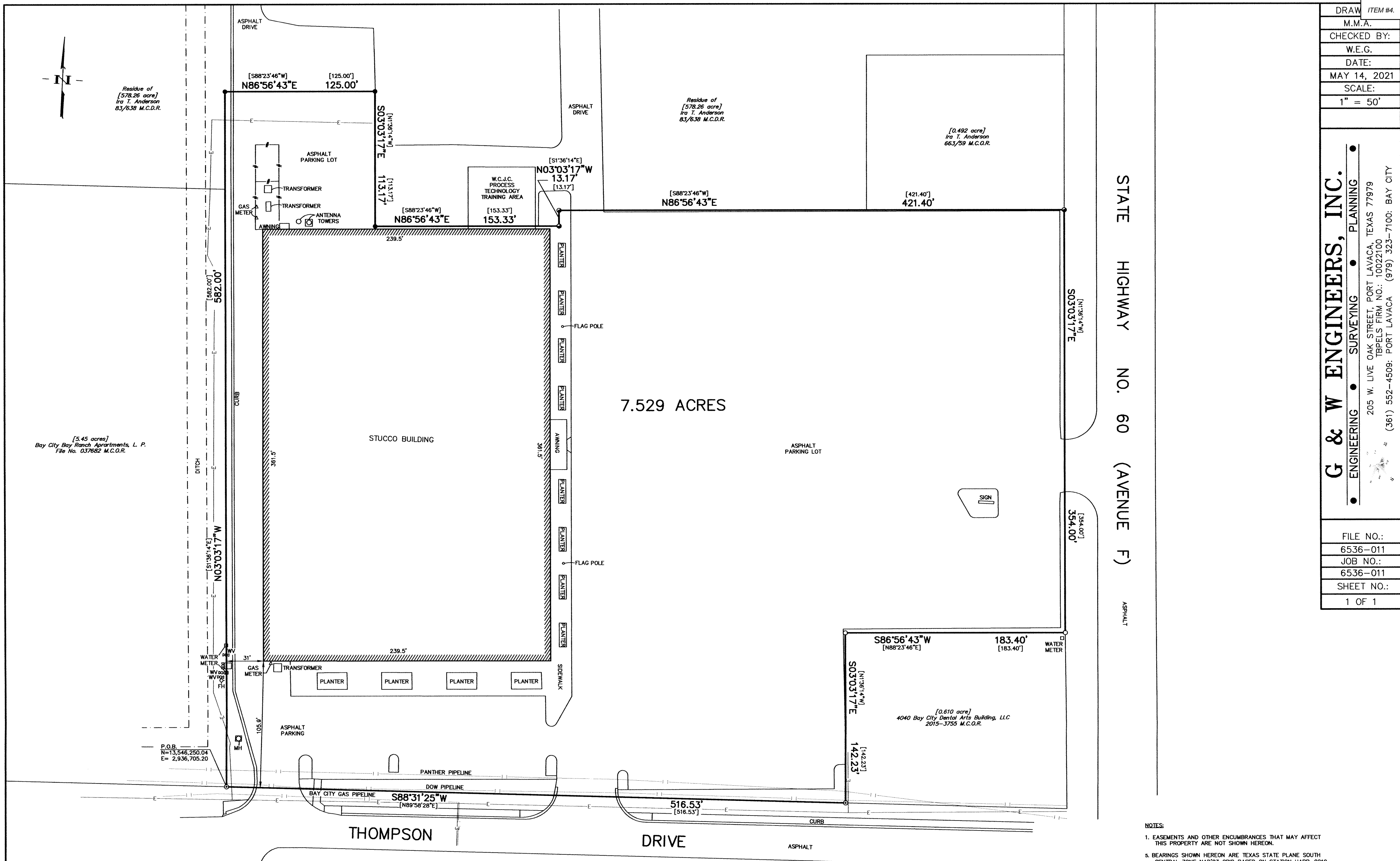
Building Program		Ziegler Cooper Architects			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
Criminal Investigative Division (C.I.D.)					
Detectives (C.I.D.) <i>(including one for outside agency)</i>	10	10	150 s.f.	1,500 s.f.	
Conference Room <i>(bull-pen area)</i>	1	12	300 s.f.	300 s.f.	
NARC Offices <i>(2 desks)</i>	1	2	200 s.f.	200 s.f.	
Closets	11		20 s.f.	220 s.f.	
C.I.D. Supply Room <i>(includes copier)</i>	1		70 s.f.	70 s.f.	
Interview Room <i>(with A/V)</i>	2	2	140 s.f.	280 s.f.	
Soft Interview Room <i>(with A/V)</i>	1	2	120 s.f.	120 s.f.	
Records Storage <i>(Hardened construction)</i>	1		600 s.f.	600 s.f.	
Records Office	1	2	250 s.f.	250 s.f.	
Animal Control Officer	1	2	250 s.f.	250 s.f.	
Closet	1		70 s.f.	70 s.f.	
Jail (Concrete block construction at jail)					
Booking <i>(includes a metal detector)</i>	1	2	230 s.f.	230 s.f.	
Office Jailer / Judge	1	1	110 s.f.	110 s.f.	
Female Cells	2	4	60 s.f.	120 s.f.	
Shower Room	1	1	15 s.f.	15 s.f.	
Male Cells	4	8	60 s.f.	240 s.f.	
Shower Room	1	1	15 s.f.	15 s.f.	
Laundry	1		100 s.f.	100 s.f.	
Jail Supply Storage	1		60 s.f.	60 s.f.	
Prisoner Locker Room <i>(open to corridor)</i>	1	12	40 s.f.	40 s.f.	
General Storage	1		140 s.f.	140 s.f.	
Sally Port <i>(near jail)</i>	1		1,480 s.f.	1,480 s.f.	
Hazardous Evidence Storage	1		60 s.f.	60 s.f.	
Indoor/Outdoor Kennel	1		40 s.f.	40 s.f.	
K-9 closet	1		18 s.f.	18 s.f.	
SHARED SPACES	21	159		5,550 s.f.	6,938 s.f.
Training Room <i>(converts to E.O.C.) (Hardened construction w/overflow sleeping, dedicated workstations, phone & data)</i>	1	85	2,000 s.f.	2,000 s.f.	@80% efficiency
Training Sargent Office	1		120 s.f.	120 s.f.	
Training Sargent Closet	1		20 s.f.	20 s.f.	
Equipment Storage <i>(consoles, etc.)</i>	1		100 s.f.	100 s.f.	
Table and Chair Storage	1		360 s.f.	360 s.f.	
Departments Storage <i>(Police / Sheriff)</i>	2		200 s.f.	400 s.f.	
A/V Closet	1		20 s.f.	20 s.f.	
Storage	1		100 s.f.	100 s.f.	
Exercise Room <i>(joint use and used for overflow bunks)</i>	1	25	1,250 s.f.	1,250 s.f.	
Cot Storage Room	1		60 s.f.	60 s.f.	
Locker Room	1	10	300 s.f.	300 s.f.	
Men's Shower Room <i>(toilet/lav./shwr.)</i>	1	1	80 s.f.	80 s.f.	
Women's Shower Room <i>(toiler/lav./shwr.)</i>	1	1	80 s.f.	80 s.f.	
Kitchen	1	3	200 s.f.	200 s.f.	
Dining Area	1	20	200 s.f.	200 s.f.	
Pantry	3		20 s.f.	60 s.f.	
Janitor	1		100 s.f.	100 s.f.	
Electrical Closet	1		100 s.f.	100 s.f.	
Notes:					
*Each department to have a separate pantry and refrigerator.					
*Hurricane resistance considerations in new construction.					
SITE ELEMENTS				94,420 s.f.	
Wash Bay	1		200 s.f.	200 s.f.	
Outdoor Storage <i>(car wash supplies, etc)</i>	1		100 s.f.	100 s.f.	
Vehicle Processing Garage	1	2 cars	200 s.f.	400 s.f.	
Large Items Storage <i>(bikes, etc.)</i>	1		240 s.f.	240 s.f.	
Parking					
Seized vehicles		10 spaces		3,000 s.f.	
Secured employee parking		25 spaces		7,500 s.f.	
Police vehicle covered parking		30 spaces		9,000 s.f.	
SWAT van covered parking		1 space		300 s.f.	
Public Parking		30 spaces		9,000 s.f.	
Outdoor Break Area	1	4	100 s.f.	100 s.f.	
Generator <i>(full building capacity)</i>					
FIRE DEPARTMENT	28	24		14,290 s.f.	17,863 s.f.
Day Room	1	10 to 12	440 s.f.	440 s.f.	@80% efficiency
Dining Area	1	10 to 12	200 s.f.	200 s.f.	
Kitchen	1	10 to 12	230 s.f.	230 s.f.	
Pantries	3		70 s.f.	210 s.f.	

Building Program		Ziegler Cooper Architects			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
Watch Office					
Staff Restrooms (toilet/lav/shwr.)	4		80 s.f.	320 s.f.	
Laundry Room	1		100 s.f.	100 s.f.	
Chief's Office	1	1	150 s.f.	150 s.f.	
Assistant Chief's Office	1	2	240 s.f.	240 s.f.	
Dept. Administration	1	1	120 s.f.	120 s.f.	
Fire Marshal	1	2	250 s.f.	250 s.f.	
Reports Office	1	1	150 s.f.	150 s.f.	
Traning Office / Video Storage	1	1	100 s.f.	100 s.f.	
Traning Room - Large	1	50	1,500 s.f.	1,500 s.f.	
Table + Chair Storage	1		200 s.f.	200 s.f.	
Traning Room - Small	1	25	750 s.f.	750 s.f.	
Table + Chair Storage	1		200 s.f.	200 s.f.	
Off Duty Officers/Shift Supervisor	1	1	150 s.f.	150 s.f.	
File/Record Storage	1		100 s.f.	100 s.f.	
Future Dorm Rooms (w/3 lockers per room)	1	8	720 s.f.	720 s.f.	
Hose Maint. Rm. (hose drying, washing and stor.)	1		150 s.f.	150 s.f.	
Apparatus Bays (exist. shared by EMS and FD)	12 large vehicles		7,500 s.f.	7,500 s.f.	
Tool/Parts Storage	1		165 s.f.	165 s.f.	
Maintenance Shop	1	1	150 s.f.	150 s.f.	
Bunker Gear Laundry (laundry locked.)	1		165 s.f.	165 s.f.	
Ice Machine 500#	1		30 s.f.	30 s.f.	
<i>Water fill stations, w/ 2 1/2" quick couple, air compressor w/ power over apparatus, and slip-resistant floors Provide location for static antique fire engine Forced ventilation, space heaters.</i>					
Site Elements				18,000 s.f.	
Parking		60 spaces		18,000 s.f.	
Notes: *Proper ventilation required at Bunker Gear Storage and Breathing Apparatus Room Self Contained Breathing Apparatus Hose storage					
Summary	Net Area	Size Factor	Gross Area		
Police Department	16,355 s.f.	80 % eff.	20,444 s.f.		
Fire & EMS Department	14,290 s.f.	80 % eff.	17,863 s.f.		
Shared Spaces	5,550 s.f.	80 % eff.	6,938 s.f.		
Total Building Construction				45,244 s.f.	
Current Building Area Summary					
Tenaris			36,000 s.f.		
South Texas Nuclear Power			24,400 s.f.		
Wharton County Junior College			20,160 s.f.		
Lobby			5,920 s.f.		
			86,480 s.f.		
Combined Site Elements				112,420 s.f.	
Total Development				157,664 s.f.	



Residue of
[578.26 acre]
Ira T. Anderson
83/638 M.C.D.R.

[5.45 acres]
Bay City Bay Ranch Apartments, L.P.
File No. 037682 M.C.O.R.



7.529 ACRES

THOMPSON DRIVE

DRIVE

STATE HIGHWAY NO. 60 (AVENUE F) ASPHALT

4000 AVENUE F
7.529 ACRE SURVEY
ELISHA HALL LEAGUE
ABSTRACT NO. 45
MATAGORDA COUNTY, TEXAS

BEING ALL OF THAT SAME PROPERTY DESCRIBED AS 7.529 ACRES IN GENERAL WARRANTY DEED DATED SEPTEMBER 21, 2006 FROM KHOSROW SADEGHIAN, ET UX TO BAY CITY COMMUNITY DEVELOPMENT CORPORATION RECORDED IN FILE NO. 067280 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.

FLOOD DATA
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4832100255 F, REVISED JANUARY 15, 2021. THIS PROPERTY IS LOCATED IN ZONE X.

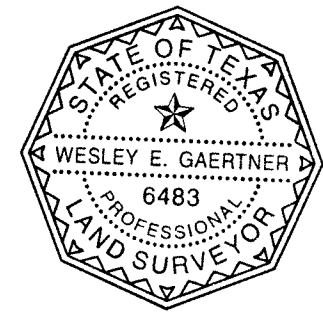
LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- ⊙ EXISTING 1/2" IRON ROD
- EXISTING MAG NAIL SET
- SET 5/8" IRON ROD WITH PLASTIC CAP
- M.C.D.R. MATAGORDA COUNTY DEED RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- MH MAN HOLE
- WV WATER VALVE
- OVERHEAD POWERLINE
- EXISTING CHAINLINK FENCE
- EXISTING PIPELINE
- [] PLAT OR DEED CALL

- NOTES:
- EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPB-0219 ON THE RTK NETWORK.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON MAY 13, 2021.

Wesley E. Gaertner
G & W ENGINEERS, INC.
WESLEY E. GAERTNER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6483



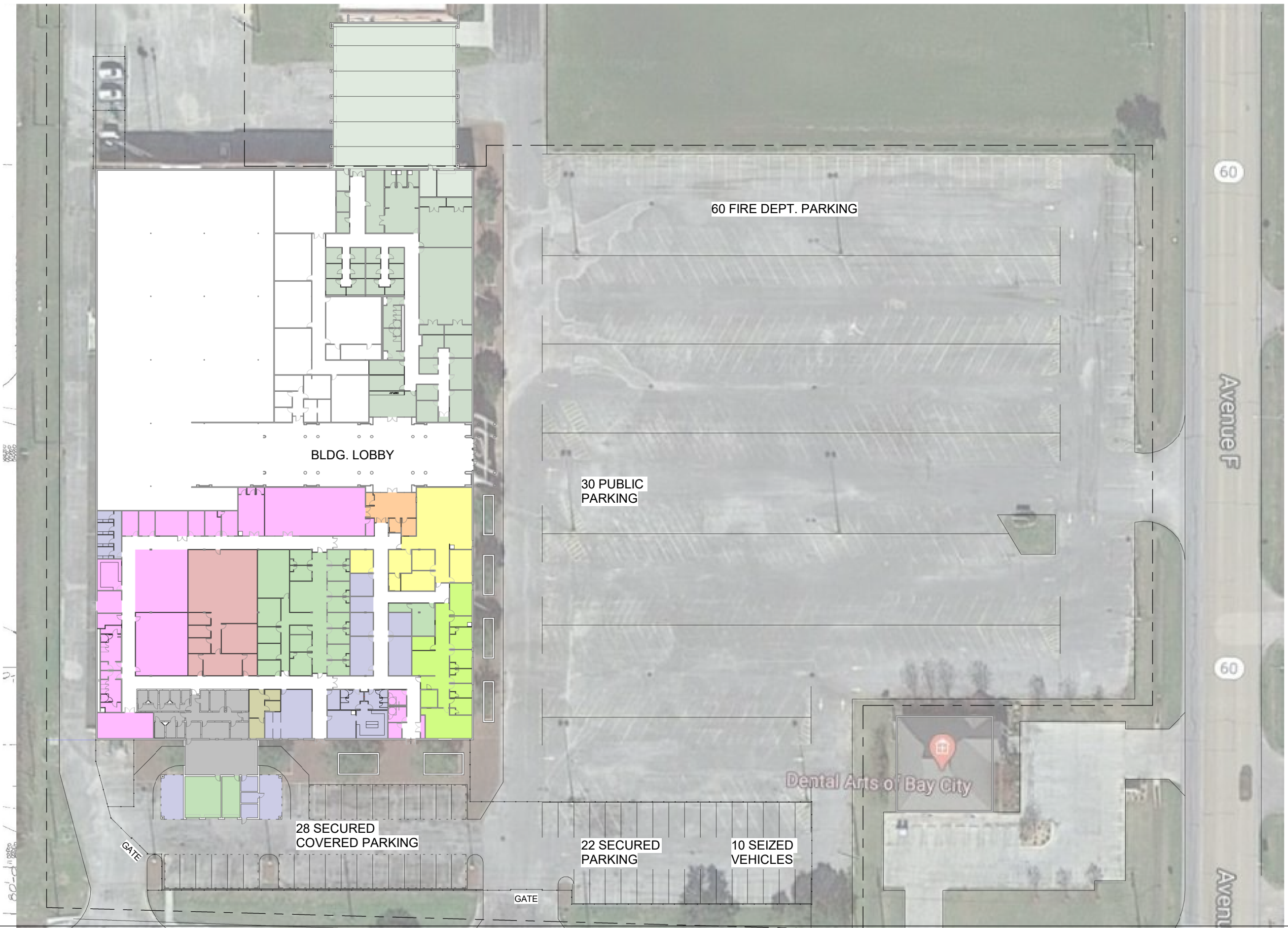
DRAW	ITEM #4.
M.M.A.	
CHECKED BY:	
W.E.G.	
DATE:	
MAY 14, 2021	
SCALE:	
1" = 50'	

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •

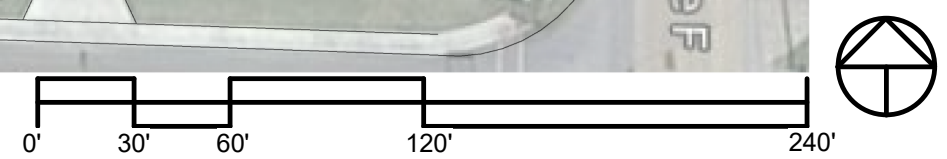
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

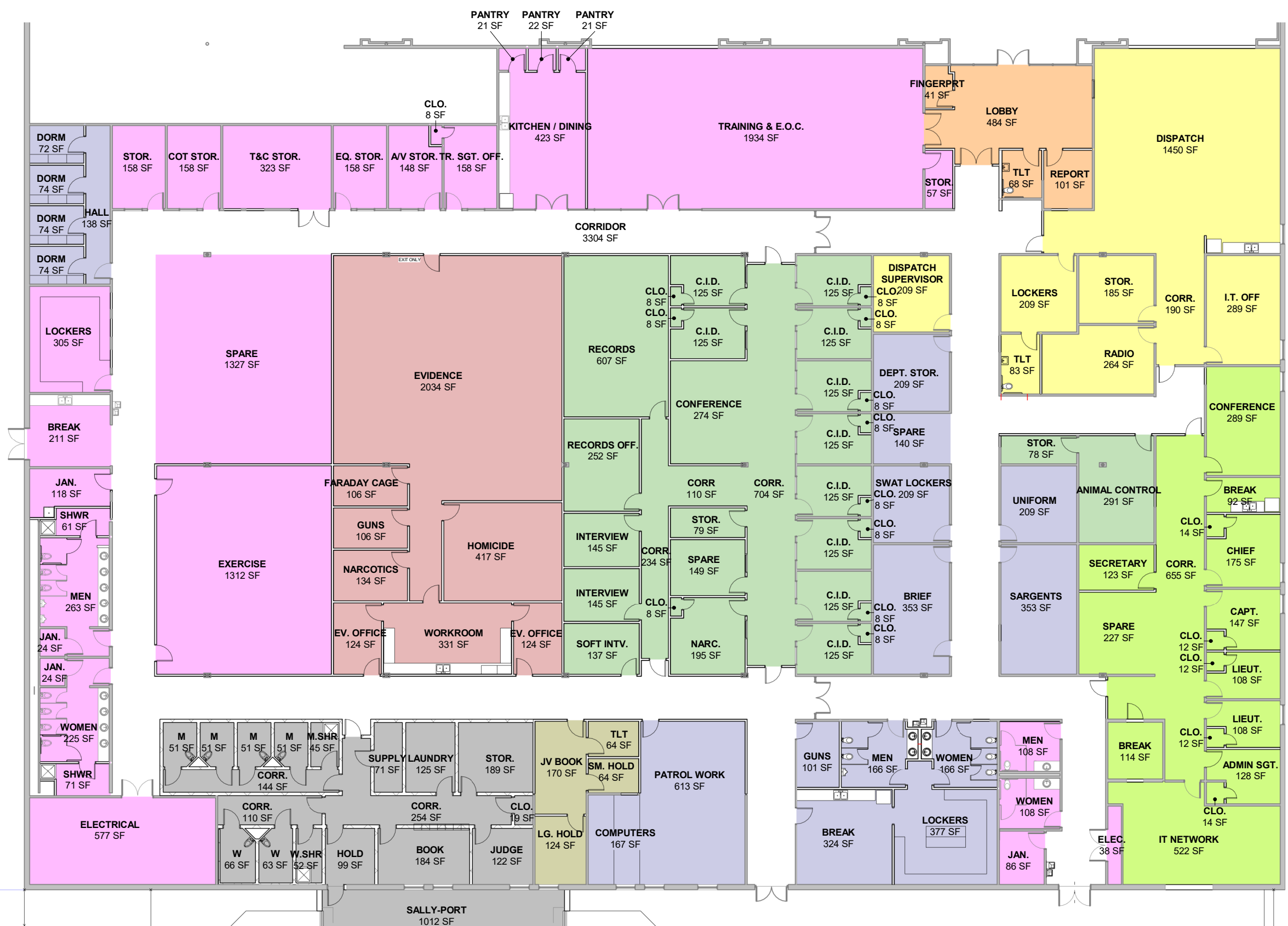
FILE NO.:	6536-011
JOB NO.:	6536-011
SHEET NO.:	1 OF 1



Bay City Public Safety Headquarters

SITE PLAN - OPTION A - 05/07/2021

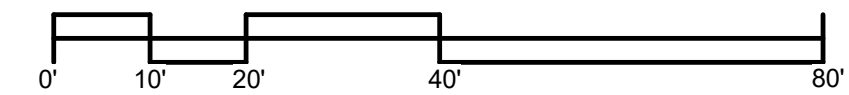


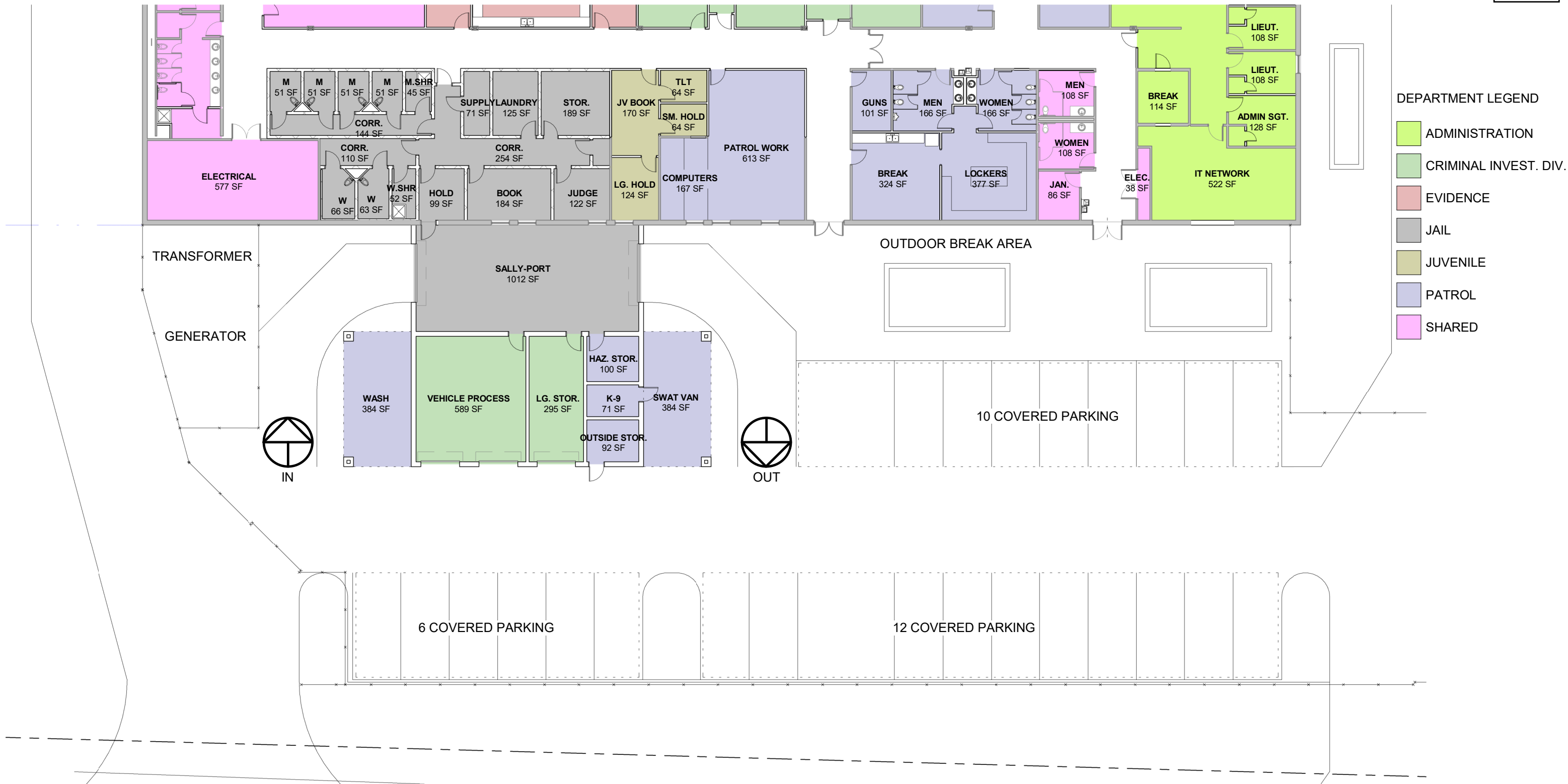


- DEPARTMENT LEGEND
- ADMINISTRATION
 - CRIMINAL INVEST. DIV.
 - DISPATCH
 - EVIDENCE
 - JAIL
 - JUVENILE
 - PATROL
 - PUBLIC
 - SHARED

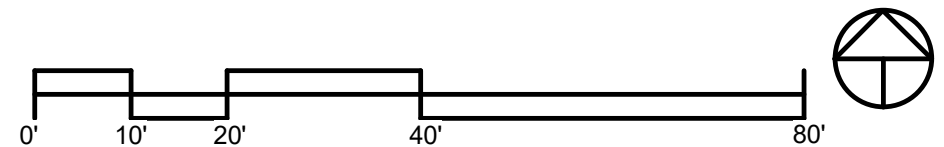
Bay City Public Safety Headquarters

FLOOR PLAN - POLICE DEPT. - 05/07/2021





Bay City Public Safety Headquarters
 FLOOR PLAN - POLICE DEPT. - SITE ELEMENTS - 05/07/2021





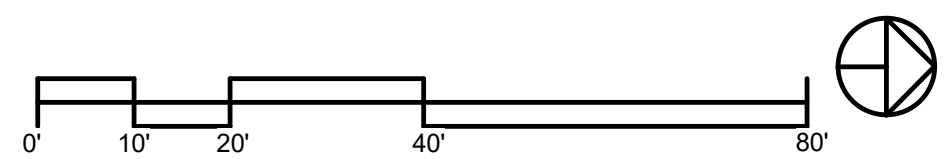
DEPARTMENT LEGEND

FIRE

FIRE ACCY

Bay City Public Safety Headquarters

FLOOR PLAN - FIRE DEPT. - OPTION A - 05/07/2021





**BUDGET ESTIMATE FOR
BAY CITY PUBLIC SAFETY HEADQUARTERS**

June 28, 2021

This estimate is based on schematic design drawings only. These figures are not to be used as a bid.

Schematic Drawings:

- A1.02 Architectural Site Plan
- A2.00 Floor Plan-Composite
- A2.01 Floor Plan-Area A-Demolition Plan
- A2.02 Floor Plan-Area B-Demolition
- A2.03 Floor Plan-Area A-New
- A2.04 Floor Plan-Area B-New

Police Area \$5,500,000.00

A. This area includes new construction of a sally port with ancillary services as noted on plan site elements 5/7/2021.

B. Interior remodel of existing building with about 36,000 sq. ft.

Fire Department Area \$3,000,000.00

A. This area includes new construction of an apparatus bay.

B. Interior remodel of 12,000 sq. ft.

Site \$300,000.00

A. Restripe parking lot, repair some parking lot and fencing.

Total construction cost: \$8,800,000.00

Notes:

- Pricing does not include furniture/fixtures/equipment, Division 28 (IT/data), landscaping/irrigation, kitchen appliances, special systems, architectural/engineering, testing, surveying, etc.
- In consultation with Ziegler Cooper Architects we believe that the preliminary construction cost estimate above may represent approximately 80% of the possible Total Project Cost. This could lead to a project cost, not including purchase of the building, of approximately \$10,600,000.00.

Prices listed above is limited to the work detailed on this proposal. Any changes or additions to the scope of work may affect the total cost. Proposal pricing 30 calendar days from the date of this letter.

~ DISCUSS, CONSIDER, AND/OR APPROVE THE CITY'S QUARTERLY FINANCIAL AND INVESTMENT REPORT FOR THE QUARTER ENDING JUNE 30, 2021



EXECUTIVE SUMMARY

QUARTERLY FINANCIAL & INVESTMENT REPORT

BACKGROUND: Quarterly financial reports provide the most accurate reflection of the quarter activity for each major fund. Reports are provided to City Council via email with a formal presentation at the next available Council meeting. In addition, the Finance Committee meets quarterly to review the Investment Report in detail. This time also serves as an opportunity to discuss the City's finances. In the event that financial decisions or budgetary amendments need attention prior to this date-the Finance Director shall request a Special Called Meeting. All reports are posted to the City's website along with other financial information.

FINANCIAL IMPLICATIONS: Timely financial data provides City Council time to make informed decisions to prevent any negative financial implications.

IMPACT ON COMMUNITY SUSTAINABILITY: The report provides financial information to the public. (i.e., costs of services, revenue sources)

RECOMMENDATION: Staff recommends City Council approve the Quarterly Financial & Investment Report.

ATTACHMENTS: Quarterly Financial Report for Quarter Ending June 30, 2021 (Presented and Handed out at meeting)

ITEM #6.

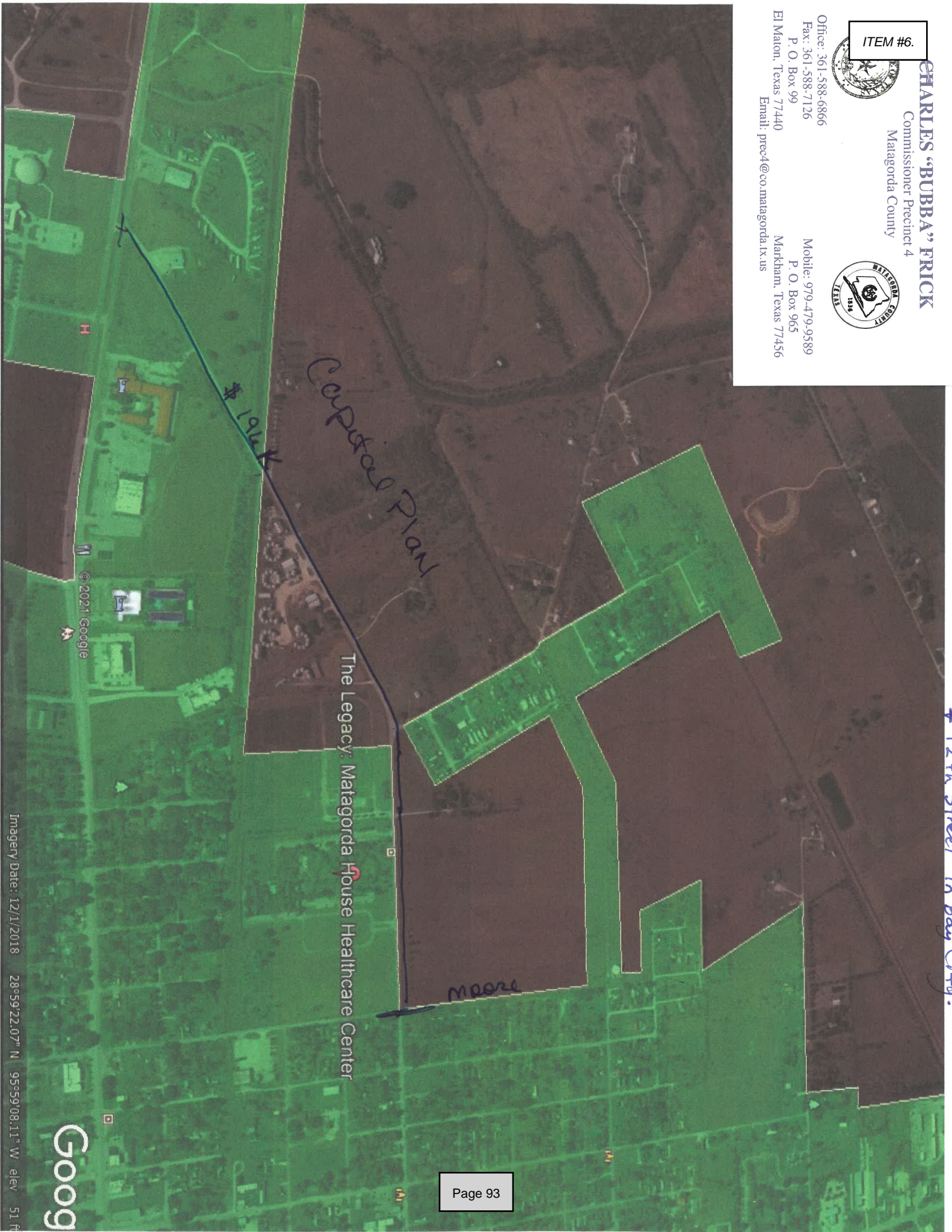


CHARLES "BUBBA" FRICK
Commissioner Precinct 4
Matagorda County



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* 12th Street in Bay City.