

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. ("DCOA") will be held on Wednesday, August 22, 2018, at the Development Abilene conference room, 174 Cypress St., 3rd floor, Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:


Kent Sharp, CEO

AGENDA

August 22, 2018
1:30 p.m.

Develop Abilene Conference Room
174 Cypress St., 3rd floor, Abilene, TX

1. Call the meeting to order.
2. Approval of minutes from the August 2, 2018, joint meeting with Abilene City Council and special-called board meeting.
3. Sales Tax report for August 2018.
4. Executive Session:
The DCOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code Sections:
 1. 551.071 (Consultation with Attorney)
 - A. Outstanding insurance claims including, but not limited to, contracts for roof replacement, roof repairs, roof design and roof monitoring services on Vine St. buildings located at 4009, 4109 and 4125 Vine St., and hangars and other structures at the Abilene Regional Airport, Abilene, Texas.
 - B. Prairie Dog Pet Products project
 2. 551.072 (Deliberations about Real Property)
 3. 551.074 (Personnel Matters)
 - A. CEO of the DCOA
 4. 551.087 (Business Prospect/Economic Development)
5. Discussion and possible approval of a resolution authorizing a contract for roof repairs and/or replacement at 4009/4109/4125 Vine St., Abilene, Texas.
6. Discussion and possible approval of a resolution extending the assistance awarded to BrightFarms (Project Ladybug) under resolution DCOA-2018.14 through March 31, 2019.
7. Discussion and possible action by resolution related to the fourth annual performance evaluation of DCOA's CEO, Kent Sharp.
8. Discussion of the next monthly board meeting.

9. Adjournment.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the 17th day of August, 2018, at 12:01 p.m.


City Secretary

NOTICE

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact the Development Corporation of Abilene, Inc., (325) 676-6390, at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is (325) 676-6360.

3. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE DCOA'S PURCHASE OF PROPERTIES IN WEST ABILENE: Kent Sharp, CEO of the DCOA, explained the item for approval today is for DCOA's acquisition of property that is important for DCOA's mission and fits into the parameters of the Five Year Strategic Plan prepared by TIP from Austin. Mr. Sharp requested approval by the DCOA board of resolution DCOA-2018.24, as revised, authorizing the purchase of West Abilene properties.

Jack Rick made the motion to approve resolution DCOA-2018.24, as revised, authorizing the purchase of West Abilene Properties for Five Million and no/100's dollars (\$5,000,000.00) plus all applicable closing costs. Greg Blair seconded and the motion passed.

Mayor Williams asked if the council had any further questions of Mr. Sharp or Mr. Beckham. Hearing none, a motion was made by Council member Steve Savage to approve the item presented for DCOA's purchase of the West Abilene properties. Council member Jack Rentz seconded the motion. A vote was taken and the motion passed.

4. ADJOURNMENT: There being no further business the joint meeting was adjourned at 11:07 a.m. by both Mayor Anthony Williams and DCOA President John Beckham.

John Beckham, President

note guaranteed 50% by the DCOA. Lone Star requested the DCOA keep its original obligation to Lone Star Canvas & Sign Works, which is the manufacturing operation, under the new restructured indebtedness with First Financial Bank.

Seaton Higginbotham moved to approve resolution DCOA-2018.23 authorizing amended financial assistance for Lone Star Canvas & Sign Works. Jack Rich seconded and the motion passed.

6. DISCUSSION AND POSSIBLE APPROVAL OF A DCOA REVISED BUDGET FOR FY 2018 AND NEW BUDGET FOR FY 2019: Mark Zachary reminded the board that they are governed by Section 22.230 of the Texas Business Organizations Code (TBOC) which provides for contracts or transactions involving interested directors, officers and members, and that if any board member works in a managerial capacity or has a financial interest in an entity that is involved in a matter that comes before the board, the board member is not prohibited from participating in discussion or voting on the item (with an exception noted in the TBOC concerning voting to make a loan to a director). However, before discussing and voting on the item, it is recommended that the board member disclose the interest in the other organization(s) to the board. Seaton Higginbotham disclosed he is on the Abilene Industrial Foundation (AIF) board and is the incoming board chair for the Abilene Chamber of Commerce. Greg Blair disclosed he is on the Military Affairs Committee (MAC) and the AIF board.

Kent Sharp gave a summary of the FY 2019 budget. Proposed revenues are \$12,664,069, proposed expenses are \$10,993,697, leaving a budget surplus of \$1,670,372. When added to the FY 2018 ending fund balance (Cash and Investment Balance) of \$19,597,180, the proposed ending fund balance of FY 2019 is \$21,267,552. Mr. Sharp went on to provide specific details of the total revenues and total expenditures, with the largest expenditures being active projects.

In the current FY 2018 budget, there is a large positive variance from approved expenditures and the proposed revised amount. The estimated variance of \$7,842,928 is mostly due to Active Project expenses that were not originally anticipated during FY 2018. The board approved expenditures of \$7,528,006 and the estimated actual expenditures are \$15,370,934 through September 30, 2018.

Jack Rich, DCOA board member, inquired about the Investment Pool revenue and if there are other options for investing the DCOA's funds. Mr. Sharp will investigate this matter further to determine alternative options. The board asked several more questions, and Mr. Sharp provided clarification of certain line items.

Jack Rich moved to approve the revised budget for FY 2018 and new budget for FY 2019. Vic Corley seconded and the motion passed.

7. DISCUSSION OF NEXT MONTHLY BOARD MEETING: President Beckham announced the next scheduled meeting of the DCOA board would be Wednesday, August 22, 2018, at 1:30 p.m.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned.

John Beckham, President

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Minutes/FY18/2018-08-02.docx>

MEMORANDUM

August 08, 2018

TO: Robert Hanna, City Manager
FROM: Mike Rains, Director of Finance
SUBJECT: August Sales Tax

The sales tax rebate for August is \$4,456,711.15 which represents June sales. This is 11.39% above last year and 13.12% above the projected FY 18 budget amount. The breakdown of the rebate is \$3,342,578.36 to the General Fund and \$1,114,192.79 for economic development. Of this rebate, \$143,341.01 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through August, sales tax is 10.94% above last year and 11.68% above the approved FY 18 budget amount. I have requested the detail from the state.

Should you have any questions, please contact me.

Cc: Mindy Patterson, Deputy City Manager
Michael Rice, Assistant City Manager

**CITY OF ABILENE
SALES TAX COMPARISON**

Accounting Period Month	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL
	Actual 2016-17	Actual 2016-17	2016-17	Actual 2017-18	Actual 2017-18	2017-18
October	\$2,511,352.80	\$837,117.60	\$3,348,470.40	\$2,638,770.11	\$879,590.03	\$3,518,360.14
November	2,792,056.28	930,685.42	3,722,741.70	2,893,562.65	964,520.88	3,858,083.53
December	2,243,907.19	747,969.06	2,991,876.25	2,395,055.97	798,351.99	3,193,407.96
January	2,379,642.60	793,214.20	3,172,856.80	2,575,873.17	858,624.39	3,434,497.56
February	3,277,055.77	1,092,351.92	4,369,407.69	4,177,134.62	1,392,378.21	5,569,512.83
March	2,271,451.66	757,150.55	3,028,602.21	2,735,613.92	911,871.30	3,647,485.22
April	2,280,576.71	760,192.23	3,040,768.94	2,397,121.59	799,040.53	3,196,162.12
May	3,048,245.25	1,016,081.75	4,064,327.00	3,313,759.56	1,104,586.52	4,418,346.08
June	2,303,207.45	767,735.82	3,070,943.27	2,516,518.53	838,839.51	3,355,358.04
July	2,415,625.09	805,208.36	3,220,833.45	2,657,731.10	885,910.37	3,543,641.47
August	3,000,777.33	1,000,259.11	4,001,036.44	3,342,578.36	1,114,192.79	4,456,771.15
YTD	<u>\$28,523,898.13</u>	<u>\$9,507,966.02</u>	<u>\$38,031,864.15</u>	<u>\$31,643,719.58</u>	<u>\$10,547,906.52</u>	<u>\$42,191,626.10</u>
September	\$2,440,024.41	\$813,341.47	\$3,253,365.88			
	<u>\$30,963,922.54</u>	<u>\$10,321,307.49</u>	<u>\$41,285,230.03</u>			

NOTE: Report reflects the month sales tax is received from Austin. Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Monthly and Year-to-Year Comparisons

Accounting Period Month	Actual 2016-17	Actual 2017-18	% Change
October	\$837,118	\$879,590	5.07%
November	930,685	964,521	3.64%
December	747,969	798,352	6.74%
January	793,214	858,624	8.25%
February	1,092,352	1,392,378	27.47%
March	757,151	911,871	20.43%
April	760,192	799,041	5.11%
May	1,016,082	1,104,587	8.71%
June	767,736	838,840	9.26%
July	805,208	885,910	10.02%
YTD	\$8,507,707	\$9,433,714	10.88%
August	\$1,000,259		
September	813,341		
	10,321,308		

Note: Report reflects the month sales tax is received from Austin.
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

Revenue for July '18 represents May '18 sales. Approximately \$27,405.33 of the rebate is from prior periods, audit, and future payments.

Audit Payments: Larger businesses submit sales tax collections to the State Comptroller every month and smaller ones either quarterly or annually. The Comptroller audits the books of these businesses on a four year cycle to determine if sales tax was collected on all taxable sales. Audit collections represent the sales tax revenue from prior sales and submitted or refunded subsequent to the audit.

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Five Year Comparison

Accounting Period Month	Actual 2013-14	Actual 2014-15	Actual 2015-16	Actual 2016-17	Actual 2017-18
October	\$815,126	\$868,660	\$818,682	\$837,118	\$879,590
November	896,761	987,887	980,001	930,685	964,521
December	766,502	836,922	734,411	747,969	798,352
January	744,242	798,120	755,093	793,214	858,624
February	1,061,353	1,137,082	1,139,896	1,092,352	1,392,378
March	743,945	759,360	728,841	757,151	911,871
April	726,196	733,667	779,083	760,192	799,041
May	981,409	1,019,627	971,507	1,016,082	1,104,587
June	773,012	822,955	754,439	767,736	838,840
July	794,307	778,812	757,642	805,208	885,910
August	966,814	998,076	985,002	1,000,259	1,114,193
FY TOTAL	<u>\$9,269,665</u>	<u>\$9,741,168</u>	<u>\$9,404,595</u>	<u>\$9,507,966</u>	<u>\$10,547,906</u>
September	\$845,806	\$811,136	\$756,171	\$813,341	
YTD	<u>\$10,115,471</u>	<u>\$10,552,304</u>	<u>\$10,160,766</u>	<u>\$10,321,307</u>	

Note: Report reflects the month sales tax is received from Austin.
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

3.4

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: August 22, 2018

PROJECT: Vine St. Roof Repairs/Replacement Contract Award

STAFF: Kent Sharp, CEO

GENERAL INFORMATION

DCOA owns the property located at 4009, 4109 and 4125 Vine St. in Abilene, which consists of:

Warehouse A – 70,000 sq ft

Warehouse B – 42,362 sq ft

Warehouse C – 29,044 sq ft

Warehouse D – 34,215 sq ft

Offices – approximately 9,500 sq ft

Truck Bays – approximately 8,300 sq ft separate building

Warehouse A-D are connected and occupied by AbiMar Foods, which totals 175,621 sq ft. The office space is currently vacant and is available for lease. The truck bays are occupied by Ryder Trucks.

The property was damaged four (4) years ago during the large hailstorm that damaged many of DCOA's properties, including the Blue Cross Blue Shield building on Loop 322. Roof leaks have slowly become worse. The property is insured under the City of Abilene's insurance program, which is administered by Texas Municipal League Intergovernmental Risk Pool (TMLIRP). A lawsuit is pending between the City of Abilene and TMLIRP concerning claims filed after the hailstorm.

THE REQUEST

Bids were advertised twice and opened on August 1, 2018, with eight (8) contractors submitting proposals (see attached letter from Crenshaw Consulting Group or CCG). CCG was hired by the City of Abilene to assess and design roof replacements for various properties. Owner's Choice #1 – Base Proposal is replacing the existing built-up roofs on 3 warehouses and the offices with a new built-up roof. Owner's Choice #2 – Alternate Proposal is replacing the existing built-up roofs with a TPO roofing system. The remaining roofs are metal and will be replaced with new metal roofs.

Option #1 for each proposal is an add on for replacing the existing metal frame and panels on the exterior of the office area and for installing a metal wall panel on Warehouse C above the office area roof to cover cracks and reduce maintenance costs.

Staff recommends the existing built-ups roofs be replaced with an 80-mil (versus a traditional 40-mil) TPO system (Owner's Choice #2-Alternate Proposal). 80-mil is a thicker, more durable membrane. TPO is defined below:

Thermoplastic Polyolefin (TPO) is a single-ply reflective roofing membrane made from polypropylene and ethylene-propylene rubber polymerized together. It is typically installed in a fully adhered or mechanically attached system, allowing the white membrane to remain exposed throughout the life of the roof.

TPO is a very durable material that can be easily repaired, and installation is a cleaner and faster process, when compared to a built-up roof system. Both roof systems come with a 20-year warranty. The Owner's Choice #2 – Alternate Proposal low bidder is Barr Roofing, a local company, at \$1,497,956 plus Option #1 at \$75,874 for a total bid of \$1,573,830. The additional cost associated with TPO is \$52,333 over the built-up roof cost. Also recommended is a contingency of 5%, or \$79,000, for unknowns.

FUNDING/FISCAL IMPACT

Owner's Choice #2 – Alternate Proposal for TPO roof (over built-up)	\$1,497,956
Option #1 (metal framing and wall panel)	\$ 75,874
Contingency	\$ 79,000
Crenshaw Consulting Group fee plus reimbursable expenses	\$ 130,000
TOTAL	\$1,782,830

STAFF RECOMMENDATION

Staff recommends the board approve resolution DCOA-2018.26 authorizing the award of Bid CB-1851 and a contract with Barr Roofing for roof repairs/replacement and miscellaneous work at 4009/4109/4125 Vine St., Abilene, TX and funds of \$1,782,830, as depicted above.

ATTACHMENT

Letter from Crenshaw Consulting Group dated August 2, 2018, including bid tab
Resolution DCOA-2018.26

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/Vine St. roof project contract award 08-22-18.docx>

616 S. Coppel Rd.
Coppell, TX 75019



Phone (214) 758-0785
Fax (214) 792-9548

August 2, 2018

Mr. Kent Sharp, Director of Economic Development
Development Corporation of Abilene, Inc.
174 Cypress St, Suite 301
Abilene, TX 79601

Tel: 325.676.6390
Fax: 325.676.6377
EM: Kent.Sharp@abilenedcoa.com

RE: Development Corporation of Abilene, Inc., Roof Replacement & Miscellaneous Work, CB-1851
4109 Vine Street (TML #230) & 4125 Vine Street (TML #344)
CCG 1-131-9

Dear Mr. Sharp:

Proposals were received for the referenced project on August 1, 2018. Eight (8) contractors submitted qualifications and cost proposals. Proposals are under evaluation by Crenshaw Consulting Group, LLC (CCG) and City of Abilene representatives (the Evaluation Committee) to evaluate the responsiveness of each proposal based on the evaluation criteria listed in the Request for Proposals. **Exhibit No. 1** includes the completed Proposal Tabulation.

Prior to the evaluations, Barr Roofing submitted the apparent low proposal. The proposals are summarized below.

OWNER'S CHOICE #1 - BASE PROPOSAL			
CONTRACTOR	BASE PROPOSAL AMOUNT	OPTION #1 COST	TOTAL
Arcadia Roofing	\$2,255,000.00	\$59,000.00	\$2,314,000.00
Barr Roofing	\$1,445,623.00	\$75,874.00	\$1,521,497.00
Globus	\$1,510,264.51	\$41,330.61	\$1,551,595.12
J. Reynolds	\$2,197,555.00	\$56,500.00	\$2,254,055.00
Lydick Hooks	\$2,985,634.00	\$62,000.00	\$3,047,634.00
L Wallace Construction	\$2,278,879.00	\$87,135.00	\$2,366,014.00
Nations Roof	\$2,476,430.00	\$367,850.00	\$2,844,280.00
Texas Roof Management	\$2,666,434.00	\$49,621.00	\$2,316,055.00

OWNER'S CHOICE #2 – ALTERNATE PROPOSAL			
CONTRACTOR	ALTERNATE PROPOSAL AMOUNT	OPTION #1 COST	TOTAL
Arcadia Roofing	\$2,307,000.00	\$59,000.00	\$2,366,000.00
Barr Roofing	\$1,497,956.00	\$75,874.00	\$1,573,830.00
Globus	\$1,605,812.78	\$41,330.61	\$1,647,143.39
J. Reynolds	\$2,282,985.00	\$56,500.00	\$2,339,485.00
Lydick Hooks	\$2,178,634.00	\$62,000.00	\$2,240,634.00
L Wallace Construction	\$2,477,591.00	\$87,135.00	\$2,564,726.00
Nations Roof	\$2,574,410.00	\$367,850.00	\$2,942,260.00
Texas Roof Management	\$1,840,055.00	\$49,621.00	\$1,889,676.00

CCG's preliminary recommendation is to award to Barr Roofing for the Owner's choice of either the Base Proposal which is the gravel built-up roof or the Alternate Proposal which is the TPO single ply roof. CCG's final recommendation will be made following the evaluation of proposals.

Upon approval, CCG will prepare contracts between the Development Corporation of Abilene, Inc. and Barr Roofing.

CCG offers increased supervision during construction with the additional service of fulltime or part-time roof monitoring. CCG can provide this additional service at the hourly rate of \$130 / hour per the current agreement between the Development Corporation of Abilene, Inc. and CCG.

If you have any questions, please call. Thank you.

Respectfully,



Vickie Crenshaw, P.E., RRC, RRO
President

VAC/ds

Enclosure

cc: Robert Hanna, City of Abilene, Robert.Hanna@abilenetx.gov
Mindy Patterson, City of Abilene, Mindy.Patterson@abilenetx.gov
Melissa Denson, City of Abilene, Melissa.Denson@abilenetx.gov
Kim Tarrant, DCOA, Kim.Tarrant@abilenedcoa.com

CONTRACTOR NAME:	Texas Roof Management			Nations Roof			Barr Roofing		
	SQS	BASE BID	ALTERNATE BID	SQS	BASE BID	ALTERNATE BID	SQS	BASE BID	ALTERNATE BID
LOT #1 4109 Vine St. (TML #230)	1,062	\$ 1,558,726.00	\$ 1,132,347.00	1,920	\$ 2,304,260.00	\$ 2,402,240.00	2,000.5	\$ 1,326,945.00	\$ 1,379,278.00
LOT #2 4125 Vine St. (TML #344)	948	\$ 707,708.00	\$ 707,708.00	85	\$ 172,170.00	\$ 172,170.00	92.5	\$ 118,678.00	\$ 118,678.00
TOTAL	2,010	\$ 2,266,434.00	\$ 1,840,055.00	2,005	\$ 2,476,430.00	\$ 2,574,410.00	2,093.0	\$ 1,445,623.00	\$ 1,497,956.00
OPTIONS									
Option #1 (New Mansard Frame Area M & Wall Panels Area E) (TML #230)		\$49,621.00 (ADD)			\$367,850.00 (ADD)			\$75,874.00 (ADD)	
Option #2 (R&R Insulation Area L) (TML #230)		\$937,158.00 (ADD)			\$328,345.00 (ADD)			\$385,525.00 (ADD)	
UNIT PRICES									
Metal Deck Replacement		\$7.00 /sq. ft.			\$8.95 /sq. ft.			\$25.00 /sq. ft.	
Gypsum Deck Repair		\$15.50 /sq. ft.			\$24.00 /sq. ft.			\$30.00 /sq. ft.	
Purlin Replacement (16 ga.)		\$6.00 /lin. ft.			\$15.00 /lin. ft.			\$7.00 /lin. ft.	
Wood Nailers, 2 x 4		\$1.75 /lin. ft.			\$3.10 /lin. ft.			\$4.50 /lin. ft.	
Wood Nailers, 2 x 6		\$2.00 /lin. ft.			\$3.40 /lin. ft.			\$6.50 /lin. ft.	
Wood Nailers, 2 x 8		\$2.25 /lin. ft.			\$4.15 /lin. ft.			\$9.00 /lin. ft.	
Wood Nailers, 2 x 10		\$2.50 /lin. ft.			\$5.20 /lin. ft.			\$11.00 /lin. ft.	
Wood Nailers, 2 x 12		\$3.00 /lin. ft.			\$6.15 /lin. ft.			\$13.50 /lin. ft.	
ADDENDUM ACKNOWLEDGEMENT									
Addendum #1		YES			YES			YES	
Addendum #2		YES			YES			YES	
Addendum #3		YES			YES			YES	
Addendum #4		YES			YES			YES	
Addendum #5		YES			YES			YES	
Addendum #6		YES			YES			YES	
Addendum #7		YES			YES			YES	
NUMBER OF COPIES TO BE SUBMITTED									
One (1) Original Hard Copy		YES			YES			YES	
One (1) Duplicate Hard Copy		YES			YES			YES	
One (1) Digital Copy		YES			YES			YES	
REQUIRED DOCUMENTS INCLUDED									
AIA A305 - Qualification Statement		YES			YES			YES	
Contractor's Qualification Affidavit		YES			YES			YES	
Resumes of Key Personnel		YES			YES			YES	
Project Management Plan		YES			YES			YES	
Project Experience & References		YES			YES			YES	
Subcontractor Listing		YES			YES			YES	
Surety Form / Documentation		YES			YES			YES	
Documentation of Insurability		YES			YES			YES	
Anti-Trust Form		YES			YES			YES	
Proposal / Bid Bond		YES			YES			YES	
Completed W-9 Form		YES			YES			YES	
Sample Certificate of Insurance		YES			YES			YES	

5.5

CONTRACTOR NAME: J. Reynolds				CONTRACTOR NAME: Lydick-Hooks				CONTRACTOR NAME: Globus			
SQS	BASE BID	ALTERNATE BID	SQS	BASE BID	ALTERNATE BID	SQS	BASE BID	ALTERNATE BID	SQS	BASE BID	ALTERNATE BID
2,105	\$ 2,101,680.00	\$ 2,187,110.00	1,953	\$ 2,849,000.00	\$ 2,042,000.00	2,158	\$ 1,413,408.59	\$ 1,508,956.86			
80	\$ 95,875.00	\$ 95,875.00	84	\$ 136,634.00	\$ 136,634.00	87	\$ 96,855.92	\$ 96,855.92			
2,185	\$ 2,197,555.00	\$ 2,282,985.00	2,037	\$ 2,985,634.00	\$ 2,178,634.00	2,245	\$ 1,510,264.51	\$ 1,605,812.78			
OPTIONS											
Option #1 (New Mansard Frame Area M & Wall Panels Area E) (TML #230) \$56,500.00 (ADD)											
Option #2 (R&R Insulation Area L (TML #230)) \$242,950.00 (ADD)											
UNIT PRICES											
	Metal Deck Replacement	\$7.50 /sq. ft.		\$13.00 /sq. ft.			\$8.00 /sq. ft.				
	Gypsum Deck Repair	\$11.00 /sq. ft.		\$22.00 /sq. ft.			\$10.00 /sq. ft.				
	Purflin Replacement (16 ga.)	\$7.15 /lin. ft.		\$14.00 /lin. ft.			\$8.50 /lin. ft.				
	Wood Nailers, 2 x 4	\$3.50 /lin. ft.		\$4.00 /lin. ft.			\$3.50 /lin. ft.				
	Wood Nailers, 2 x 6	\$3.75 /lin. ft.		\$4.50 /lin. ft.			\$4.00 /lin. ft.				
	Wood Nailers, 2 x 8	\$4.00 /lin. ft.		\$5.00 /lin. ft.			\$4.50 /lin. ft.				
	Wood Nailers, 2 x 10	\$4.50 /lin. ft.		\$5.50 /lin. ft.			\$5.00 /lin. ft.				
	Wood Nailers, 2 x 12	\$5.00 /lin. ft.		\$6.00 /lin. ft.			\$6.00 /lin. ft.				
ADDENDUM ACKNOWLEDGEMENT											
	Addendum #1	YES		YES			YES				
	Addendum #2	YES		YES			YES				
	Addendum #3	YES		YES			YES				
	Addendum #4	YES		YES			YES				
	Addendum #5	YES		YES			YES				
	Addendum #6	YES		YES			YES				
	Addendum #7	YES		YES			YES				
NUMBER OF COPIES TO BE SUBMITTED											
	One (1) Original Hard Copy	YES		YES			YES				
	One (1) Duplicate Hard Copy	YES		YES			YES				
	One (1) Digital Copy	NO		YES			YES				
REQUIRED DOCUMENTS INCLUDED											
	AIA A305 - Qualification Statement	YES		YES			YES				
	Contractor's Qualification Affidavit	YES		YES			YES				
	Resumes of Key Personnel	YES		NO			YES				
	Project Management Plan	YES		YES			YES				
	Project Experience & References	YES		YES			YES				
	Subcontractor Listing	YES		YES			YES				
	Surety Form / Documentation	YES		NO			YES				
	Documentation of Insurability	YES		YES			YES				
	Anti-Trust Form	YES		YES			YES				
	Proposal / Bid Bond	YES		YES			YES				
	Completed W-9 Form	YES		NO			YES				
	Sample Certificate of Insurance	YES		NO			YES				

5.6

RESOLUTION NO. DCOA-2018.26

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING AWARD OF BID CB-1851 FOR ROOF REPLACEMENT AND MISCELLANEOUS WORK ON THE BUILDINGS AT 4009/4109/4125 VINE ST., ABILENE, TEXAS, WHICH WAS DAMAGED AS A RESULT OF THE JUNE 2014 HAIL STORM.

WHEREAS, on June 12, 2014, the northern and eastern parts of Abilene were hit by a severe storm that produced baseball-sized hail stones; and,

WHEREAS, the facility at 4009/4109/4125 Vine St., occupied by AbiMar Foods and Ryder Trucks, suffered significant damage and,

WHEREAS, the total square footage is approximately 193,421, which was and is still insured under the City of Abilene's insurance program, which is administered by Texas Municipal League Intergovernmental Risk Pool (TMLIRP); and,

WHEREAS, a lawsuit is pending between City of Abilene and TMLIRP concerning claims filed after the hailstorm of 2014; and,

WHEREAS, bids were advertised twice and opened on August 1, 2018, with eight (8) contractors submitting proposals; and,

WHEREAS, Owner's Choice #1 – Base Proposal is replacing the existing built-up roofs on 3 warehouses and the offices with a new built-up roof, and Owner's Choice #2 – Alternate Proposal is replacing the existing built-up roofs with a TPO roofing system; and,

WHEREAS, the remaining roofs are metal and will be replaced with new metal roofs; and,

WHEREAS, Option #1 for each proposal is an add-on for replacing the existing metal frame and panels on the exterior of the office area and for installing a metal wall panel on Warehouse C above the office area roof to cover cracks and reduce maintenance costs; and,

WHEREAS, staff recommends the existing built-ups roofs be replaced with an 80-mil (versus a traditional 40-mil) TPO system (Owner's Choice #2-Alternate Proposal) because it is a thicker, more durable membrane; and,

WHEREAS, staff has reported that TPO can be easily repaired, and installation is a cleaner and faster process, when compared to a built-up roof system; and,

WHEREAS, the Owner's Choice #2 – Alternate Proposal low bidder is Barr Roofing, a local company, at \$1,497,956 plus Option #1 at \$75,874 for a total bid of \$1,573,830; and,

WHEREAS, the additional cost associated with TPO is \$52,333 over the built-up roof cost; and,

WHEREAS, staff requests the board award Bid CB-1851 to and a contract with Barr Roofing for roof replacement and miscellaneous work on the Vine St. property and authorize payment to CCG for its roof design services based upon the above referenced bid award to Barr Roofing.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA hereby authorizes the award of Bid CB-1851 and a contract with Barr Roofing for roof replacement and miscellaneous work on the DCOA-owned property located at 4009/4109/4125 Vine St., Abilene, Texas. The contract will be for the Alternate Proposal (otherwise known as Owner's Choice #2-Alternate Proposal) for a TPO roof system to replace the existing built-up roofs where proposed. The remaining roofs are metal and will be replaced with new metal roofs. The contract amount is One Million Five Hundred Seventy-Three Thousand Eight Hundred Thirty and no/100's Dollars (\$1,573,830.00).

Also authorized is a 5% contingency of \$79,000.00 and payment to CCG of an estimated \$130,000.00 for services rendered at 8.5% of final construction costs based upon the bid award and reimbursable expenses.

PART 2. Funding under this resolution is contingent upon execution of all necessary agreements.

PART 3. The Chief Executive Officer of the DCOA is hereby authorized to negotiate, enter into and execute a final contract and all other related documents on behalf of the DCOA in reference to the foregoing resolutions.

ADOPTED this the 22nd day of August, 2018.

ATTEST:

Greg Blair
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

<https://dcoas.sharepoint.com/Shared Documents/DCOA/Resolution/2018/2018.26 Vine St. Roof Bid Award 08-22-18.docx>

5.9

**DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA**

MEETING DATE: August 22, 2018

PROJECT: BrightFarms (Project Ladybug)-Extending the Assistance Award

STAFF: Kent Sharp, CEO

GENERAL INFORMATION:

BrightFarms (Project Ladybug) was approved for an incentive package during a board meeting on March 13, 2018, resolution DCOA-2018.14. The package totals \$2,332,700 and includes:

1. \$632,700 – forgivable note for 21.9 acres of land in the Access Business Park valued at \$30,000/acre
2. \$1,700,000 – forgivable note for construction of a state-of-the-art hydroponic greenhouse

The actual amount of land being sold to BrightFarms is 20.9 acres; therefore, the forgivable note amount will be \$627,000 rather than \$632,700. The new company formed to be the Texas property owner is TEX Greenhouse, LLC.

Because the new Access Business Park had not yet been developed, the board also approved a contract in April of this year with Epic Construction to install Phase I roads and utilities. In June, a contract with J&N Utilities was approved for extension of a natural gas line into the Park to accommodate BrightFarms. Total funding approved for this work is \$1,258,100.

DCOA staff and legal counsel have worked diligently with BrightFarms on this project. The company experienced a large capital infusion that strengthened the company but resulted in delays of the closing and subsequent construction.

THE REQUEST:

The DCOA's resolution states the offer of assistance will expire after 180 days if agreements aren't signed. The expiration is on September 13, 2018. The company is indicating now that construction will begin in January or February 2019.

Staff requests the board authorize an extension of the assistance awarded via resolution DCOA-2018.14 through March 31, 2019.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Board approve resolution DCOA-2018.25 authorizing an extension of the assistance awarded to BrightFarms under resolution DCOA-2018.14 through March 31, 2019.

ATTACHMENT:

Resolution DCOA-2018.14 (approved March 13, 2018)

Resolution DCOA-2018.25

[https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/BrightFarms \(Project Ladybug\) ext of incentive commitment 08-22-18.docx](https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/BrightFarms (Project Ladybug) ext of incentive commitment 08-22-18.docx)

RESOLUTION NO. DCOA-2018.14

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING ASSISTANCE FOR PROJECT LADYBUG ("COMPANY").

WHEREAS, the Company proposes to construct a state-of-the-art hydroponics greenhouse facility in DCOA's Access Business Park ("Park") located at the intersection of State Hwy 36 and FM 18; and,

WHEREAS, Lot 1, Block B of the Park contains 21.09 acres of raw, undeveloped land that the Company is very interested in for construction; and,

WHEREAS, Project Ladybug will create at least 18 new jobs in year 1 with a plan to create up to 34 total jobs by the end of year 3 and invest up to \$17,000,000 in qualified construction and equipment purchases; and,

WHEREAS, staff requests DCOA authorize an incentive package for Project Ladybug to include a 10% capital investment match and 21.09 acres of land in the Park.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA authorizes assistance for Project Ladybug in the total amount of Two Million Three Hundred Thirty-Two Thousand Seven Hundred and no/100's Dollars (\$2,332,700.00) for construction of greenhouse facility up to 200,000 square feet, including packaging and storage space, and office and breakroom space. The assistance shall be reimbursed to the Company and disbursed under a promissory note, 0% interest, with annual principal reductions earned at one-fifth (1/5) of the final principal balance over a five-year period, secured by a corporate guaranty and subordinate lien on the real property. The company shall create at least 18 employment positions during the first year of operation and maintain at least 24 new employment positions throughout the remainder of the term of the agreement or the annual principal reduction amount will be reduced accordingly. The assistance amount shall be disbursed as follows:


1. 21.09 acres land – Valued at \$30,000/acre, or \$632,700.00.
2. Capital Investment Incentive – Up to \$1,700,000.00 paid at 10% of Company's actual investment in qualified capital construction and equipment costs, up to \$17,000,000.

PART 2. The funding commitment authorized under this resolution shall expire without notice 180 days from the date of adoption of same unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.


PART 3. The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate, enter into and execute a final contract(s) and all other related documents on behalf of the DCOA.

ADOPTED this the 13th day of March, 2018.

ATTEST:



Greg Blair
Secretary/Treasurer



John Beckham
President

APPROVED AS TO FORM:



Mark Zachary, Attorney at Law
S:\DCOA\Resolutions\2018\2018.14 Project Lady Bug 03-13-18.docx

RESOLUTION NO. DCOA-2018.25

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING AN EXTENSION OF THE ASSISTANCE AWARDED TO BRIGHTFARMS, PREVIOUSLY KNOWN AS PROJECT LADYBUG, ("COMPANY") TO MARCH 31, 2018.

WHEREAS, Company was approved for an incentive package during a board meeting on March 13, 2018, resolution DCOA-2018.14; and,

WHEREAS, the package totals \$2,332,700 and includes; 1) \$632,700 – forgivable note for 21.9 acres of land in the Access Business Park valued at \$30,000/acre, and 2) \$1,700,000 – forgivable note for construction of a state-of-the-art hydroponic greenhouse; and,

WHEREAS, the actual amount of land being sold to Company is 20.9 acres; therefore, the forgivable note amount will be \$627,000 rather than \$632,700; and,

WHEREAS, the new company formed to be the Texas property owner is TEX Greenhouse, LLC; and,

WHEREAS, because the new Access Business Park had not yet been developed, the DCOA board also approved a contract in April of this year with Epic Construction to install Phase I roads and utilities; and,

WHEREAS, in June 2018, a contract with J&N Utilities was approved by the DCOA for extension of a natural gas line into the Park to accommodate BrightFarms; and,

WHEREAS, the company experienced a large capital infusion that strengthened it but resulted in delays in the closing of the land sale and subsequent construction; and,

WHEREAS, the DCOA's resolution states the offer of assistance will expire after 180 days if agreements aren't signed, which is on September 13, 2018; and,

WHEREAS, staff requests DCOA authorize an extension of the assistance awarded via resolution DCOA-2018.14 through March 31, 2019.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA authorizes an extension through March 31, 2019, of the assistance awarded to BrightFarms (formerly Project Ladybug) via resolution DCOA-2018.14 through March 31, 2019. There are no other changes to the original assistance award being authorized.

PART 2. The funding commitment authorized under this resolution shall expire without notice on March 31, 2019, unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.

PART 3. The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate, enter into and execute a final contract(s) and all other related documents on behalf of the DCOA.

ADOPTED this the 22nd day of August, 2018.

ATTEST:

Greg Blair
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

[https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2018/2018.25 BrightFarms \(Project Ladybug\) extension of assistance 08-22-18.docx](https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2018/2018.25 BrightFarms (Project Ladybug) extension of assistance 08-22-18.docx)