



**OAK HOLLOW/SHEFFIELD VILLAGE PUBLIC
IMPROVEMENT DISTRICT BOARD MEETING
FISH CREEK LINEAR PARK (PARKING LOT), 4513 COVENTRY DRIVE
THURSDAY, DECEMBER 14, 2023 AT 6:30 PM**

AGENDA

CALL TO ORDER

INVOCATION

CITIZENS' FORUM

Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

AGENDA ITEMS

1. Consider the qualifications for an engineer to evaluate the area and soil and prepare a plan to repair or replace the Magna Carta wall from: 1) Charles Taylor Engineering Technical Services
2) Lerch Bates

2. Consider proposals to repair concrete wall at S. Great Southwest Pkwy. behind 4406-4410 Lorraine Ave. and discuss insurance claim:
 1. Bright Star Construction:
Option 1: \$1,500
Option 2: \$9,000 to \$20,000 depending on condition of panels
 2. Reconstruction Experts: \$4,994.03

3. Consider closing the sidewalk along Magna Carta to ensure safety of pedestrians in an amount not to exceed \$5,000.00 along Magna Carta Blvd.

4. Discussion of Budget to Actual Financial Report for November 30, 2023

CITIZENS' FORUM

Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

Message of Religious Welcome

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-

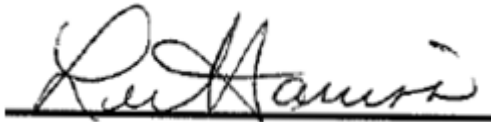
government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

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Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted December 11, 2023.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

*Lee Harris, CPA
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/14/2023

REQUESTER: Greg Farkas

PRESENTER: Mary Garza, President

TITLE: Consider the qualifications for an engineer to evaluate the area and soil and prepare a plan to repair or replace the Magna Carta wall from: 1) Charles Taylor Engineering Technical Services 2) Lerch Bates

Charles Taylor Engineering - Building & Construction

EXPERTS IN THE FIELD

The Charles Taylor Engineering Building & Construction team delivers a wide range of expertise servicing the design and construction market. Our team of industry experts works primarily with clients in the construction, legal, and insurance sectors, specializing in forensic engineering, construction management and re-design of properties.

OUR SERVICES

- Architectural Design
- Air Barrier & Building Fenestration Testing
- Reserve Studies & Property Condition Assessment
- Third-Party Peer Review
- Litigation Support & Expert Witness Testimony
- Building Envelope Repair
- Thermal Imagery
- Structural, Civil & Architectural Forensic Analysis
- Construction Administration & Quality Assurance
- Premise Liability Claims & Litigation Support
- Vibration Monitoring & Pre- and Post-Construction Assessment
- Forensic Cause & Origin – Wind, Hail, Fire, Flood, Soil, Movement, & Construction Defect

MEET THE PRESIDENT



Corey Schrauben

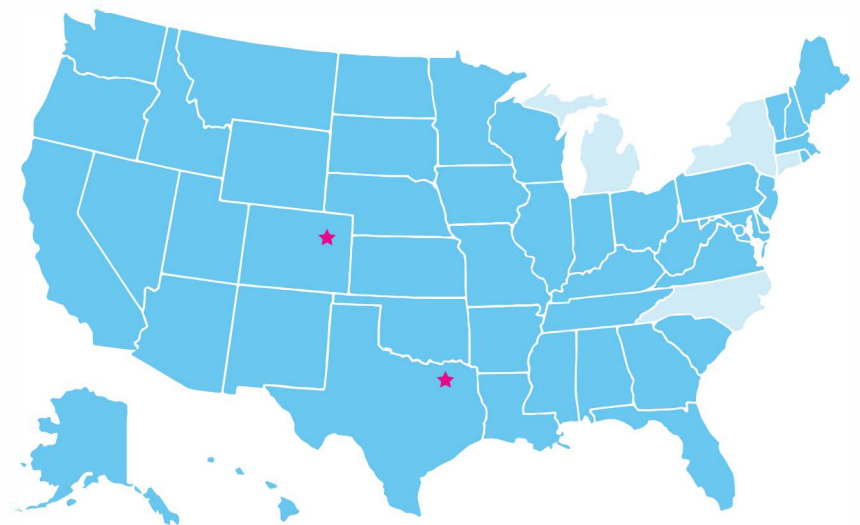
President
 CT Engineering - Building & Construction
 E: COREY.SCHRAUBEN@CHARLESTAYLOR.COM
 T: (720) 218-2204

CT ENGINEERING - BUILDING & CONSTRUCTION TEAM U.S. COVERAGE MAP

National presence in key markets, planned growth for our footprint in 2023 and beyond

- Full Suite of CT Engineering Technical Services Capabilities
- ★ Office Locations

Experts Located Nationally



Get In Touch

For more information, email ctengineering@charlestaylor.com or visit our website at charlestaylor.com/usa



M. Amine Adnani, P.E.

Senior Forensic Engineer

CONTACT DETAILS:

Amine.Adnani@charlestaylor.com

M: +1 321 217 1865

T: +1 817 329 7272

Southlake, TX

AREAS OF EXPERTISE:

Structural/Architectural/Civil Engineering, Forensic Engineering, Construction Administration, Project/Program Management, Condition Assessment, Repair/Retrofit/Rehabilitation/Alteration Design, Historic Preservation, Buildings, Parking Decks, Dam Spillways, Locks, Towers, Bridges, Retaining Structures, Roof/Wall System Evaluation and Repair Design, Curtain Walls, Window Walls, Cladding, Construction Defect Claims, Design Errors/Omissions Claims, First-Party Insurance Claims, Builder's Risk Claims, Design-Related Delay Claims

QUALIFICATIONS:

2019: MBA, Finance, East Carolina University

2009: MEng, Civil Engineering (Structures), University of Florida

2008: B.S., Civil Engineering (Structures), University of Florida

PROFESSIONAL MEMBERSHIP:

State of Alabama Professional Registered Engineer, #40069

State of Arkansas Professional Registered Engineer, #20029

State of Florida Professional Registered Engineer, #78096

State of Louisiana Professional Registered Engineer, #45536

State of Mississippi Professional Registered Engineer, #31797

State of New York Professional Registered Engineer, #100879

State of North Carolina Professional Registered Engineer, #40901

State of Oklahoma Professional Registered Engineer, #32519

State of South Carolina Professional Registered Engineer, #31675

State of Texas Professional Registered Engineer, #139671

Member ASCE, Member AISC, Member IIBEC

LANGUAGES:

Fluent in English, French, and Arabic; Conversational in Spanish

EXPERIENCE:

May 2021– Present: Senior Forensic Engineer, Charles Taylor Engineering Technical Services – Building and Construction

Conduct investigations related to construction claims to verify compliance with structural and civil code requirements. Perform forensic investigations associated with residential and commercial insurance claims, structural assessments, and field surveys. Perform repair, rehabilitation, retrofit, and alteration design of existing structures and provide construction administration services. Prepare construction drawings, specifications, calculations, reports, proposals, budgets, schedules, and cost estimates.

M. Amine Adnani
Senior Forensic Engineer

January 2021 – May 2021: Professional Engineer, J.S. Held, Coppell, TX

Conducted forensic investigations associated with residential, commercial, and industrial insurance claims to determine the cause, extent, and nature of damage to structures for issues including ground subsidence, windstorms, hailstorms, fire, water intrusion, impact, construction defects, as well as other types of claims. Prepared engineering reports to document findings and provided generalized repair and remedial recommendations.

August 2020 – October 2020: Senior Project Manager – Forensics and Risk Management, DeSimone Consulting Engineers, Dallas, TX (Remote)

Performed structural investigations related to construction and delay claims. Prepared engineering reports, cost estimates, proposals, and budgets. Prepared construction drawings and specifications for below-grade waterproofing design.

April 2018 – March 2020: Senior Consulting Engineer / Project Manager, Simpson Gumpertz and Heger, New York, NY

Performed and/or directed projects involving repair, rehabilitation, retrofit, and alteration design of existing buildings. Conducted structural investigations related to adjacent construction and construction/delay claims. Performed forensic investigations associated with residential and commercial insurance claims, structural assessments, and field surveys. Prepared construction drawings, specifications, calculations, reports, proposals, budgets, schedules, and cost estimates, and performed construction administration tasks.

September 2012 – March 2018: Senior Structural Engineer / Project Manager, Wood Environment and Infrastructure Solutions (formerly Amec Foster Wheeler and Amec), Charlotte, NC

Performed and/or managed structural forensic and design projects involving buildings, parking garages, dam spillways, locks, towers, and other structures constructed of concrete, steel, masonry, timber, and/or aluminum. Performed and/or managed projects involving the evaluation and repair/replacement design of roof systems and facades. Performed and/or managed engineering calculations and structural design/analysis including finite element modeling. Utilized CAD as required to support production of construction documents, developed project specifications, and performed construction administration tasks. Prepared proposals, field/engineering reports, cost estimates, and schedules. Performed field investigations, assessments, condition surveys, and peer reviews.

January 2010 – September 2012: Staff Engineer, Amec Environment and Infrastructure (formerly BCI Engineers and Scientists), Lakeland, FL

Performed forensic inspections associated with residential and commercial insurance claims to determine cause, extent, and nature of damage to structures (types of investigations included buildings with suspected damage from sinkholes, fires, windstorms, water intrusion, plumbing leaks, vibrations due to mining/blasting/construction, vehicle impact, construction defects, and a myriad of other claims). Performed condition assessments of bridges and culverts for private and public clients. Evaluated code issues and provided structural and architectural repair recommendations. Produced engineering reports, letters, and construction observation documents. Performed structural analysis of building components, designed retaining walls and culverts, and drafted structural drawings.

DEPOSITION TESTIMONY:

James Adrion v. Tower Hill Select Insurance Company, Case No. 51-2012-CA-2977-ES
County, Florida, April 8, 2015

Rogelio Cuellar v. Federated National Insurance Company, Case No. 13-CA-7253, Hillsborough County, Florida, June 20, 2014

PROFESSIONAL COURSES & SEMINARS AS AN ATTENDEE:

EZ-pdh.com, Webinar, "Deck Design for Steel Bridges," December 30, 2020, 4 PDH

EZ-pdh.com, Webinar, "Design of Commercial Buildings to Mitigate Terrorist Attacks," December 30, 2020, 4 PDH

EZ-pdh.com, Webinar, "Corrosion Protection for Metal Fasteners in Coastal Areas," December 1, 2020, 3 PDH

National Council of Structural Engineers Associations, Webinar, "Gravity Loads and Photovoltaic Panels," September 10, 2020, 1.5 PDH

New York State Society of Professional Engineers, In-person Seminar, NYU Center for Urban Science and Progress, Brooklyn, NY, "Retaining Walls and Parking Structures," January 14, 2020, 1 PDH

New York State Society of Professional Engineers, In-person Seminar, NYU Center for Urban Science and Progress, Brooklyn, NY, "Construction Code Revisions Update," January 14, 2020, 1 PDH

New York State Society of Professional Engineers, In-person Seminar, NYU Center for Urban Science and Progress, Brooklyn, NY, "Solar Requirements and Green Roof (LL 92/94)," January 14, 2020, 1 PDH

New York State Society of Professional Engineers, In-person Seminar, NYU Center for Urban Science and Progress, Brooklyn, NY, "Energy Code Update," January 14, 2020, 1 PDH

New York State Society of Professional Engineers, In-person Seminar, NYU Center for Urban Science and Progress, Brooklyn, NY, "Cranes, Codes, and Regulations," January 14, 2020, 1 PDH

EZ-pdh.com, Webinar, "Innovative Building Technology," December 27, 2019, 5 PDH

EZ-pdh.com, Webinar, "Advanced Fabricated Building," December 27, 2019, 5 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "Engineering and Application of Composite Waterfront Solutions," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "Settlement and Repair of Leo Frigo Bridge," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "Foundation Noise Mitigation for Marine Pile Driving," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "Practice and Design of Foundations for Offshore Wind Turbines in Europe," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "The Cleanup of the Gowanus Canal," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "Ecological Enhancement of Urban Waterfronts and Coastal Infrastructure," March 18, 2019, 1 PDH

ASCE Metropolitan Section, In-person Seminar, NYU Tandon School of Engineering, "An Innovative New Tool for Damage and Resilience Assessment of Earthen Structures Threatened by Extreme Storm Events," March 18, 2019, 1 PDH

EZ-pdh.com, Webinar, "Durability by Design," December 31, 2018, 5 PDH

Simpson Gumpertz & Heger, Webinar, "Stormwater Detention Basin Failure and Signing & Sealing Requirements," December 31, 2018, 1 PDH

Simpson Gumpertz & Heger, Webinar, "120-inch Coupling Failure, Metrowest Tunnel, Framingham, MA," July 19, 2018, 1 PDH

Simpson Gumpertz & Heger, Webinar, "Evaluating Building Damage due to Adjacent Construction," June 19, 2018, 1 PDH

Simpson Gumpertz & Heger, Webinar, "Construction from the Contractor's Point of View," June 18, 2018, 1 PDH

Simpson Gumpertz & Heger, Webinar, "What Every Engineer Needs to Know about Paint and Coatings," May 31, 2018, 1 PDH

Simpson Gumpertz & Heger, Webinar, "Case Histories of Construction Claims," April 24, 2018, 1 PDH

PDHlibrary.com, Webinar, "Maintenance of Waterfront Facilities, Part 2," January 2, 2018, 4 PDH

PDHlibrary.com, Webinar, "Maintenance of Waterfront Facilities, Part 1," December 28, 2017, 4 PDH

PDHlibrary.com, Webinar, "Standard Practice for Shotcrete, Part 1," December 28, 2017, 4 PDH

PDHlibrary.com, Webinar, "Masonry Structural Design for Buildings, Part 2," December 27, 2017, 2 PDH

PDHlibrary.com, Webinar, "Masonry Structural Design for Buildings, Part 1," December 27, 2017, 4 PDH

PDHlibrary.com, Webinar, "Bridge Inspection, Maintenance, and Repair, Part 3," February 27, 2017, 4 PDH

PDHlibrary.com, Webinar, "Bridge Inspection, Maintenance, and Repair, Part 2," February 27, 2017, 4 PDH

PDHlibrary.com, Webinar, "Bridge Inspection, Maintenance, and Repair, Part 1," February 27, 2017, 4 PDH

SOPREMA, In-person Seminar, "Below Grade Waterproofing Systems," February 8, 2017, 1 PDH

Xypex, In-person Seminar, "Crystalline Concrete Waterproofing," November 17, 2016, 1 PDH

Siplast, In-person Seminar, "Lightweight Insulating Concrete: the Green Roof Insulation," February 11, 2016, 1 PDH

American Institute of Steel Construction, Webinar, "Blast-Resistant Design of Steel Buildings Part 1: Blast Loads and Their Interaction with Buildings," March 17, 2016, 1.5 PDH

Carolina Timberworks, In-person Seminar, "Timber Framing: An Old Age Craft Meets the Modern Era," February 11, 2016, 1 PDH

American Institute of Steel Construction, Webinar, "Evaluation and Modification of Open Web Steel Joists, Part 1," October 21, 2015, 1.5 PDH

Hilti, In-person Seminar, "Anchor 201 - Technology of Adhesive Anchors and the Effects of Varying Field Conditions," October 21, 2015, 1.5 PDH

Hilti, In-person Seminar, "Anchor 101 - Anchoring Principles and Design," August 11, 2015, 1 PDH

American Institute of Steel Construction, Webinar, "The Art of Structural Drafting - Tips for Producing High-Quality Structural Drawings," March 26, 2015, 1 PDH

American Institute of Steel Construction, Webinar, "Roof and Floor Deck Diaphragms: Behavior and Design," March 26, 2015, 1 PDH

American Institute of Steel Construction, Webinar, "Typical Practice for Atypical (Non-Uniform) Loads on Steel Joists," March 26, 2015, 1 PDH

American Institute of Steel Construction, Webinar, "Alternate Methods to Connection Design," March 26, 2015, 1.5 PDH

ISCO Industries, In-person Seminar, "High Density Polyethylene (HDPE) and Polypropylene Pipe Systems," March 19, 2015, 1 PDH

Contech Engineered Solutions, Webinar, "Keystone Segmental Retaining Wall Solutions," March 19, 2015, 1 PDH

Simpson Strong-Tie, Webinar, "Shear Wall Design for Wood Framed Construction," November 2, 2014, 3 PDH

Simpson Strong-Tie, Webinar, "Anchor Designer™ Software for ACI 318, ETAG and CSA," November 2, 2014, 1 PDH

Tekla, Webinar, "Creating Custom Calculations in Tedds for Word," October 29, 2014, 1 PDH

Simpson Strong-Tie, Webinar, "Understanding Restraint Rod Systems," September 2, 2014, 1 PDH

Simpson Strong-Tie, Webinar, "Wood, Steel, and Concrete Deterioration," August 18, 2014, 1 PDH

Simpson Strong-Tie, Webinar, "Understanding Moment Frames," August 17, 2014, 1 PDH

Simpson Strong-Tie, Webinar, "High Wind Design," August 14, 2014, 2 PDH

Simpson Strong-Tie, Webinar, "Deck Building 101 Beginners Course," May 21, 2014, 1 PDH

BRIAN ROBERTSON, P.E.

Senior Consultant – Repair & Modernization

Mr. Robertson has over 17 years of structural engineering experience including the design of foundations, structural steel, reinforced concrete, masonry, cold-formed steel, and timber in addition to project management. He has serviced industries including municipal, education, religious, commercial, government and industrial/food service.

Mr. Robertson has been involved with new construction, renovation, and forensic investigations. He has experience with structural and property conditional assessments and has investigated roofing and building envelope failures resulting from hail, wind, fire, tornados, and vehicle impact.

SCREEN WALL EXPERIENCE

- Trails of West Frisco
- Estancia Village
- Villas on Travis

EDUCATION

- Texas Tech University
B.S. Civil Engineering, 2006

REGISTRATIONS, CERTIFICATIONS, AND PROFESSIONAL ORGANIZATIONS

- Professional Engineer: TX, NM, OK, AR, LA, CO
- Occupational Safety and Health Administration (OSHA)

DANIEL BETZ, EIT**Senior Specialist – Repair & Modernization**

Mr. Betz is a highly skilled, solution based and results-oriented professional who can provide both design and consulting needs across a variety of sub-structure and super-structure rehabilitation projects. He has experience in structural engineering, structural assessment and rehabilitation, curtainwall elements, wind load analysis and anchor mechanism design, geo-structural design, and assessment.

Mr. Betz currently provides rehabilitation design and consulting at Lerch Bates for residential, multi-family complexes, and commercial buildings. He has experience in building design, consulting, field inspection, forensic/diagnostic investigations, and project management over a span of eight years. In his free time, Mr. Betz enjoys spending time with family, playing soccer, visiting museums, and learning about ancient history.

SCREEN WALL EXPERIENCE

- Trails of West Frisco
- Estancia Village
- Shenandoah Place
- Kensington Estates
- Vistas of Coppell
- Newman Village

EDUCATION

University of Texas at Tyler
Bachelor of Science, Civil Engineering
2012

REGISTRATIONS & CERTIFICATIONS

- Occupational Safety and Health Administration (OSHA) 10 Hour
- Engineer-In-Training #50356



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/14/2023

REQUESTER: Greg Farkas

PRESENTER: Mary Garza, President

TITLE: Consider proposals to repair concrete wall at S. Great Southwest Pkwy. behind 4406-4410 Lorraine Ave. and discuss insurance claim:

1. Bright Star Construction:
Option 1: \$1,500
Option 2: \$9,000 to \$20,000 depending on condition of panels
2. Reconstruction Experts: \$4,994.03

Lindsey Papa

From: Greg Farkas
Sent: Monday, November 20, 2023 2:28 PM
To: nick@rbrightstar.com
Cc: Lindsey Papa
Subject: RE: OHSV PID - BSCD Estimate (with options) for Accident Repair Area

Nick,

Can you provide the formal proposal for option number two for the accident repair area?

I only see the email for that one.

Best Regards,

Greg Farkas, CMCA® AMS®
Director of Community Management
Click [here](#) to register for **TownSq** and begin experiencing community your way!

Associa Principal Management Group of North Texas

-Delivering unsurpassed management and lifestyle services to communities worldwide.

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North Richland Hills, Texas 76180
Office: 888-368-4030

Visit us online: www.AssociaOnline.com

From: Lee Harriss <Lharriss@GPTX.org>
Sent: Thursday, November 16, 2023 8:20 PM
To: Lee Harriss <Lharriss@GPTX.org>
Subject: FW: OHSV PID - BSCD Estimate (with options) for Accident Repair Area

Caution: [EXTERNAL EMAIL] This email originated from outside the company.

FYI...

Lee Harriss, CPA
Special District Administrator
Finance Department
City of Grand Prairie
972-237-8091
PO Box 534045
Grand Prairie, TX 75053-4045

www.gptx.org/pid

Sign up to receive e-mail notifications when the PID meeting schedule has been updated.

ATTENTION BOARD MEMBERS: A “Reply to All” on this email could lead to violations of the Texas Open Meetings Act. Please “Reply” only to the sender if you are elected, serve on a City board, or other appointed position.

From: Stephanie Benham <sbenham@principal-mgmt.com>
Sent: Thursday, November 16, 2023 8:17 PM
To: Lee Harriss <Lharriss@GPTX.org>
Subject: Fwd: BSCD Estimate (with options) for Accident Repair Area

Get [Outlook for iOS](#)

From: Greg Farkas <gfarkas@principal-mgmt.com>
Sent: Thursday, November 16, 2023 7:02:30 PM
To: Stephanie Benham <sbenham@principal-mgmt.com>
Subject: Fwd: BSCD Estimate (with options) for Accident Repair Area

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Nick Wilson <nick@rbrightstar.com>
Sent: Thursday, November 16, 2023 6:13:59 PM
To: Greg Farkas <GFarkas@Principal-Mgmt.com>
Cc: Regino Martinez <regino@rbrightstar.com>; Manuel Perez <manuel@rbrightstar.com>
Subject: BSCD Estimate (with options) for Accident Repair Area

You don't often get email from nick@rbrightstar.com. [Learn why this is important](#)

Caution: [EXTERNAL EMAIL] This email originated from outside the company.

Hi Greg,

I have an estimate here (in the email text, no attachment for now) regarding the accident site on Great Southwest Pkwy (near Lorraine). There are two options, depending on what you would prefer. If you let me know one of these is the way to go - I can get it on a standard estimate form for you or just complete the work if you like.

===

BSCD Estimate for Repairs (Two Options)

LOCATION: On Great Southwest Pkwy behind 4406-4410 Lorraine Ave

PROBLEM: Wall was hit by a vehicle. Column is slightly twisted, has a small stress fracture near the bottom, and is scratched. A nearby panel is also scratched.

OPTION 1: Recommend repainting one column and one panel to match and cleaning up broken plastic and glass in the area. Testing seems it is still solid, although the structure could be compromised and may see failure in the future. This leaves the column slightly turned at the base, deflected about 2 inches from original position.

COST: ~\$1,500 total

OPTION 2: Setting column back to original location would involve removing both panels with a skytrack/crane as the panels are solid concrete. Trees in the area could be in the way and require trimming to reach, which would be an additional cost or completed by HOA-contractor landscaper. Panels have two holes in the top where a clamp that attaches to the top and then the Skytrack can lift them out. They can be set aside and inspected. If still in good condition upon inspection, they can potentially be reused. Otherwise they would be replaced. Column can be torn down and reinstalled. New column \$4000. New panels (each, only if needed) \$8000 each. Remove and reset existing panels (if in good condition) \$2500 each. Cost includes repainting to match.

COST: ~\$9,000-\$20,000 total

NOTE: These panels are made by one company, and they have one authorized distributor in North Texas region (and the others won't go outside their defined regions). Cost of materials could change based on their final cost to BSCD. If costs will change, will notify HOA/PID before any work starts as a change order.

===

Thanks,

Nick W
BSCD

CAUTION: This email originated from outside your organization. Think before you click!

Dear Grand Prairie PID board at Oakhallow,

Reconstruction Experts would like to begin by thanking you for the opportunity to provide an estimate on the wall repair at the collision site on S. Great Southwest Parkway. We believe that with our extensive background in navigating HOA reconstruction projects we will be a true asset to your community.

Understanding that your consideration of bids is based on the best value, we have briefly listed our qualifications as they specifically relate to this project:

- General Contractor with experience an In-House Roofing Division
- 1 Billion in HOA Reconstruction To-Date
- Specialize in Working with HOA Communities
- Insured up to \$9 Million
- 22+ Years in Business
- Proven Procedures to Reduce Resident Impact and Manage All Project Costs
- Experience Onsite Team to Ensure Safety, Schedule, Quality, Cost and Communication Throughout the Project

In our experience, the success of an HOA project lies with the high level of confidence we bring before, during and after the project. Our approach to every project is to create a custom-tailored plan to fit your community's unique needs before construction starts, properly monitor every aspect of the project during construction and leave you with a project your community is proud of.

On the following pages, you will find our approach to your project as well as the estimate for your repairs. Please feel free to contact us if you have any questions.

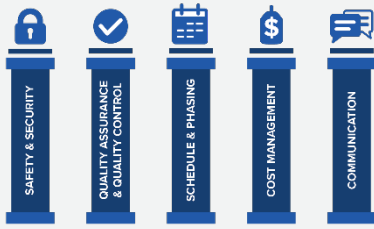
Thank You,

Elissa Lorch

Texas Regional Vice President

Our Approach to Your Project

Item 2.



Reconstruction Experts understands we will be working where you live. We have developed specific protocols to reduce resident impact during construction. These protocols are referred to The Five Pillars of Reconstruction and are outlined below.

Safety & Security



All workers will be easily identifiable in safety vests. A dark green vest indicates your project supervisor and yellow/orange vests indicated workers



Quality



All RE's projects have dedicated, highly trained project supervisors to ensure proper oversight and quality repairs.

Your Project Warranty: 1 Year Workmanship

Schedule



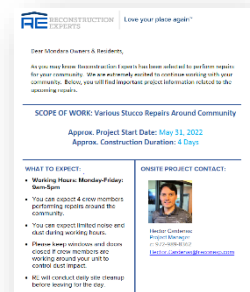
Approx. Project Start Date: 2 Weeks After Contract Execution

Approx. Project Duration: 7 Days

Communication



We will provide project team information and notice of work before repairs commence. If requested, the RE Team can provide a resident notice before work commences.



Date: 12/4/2023

Estimate/Contract



Property: Oak Hollow - Sheffield Village
Property Manager: Associa PMG
Property Address: S Great SW Pkwy and Fairmont Dr
Grand Prairie, TX 75052

To Whom it May Concern:

Johns Lyng Express Reconstruction "JLX" propose to furnish all necessary labor, material, equipment and supervision to complete the repairs to the precast concrete wall at the above referenced location for the total of \$4,994.03

TERMS AND CONDITIONS

Inclusions

Table with 2 columns: Description and Price. Row 1: 1.0 Wall Repairs \$ 4,994.03. Row 2: a. Demo and Haul: Demo and removal of 1 - 8' panel (11 LF in length) and demo and removal of 1 column with footer and pier. Included. Row 3: b. Install: Pour 18" dia - 2' deep pier with reinforcement, Install 8' x 1'8" column with column cap, Install 8' x11' panel. Included. Row 4: c. Project Supervision: Includes Part Time Superintendent to manage activities, progress of work, subcontractors, and required inspection. Included.

Total \$ 4,994.03

Excludes commercial sales tax in contract total

Exclusions

Engineering, design and permit fees (unless noted in Inclusions), structural repairs, any work not specifically noted in Inclusions. Should additional information or currently unknown conditions be discovered and made available, JLX retains the right to revise and supplement this estimate accordingly.

Payment

Customer is primarily responsible for payment to JLX for all Work performed, independent of whether damage repaired is covered by Customer's or other's insurance. Work will be invoiced as it progresses. Customer agrees to pay JLX's invoices within 30 days of the invoice's mailing. Invoices not paid in full within 30 days of mailing will accrue finance charges at the rate of 18% per annum until paid.

Warranty

JLX gives Customer a limited warranty for one (1) year. JLX will not attend to any warranty issues without receipt of final payment; final payment being a condition precedent to JLX's warranty obligations herein. JLX's warranty excludes remedy for damage or defect caused by abuse, modifications not performed by JLX, improper or insufficient maintenance, improper operation, normal wear and tear under normal usage, work or design defects not performed by or beyond control of JLX or improper design or specifications set forth by persons other than JLX. IN NO EVENT SHALL RE BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. JLX MAKES NO WARRANTIES EXCEPT AS EXPRESSLY SET FORTH HEREIN. THIS WARRANTY EXCLUDES ALL OTHER GUARANTEES, REPRESENTATIONS, OR WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE.

Disputes

The parties agree to first try in good faith to settle any disputes arising out of or relating to this Contract by mediation. Costs of mediation shall be equally shared by the parties. In any litigation or arbitration arising out of or relating to this Contract the prevailing party shall recover from the other party 100% of its legal fees and costs including, but not limited to, attorneys' fees, arbitration and court costs, witness fees and costs and collection expenses. This Contract shall be governed by the laws of the State of Texas. Any litigation, arbitration or mediation arising out of or relating to this Contract shall be conducted in the county in which the Property is located.

Should you have any questions feel free to contact me anytime.

Sincerely,

Johns Lyng Express Reconstruction

SIGNATURE X Bryant Randles

Name Bryant Randles
Title Estimator
Contact 945-225-0125

ACCEPTANCE AND AUTHORIZATION FOR REPAIRS

By signing below, Customer (1) accepts the above referenced terms and conditions, (2) acknowledges that this Contract shall be binding upon the parties, and (3) authorizes JLX to perform the repairs described herein.

X _____ Date
Customer / HOA Representative



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/16/2023

REQUESTER: Greg Farkas

PRESENTER: Mary Garza, President

TITLE: Consider closing the sidewalk along Magna Carta to ensure safety of pedestrians in an amount not to exceed \$5,000.00 along Magna Carta Blvd.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/14/2023

REQUESTER: Lee Harriss

PRESENTER: Mary Garza, President

TITLE: Discussion of Budget to Actual Financial Report for November 30, 2023

Budget/Actual Report for Fiscal 2024
322592
Oak Hollow/Sheffield Village Public Improvement District
as of 11/30/23 Preliminary

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
OHPID					
322592					
Beginning Resource Balance	69,000	115,857.18			
Revenues					
Spec Assess Delinquent	42610	-	237.79	237.79	0%
Special Assessment Income	42620	419,299	9,680.43	(409,618.57)	2%
Interest On Pid Assessment	42630	-	102.49	102.49	0%
Lease Revenue	45500	-	-	-	0%
Devlpr Particip/Projects	46110	-	-	-	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsf-In Risk Mgmt Funds (Prop)	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	17,920	1,497.00	(16,423.00)	8%
Total Revenues	437,219	11,517.71	(425,701.29)	3%	-
Expenditures					
Office Supplies	60020	1,800	-	1,800.00	0%
Decorations	60132	53,000	19,510.00	33,490.00	37%
Beautification	60490	20,000	-	20,000.00	0%
Graffiti Cleanup	60775	500	-	500.00	0%
Wall Maintenance	60776	35,000	-	35,000.00	0%
Security	61165	-	-	-	0%
Mowing Contractor	61225	94,831	-	94,831.00	0%
Tree Services	61226	10,000	-	10,000.00	0%
Legal Services	61360	-	-	-	0%
Collection Services	61380	6,819	-	6,819.00	0%
Miscellaneous Services	61485	2,000	557.26	1,442.74	28%
Fees/Administration	61510	19,199	-	19,199.00	0%
Postage And Delivery Charges	61520	200	-	200.00	0%
Banners	61601	-	-	-	0%
Light Power Service	62030	1,575	153.39	1,421.61	10%
Water/Wastewater Service	62035	19,000	4,356.63	14,643.37	23%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	25,000	94.33	24,905.67	0%
Roadway Markings/Signs Maint	63115	75,000	-	75,000.00	0%
Decorative Lighting Maintenanc	63146	5,000	-	5,000.00	0%
Property Insurance Premium	64080	2,000	-	2,000.00	0%
Liability Insurance Premium	64090	1,500	-	1,500.00	0%
Fencing	68061	-	-	-	0%
Architect'L/Engineering Servcs	68240	-	-	-	0%
Surveillance Pole Camera	68013	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Lease Payment (Cameras)	68901	22,500	-	22,500.00	0%
Lease Interest Expense	91000	-	-	-	0%
Loss On Debt Write-Off	95030	-	-	-	0%
Total Expenditures	394,924	24,671.61	370,252.39	6%	3,158.17
Ending Resource Balance	111,295.00	102,703.28			

Oak Hollow/Sheffield Village Public Improvement District

These are Oak Hollow/Sheffield Village PID assessments collected from PID residents to pay for PID maintenance.