

**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. ("DCOA") will be held on Thursday, September 6, 2018, at the Development Abilene conference room, 174 Cypress St., 3rd floor, Abilene, Texas, commencing at 10:00 a.m. to consider the following agenda:

SIGNED:

  
\_\_\_\_\_  
Kent Sharp, CEO

**AGENDA**

September 6, 2018  
10:00 a.m.

Develop Abilene Conference Room  
174 Cypress St., 3<sup>rd</sup> floor, Abilene, TX

1. Call the meeting to order.
2. Approval of minutes from the August 22, 2018 board meeting.
3. Financial report for July 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.
  2. 551.072 (Deliberations about Real Property)
  3. 551.074 (Personnel Matters)
  4. 551.087 (Business Prospect/Economic Development)
    - A. Texas Tech University Health Sciences Center
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 authorizing an extension of the existing agreement with Texas Tech University Health Sciences Center (TTUHSC), which may include the conveyance of the facility located at 842 Pine St., all equipment located therein, and adjacent parking lot at 834 Pine St. to TTUHSC.
7. Discussion of the next monthly board meeting.
8. 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 31st day of August, 2018, at 3 38 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.

<https://www.abilene.com/Shared/Docs/DCOA/Agenda/Y1818/20180906/Agenda.docx>

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**August 22, 2018**

**MEMBERS PRESENT:** John Beckham      Jack Rich      Greg Blair  
Vic Corley

**MEMBER ABSENT:**      Seaton Higginbotham

**STAFF PRESENT:**      Kent Sharp      Kim Tarrant

**GUESTS PRESENT:**      Mark Zachary      McMahon Surovik Suttle, PC  
Chris Shelton      McMahon Surovik Suttle, PC  
Mike Rains      City of Abilene Finance  
Justin Jaworski      Abilene Industrial Foundation

**1. CALL THE MEETING TO ORDER:** President John Beckham called the meeting to order at 1:30 p.m. at 174 Cypress St., 3<sup>rd</sup> floor conference room, Abilene, Texas.

**2. APPROVAL OF MINUTES FROM THE AUGUST 2, 2018, JOINT MEETING WITH ABILENE CITY COUNCIL AND SPECIAL-CALLED BOARD MEETING:** Greg Blair moved to approve the minutes from the August 2, 2018, Joint Meeting with Abilene City Council and Special-Called board meeting that immediately followed the joint meeting. Jack Rich seconded, and the motion carried.

**3. SALES TAX REPORT FOR AUGUST 2018:** Mike Rains with the City's Finance department presented the sales tax report for August 2018. The sales tax rebate is \$4,456,711.15, which represents June sales. Economic Development received \$1,114,192.79, which is 11.39% above last year and 13.12% above the projected FY18 budget amount. 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 FY18 budget amount.

**4. EXECUTIVE SESSION – SESSION 1:** I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071 and 074 to consult with our legal counsel and discuss personnel matters as set forth on the agenda. Any vote or action will be taken in open session.

President John Beckham announced the date is August 22, 2018 and the time is 1:43 p.m. Later, President Beckham announced the date is still August 22, 2018 and the time is 3:53 p.m. No vote or action was taken in Executive Session.

**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:** This item was skipped.

**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:** Kent Sharp, CEO of the DCOA handed-out a letter from BrightFarms (Project Ladybug) requesting an extension of their assistance package awarded under resolution DCOA 2018.14. When BrightFarms received their recent capital infusion, two new board members were added. The priority for

construction was in Texas first then an expansion of the Pennsylvania facility; however, due to demand in the Northeast and limits in months that construction can take place in the Northeast, BrightFarms started the expansion in Pennsylvania first. The company now has plans to begin construction in the Access Business Park in January 2019. They have asked for an extension of the assistance package through March 2019.

Greg Blair made the motion to approve resolution DCOA-2018.25 authorizing an extension through March 31, 2019 of the assistance previously awarded to BrightFarms (Project Ladybug) by resolution DCOA-2018.14. Jack Rich seconded and the motion passed.

**7. DISCUSSION AND POSSIBLE ACTION BY RESOLUTION RELATED TO THE FOURTH ANNUAL PERFORMANCE EVALUATION OF DCOA'S CEO, KENT SHARP:** John Beckham stated the annual performance evaluation had been conducted on DCOA's CEO, Kent Sharp and asked that the board to make a compensation proposal for FY 2019.

Jack Rich made an oral resolution to approve a 2% raise to Kent Sharp's salary for FY 2019. Greg Blair seconded and the motion passed.

**8. DISCUSSION OF NEXT MONTHLY BOARD MEETING:** President Beckham announced the next scheduled meeting of the DCOA Board will be planned for Wednesday, September 5, 2018, at 1:30 p.m.

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

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John Beckham, President

**DEVELOPMENT CORPORATION OF ABILENE**  
**STATEMENT OF NET POSITION**  
**July 31, 2018 and 2017**

	July 2018	July 2017
<b>Current Assets:</b>		
Cash and cash investments	\$ 27,165,939	\$ 19,632,072
Accounts receivable	2,606,933	1,677,765
Due from other governments	1,834,074	1,757,691
Total Current Assets	31,606,946	23,067,528
<b>Noncurrent Assets:</b>		
Notes receivable, net	2,952,933	3,352,933
Notes receivable - earning economic incentives	11,246,190	12,311,867
Capital assets	63,885,149	62,437,447
Accumulated depreciation	(15,831,323)	(14,190,010)
Total capital assets, net	48,053,826	48,247,437
Total Noncurrent Assets	62,252,949	63,912,237
<b>Total Assets</b>	\$ 93,859,895	\$ 86,979,765
<b>Liabilities</b>		
Current:		
Accounts payable	\$ 13,855	\$ 40,276
Accrued expenses	2,606,933	1,677,765
Total Current Liabilities	2,620,788	1,718,041
Total Liabilities	2,620,788	1,718,041
<b>Net Position</b>		
Net Investment in capital assets	48,053,826	48,247,437
Restricted for contractual obligations	7,655,421	9,462,152
Unrestricted, designated for purposes of trust	35,529,860	27,552,135
Total Net Position	91,239,107	85,261,724
<b>Total Liabilities and Net Position</b>	\$ 93,859,895	\$ 86,979,765

**DEVELOPMENT CORPORATION OF ABILENE**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**For ten months ending July 31, 2018 and 2017**

	July 2018	Fiscal YTD 2018	Fiscal YTD 2017
<b>Revenues:</b>			
Sales and use taxes	\$ 885,927	\$ 9,433,714	\$ 8,507,707
Investment earning	39,740	433,608	259,563
Building rental / land lease	90,791	891,295	896,518
Sale of Building	-	1,491,496	-
Miscellaneous revenue	19,916	96,855	69,159
Total Revenues	<u>1,036,374</u>	<u>12,346,968</u>	<u>9,732,947</u>
<b>Expenses:</b>			
Economic Development Projects	248,435	4,074,125	4,364,429
Life Sciences property maintenance	9,098	162,744	239,553
DCOA property maintenance	33,756	282,723	213,996
Abilene Industrial Foundation	34,847	496,335	397,770
TTU Small Business Development Center	18,412	161,944	109,331
Chamber Military Affairs	-	142,929	257,928
Airport Business Development Manager	-	95,215	105,114
Economic Development Operating Division	97,756	830,685	675,526
Total Expenditures	<u>442,304</u>	<u>6,246,700</u>	<u>6,363,647</u>
<b>Changes In Net Position</b>	594,070	6,100,268	3,369,300
<b>Net Position at Beginning of Period</b>	<u>90,645,037</u>	<u>85,138,839</u>	<u>81,892,424</u>
<b>Net Position at End of Period</b>	<u>\$ 91,239,107</u>	<u>\$ 91,239,107</u>	<u>\$ 85,261,724</u>

**Summary of Current Period Economic Development Projects:**

EASI De-Fuel Truck	\$ 3,900
BCBS Roof Construction	235,743
Communities in School	4,221
Donald Hardin Jr - Services	1,000
Access Business Park A/E	2,686
Purchase Property-West Abilene	885
Total	<u>\$ 248,435</u>

**Development Corporation of Abilene  
Economic Program Status  
As of July 31, 2018**

Economic Programs:	Project	Amount Budgeted	Prior Years Disbursement	Current Year Disbursement	Balance reserved for budgeted programs
Murf Systems	4998	\$ 237,240	\$ 237,240	\$ -	\$ -
TTU Pharmacy School	5242	2,018,255	2,018,255	-	-
TTU 842 Pine	5308	1,020,231	1,020,231	-	-
Enavail, LLC	5316	709,071	386,241	322,830	-
Petrosmith Ph 5	5330.1	452,000	301,334	150,666	-
TTUHSC School of Nursing	5331	1,345,621	1,345,621	-	-
Rentech '12	5342	500,000	470,000	30,000	-
Hangar Doghouses A/E	5348.1	423,000	352,301	-	70,699
EASI De-Fuel Truck	5354	134,960	101,600	17,550	15,810
Tucker Energy Services	5359	345,208	171,705	173,503	-
Five Points Infrastructure	5359.1	137,491	137,491	-	-
5 Pts RR Expansion	5363.1	30,800	24,320	-	6,480
Fehr Foods Expansion	5368	5,123,000	4,852,997	270,003	-
Fehr Foods 14	5378	160,278	160,278	-	-
BWJ Consulting	5382	614,109	372,260	156,849	85,000
Datroo Technologies	5385	234,785	142,785	-	92,000
DCOA Strategic Planning	5386	130,000	125,000	-	5,000
Industrial Maintenance Training AISD	5389	121,976	71,976	40,178	9,822
Lone Star Canvas	5390	18,000	-	-	18,000
Abimar Foods 2015	5391	600,000	300,000	300,000	-
BCBS Roof Repairs - A/E	5392.1	300,000	-	-	300,000
BCBS Roof Repairs - Construction	5392.2	2,700,000	-	2,339,059	360,941
TTUHSC School of Public Health	5393	557,552	557,552	-	-
Broadwind Towers	5400	110,000	-	-	110,000
TSTC New Abilene Campus	5401	4,179,600	179,600	-	4,000,000
Communities in Schools	5403	80,850	19,203	39,488	22,159
City Owned Surplus Land	5404	384,442	384,442	-	-
Donald Hardin, Jr. Service Contract	5405	28,500	6,000	17,500	5,000
Access Business Park A/E	5406	62,950	-	61,514	1,436
Access Business Park Ph 1 Development	5406.1	1,171,514	-	107,387	1,064,127
BE In Abl Grant	5407	250,000	-	-	250,000
BE in Abilene Admin ACU	5407.1	35,000	-	33,215	1,785
Dyess-TMPC Grant Match	5408	198,880	-	-	198,880
2018 Job Fair Sponsor	5409	3,500	-	3,500	-
Purchase Property - West Abilene	5410	15,000	-	10,885	4,115
Airport Access Road (TSTC)	5411	90,000	-	-	90,000
<b>Subtotal Economic Program Obligation Reserve</b>		<b>\$ 24,523,813</b>	<b>\$ 13,738,432</b>	<b>\$ 4,074,127</b>	<b>\$ 6,711,254</b>

**Plus Administrative Division Obligations:**

Economic Development Operating Division	Division 2760	899,177	-	830,685	68,492
Life Sciences Property Maintenance	Division 2765	270,650	-	162,744	107,906
DCOA Property Maintenance	Division 2775	471,490	-	282,723	188,767
Abilene Industrial Foundation	Division 2775	648,275	-	496,335	151,940
TTU Small Business Dev Center	Division 2775	245,000	-	161,944	83,056
Chamber Military Affairs	Division 2775	397,000	-	142,929	254,071
Airport Business Development Manager	Division 2775	185,150	-	95,215	89,935
<b>Subtotal Administrative Divisions Obligation Reserve</b>		<b>\$ 3,116,742</b>	<b>\$ -</b>	<b>\$ 2,172,575</b>	<b>\$ 944,167</b>
<b>Total reserve for obligated programs</b>					<b>\$ 7,655,421</b>

**DCOA Board approved projects waiting for signed contracts:**

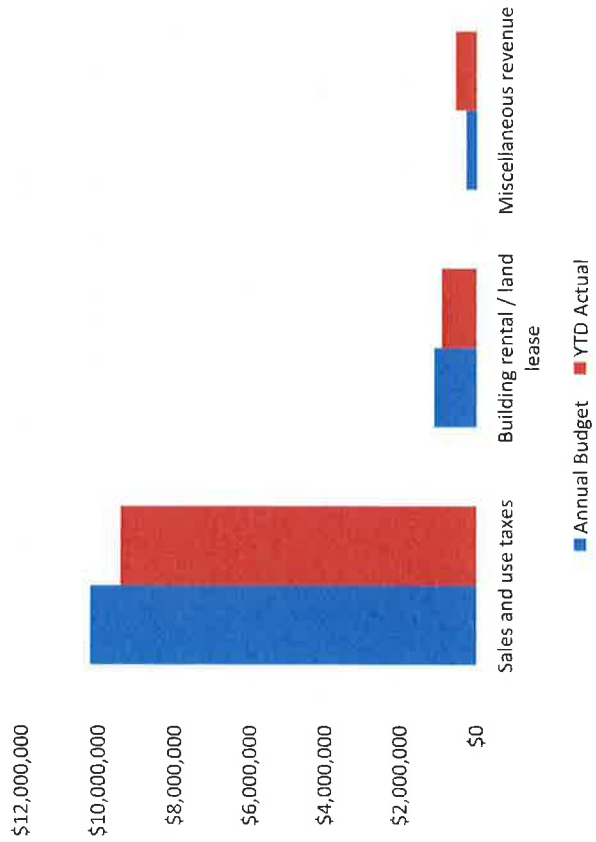
		Expiration Date
Bright Farms (Project Ladybug)	\$ 1,700,000	09/13/2018
Dyess JLUS	50,000	09/30/2018
Five Pts Streetlights	80,560	09/30/2018
EASI Roof Cost Share	541,240	10/23/2018
ACU's NEXT Lab (Project Next)	300,000	12/26/2018
Access Business Park gas line extension	86,587	12/26/2018
	<b>\$ 2,758,387</b>	

**Development Corporation of Abilene  
Revenue and Expense  
Budget vs Actual Comparison  
October 2017 - July 2018**

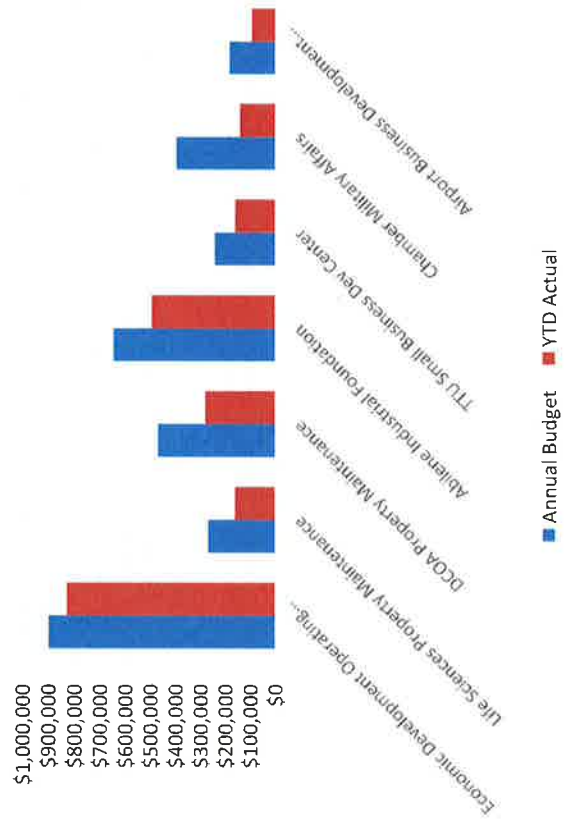
<b>Revenue</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Sales and use taxes	10,201,313	9,433,714	92%
Building rental / land lease	1,091,618	891,295	82%
Miscellaneous revenue	261,190	530,463	203%
<b>Revenue</b>	<b>11,554,121</b>	<b>10,855,472</b>	<b>94%</b>

<b>Expenses</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Economic Development Operating Division	899,177	830,685	92%
Life Sciences Property Maintenance	270,650	162,744	60%
DCOA Property Maintenance	471,490	282,723	60%
Abilene Industrial Foundation	648,275	496,335	77%
TTU Small Business Dev Center	245,000	161,944	66%
Chamber Military Affairs	397,000	142,929	36%
Airport Business Development Manager	185,150	95,215	51%
	<b>3,116,742</b>	<b>2,172,575</b>	<b>70%</b>

**FY 18 Budget vs Actual Revenue**



**FY 18 Budget vs Actual Expenses**





**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD AGENDA**  
**MEETING DATE: September 6, 2018**

**PROJECT: Vine St. Roof Repairs/Replacement Contract Award**

**STAFF: Kent Sharp, CEO**

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**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 and CCG's fee of 8.5% of construction cost.

**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	\$ 137,000
<b>TOTAL</b>	<b>\$1,789,830</b>

**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 \$1,789,830, as depicted above.

**ATTACHMENT**

Letter from Crenshaw Consulting Group dated August 6, 2018, including bid tab  
Resolution DCOA-2018.26

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/Vine St. roof project contract award 09-06-18.docx>

616 S. Coppell Rd.  
Coppell, TX 75019



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

August 6, 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](mailto: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. Crenshaw Consulting Group, LLC (CCG) and City of Abilene representatives (the Evaluation Committee) evaluated the responsiveness of each proposal based on the evaluation criteria listed in the Request for Proposals. The Evaluation Committee assigned each proposer a score based on qualifications and cost.

CONTRACTOR	QUALIFICATIONS SCORE	COST PROPOSAL SCORE	TOTAL SCORE
Arcadia Roofing	7.0	2.1	9.1
<b>Barr Roofing</b>	<b>7.0</b>	<b>3.0</b>	<b>10.0</b>
Globus	6.5	2.7	9.2
J. Reynolds	6.8	2.4	9.2
Lydick Hooks	5.0	0.9	5.9
L Wallace Construction	7.0	1.0	8
Nations Roof	7.0	1.2	8.2
Texas Roof Management	7.0	1.8	8.8

The above tables summarizes the results of the proposal evaluation. **Exhibit No. 1** includes the completed Proposal Evaluation and Proposal Tabulation. The cost proposals are summarized below.

<b>OWNER'S CHOICE #1 – BASE PROPOSAL</b>			
<b>CONTRACTOR</b>	<b>BASE PROPOSAL AMOUNT</b>	<b>OPTION #1 COST</b>	<b>TOTAL</b>
Arcadia Roofing	\$2,255,000.00	\$59,000.00	\$2,314,000.00
<b>Barr Roofing</b>	<b>\$1,445,623.00</b>	<b>\$75,874.00</b>	<b>\$1,521,497.00</b>
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

<b>OWNER'S CHOICE #2 – ALTERNATE PROPOSAL</b>			
<b>CONTRACTOR</b>	<b>ALTERNATE PROPOSAL AMOUNT</b>	<b>OPTION #1 COST</b>	<b>TOTAL</b>
Arcadia Roofing	\$2,307,000.00	\$59,000.00	\$2,366,000.00
<b>Barr Roofing</b>	<b>\$1,497,956.00</b>	<b>\$75,874.00</b>	<b>\$1,573,830.00</b>
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 recommends award to Barr Roofing for the Owner's choice of either the Base Proposal (gravel built-up roof) or the Alternate Proposal (TPO single ply roof).

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/ml

Enclosure

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

# EXHIBIT 1

Development Corporation of Abilene, Inc.  
 4109 & 4125 Vine Street  
 8/1/2018  
 CCG 1-131-9



PROPOSAL EVALUATION

	PRICE		FIRM EXPERIENCE		PERSONNEL EXPERIENCE		PROJECT APPROACH		PAST EXPERIENCE WITH PROJECTS OF SIMILAR SIZE & COMPLEXITY WITH CITIES/MUNICIPALITIES		TOTAL SCORE
	30% of Score	30%	20% of Score	20%	20% of Score	20%	20% of Score	20%	10% of Score	10%	
CONTRACTOR	Eval Ranking	Score	Eval Ranking	Score	Eval Ranking	Score	Eval Ranking	Score	Eval Ranking	Score	
Texas Roof Management	6	1.8	10	2	10	2	10	2	10	1	8.8
Nations Roof	4	1.2	10	2	10	2	10	2	10	1	8.2
Barr Roofing	10	3	10	2	10	2	10	2	10	1	10
J Reynolds	8	2.4	10	2	10	2	10	2	8	0.8	9.2
Lydick-Hooks	3	0.9	10	2	10	2	0	0	10	1	5.9
Globus	9	2.7	9	1.8	10	2	10	2	7	0.7	9.2
Arcadia	7	2.1	10	2	10	2	10	2	10	1	9.1
L Wallace	5	1	10	2	10	2	10	2	10	1	8

5.7

	CONTRACTOR NAME: Texas Roof Management			CONTRACTOR NAME: Nations Roof			CONTRACTOR NAME: 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
<b>TOTAL</b>	<b>2,010</b>	<b>\$ 2,266,434.00</b>	<b>\$ 1,840,055.00</b>	<b>2,005</b>	<b>\$ 2,476,430.00</b>	<b>\$ 2,574,410.00</b>	<b>2,093.0</b>	<b>\$ 1,445,623.00</b>	<b>\$ 1,497,956.00</b>
<b>OPTIONS</b>									
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)	
<b>UNIT PRICES</b>									
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.	
<b>ADDENDUM ACKNOWLEDGEMENT</b>									
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	
<b>NUMBER OF COPIES TO BE SUBMITTED</b>									
One (1) Original Hard Copy		YES			YES			YES	
One (1) Duplicate Hard Copy		YES			YES			YES	
One (1) Digital Copy		YES			YES			YES	
<b>REQUIRED DOCUMENTS INCLUDED</b>									
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	

5.8



CONTRACTOR NAME: J. Reynolds				CONTRACTOR NAME: Lydick-Hooks				CONTRACTOR NAME: Giobus			
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			
<b>2,185</b>	<b>\$ 2,197,555.00</b>	<b>\$ 2,282,985.00</b>	<b>2,037</b>	<b>\$ 2,985,634.00</b>	<b>\$ 2,178,634.00</b>	<b>2,245</b>	<b>\$ 1,510,264.51</b>	<b>\$ 1,605,812.78</b>			
<b>OPTIONS</b>											
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)											
<b>UNIT PRICES</b>											
	Metal Deck Replacement	\$7.50 /sq. ft.									
	Gypsum Deck Repair	\$11.00 /sq. ft.									
	Purlin Replacement (16 ga.)	\$7.15 /lin. ft.									
	Wood Nailers, 2 x 4	\$3.50 /lin. ft.									
	Wood Nailers, 2 x 6	\$3.75 /lin. ft.									
	Wood Nailers, 2 x 8	\$4.00 /lin. ft.									
	Wood Nailers, 2 x 10	\$4.50 /lin. ft.									
	Wood Nailers, 2 x 12	\$5.00 /lin. ft.									
<b>ADDENDUM ACKNOWLEDGEMENT</b>											
	Addendum #1	YES									
	Addendum #2	YES									
	Addendum #3	YES									
	Addendum #4	YES									
	Addendum #5	YES									
	Addendum #6	YES									
	Addendum #7	YES									
<b>NUMBER OF COPIES TO BE SUBMITTED</b>											
	One (1) Original Hard Copy	YES									
	One (1) Duplicate Hard Copy	YES									
	One (1) Digital Copy	NO									
<b>REQUIRED DOCUMENTS INCLUDED</b>											
	AIA A305 - Qualification Statement	YES									
	Contractor's Qualification Affidavit	YES									
	Resumes of Key Personnel	YES									
	Project Management Plan	YES									
	Project Experience & References	YES									
	Subcontractor Listing	YES									
	Surety Form / Documentation	YES									
	Documentation of Insurability	YES									
	Anti-Trust Form	YES									
	Proposal / Bid Bond	YES									
	Completed W-9 Form	YES									
	Sample Certificate of Insurance	YES									

5.9

CONTRACTOR NAME: Arcadia Roofing				CONTRACTOR NAME: L. Wallace Construction				CONTRACTOR NAME:			
SQS	BASE BID	ALTERNATE BID		SQS	BASE BID	ALTERNATE BID		SQS	BASE BID	ALTERNATE BID	
2,014	\$ 2,120,000.00	\$ 2,172,000.00		1,960	\$ 2,145,490.00	\$ 2,344,202.00					
88	\$ 135,000.00	\$ 135,000.00		83	\$ 133,389.00	\$ 133,389.00					
<b>2,102</b>	<b>\$ 2,255,000.00</b>	<b>\$ 2,307,000.00</b>		<b>2,043</b>	<b>\$ 2,278,879.00</b>	<b>\$ 2,477,591.00</b>		<b>0</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL</b>											
<b>OPTIONS</b>											
Option #1 (New Mansard Frame Area M & Wall Panels Area E) (TML #230)				\$59,000.00 (ADD)				(\$87,135.00 (ADD))			
Option #2 (R&R Insulation Area L (TML #230))				\$317,000.00 (ADD)				(\$460,823.00 (ADD))			
<b>UNIT PRICES</b>											
	Metal Deck Replacement	\$6.00 /sq. ft.				8.00 /sq. ft.					/sq. ft.
	Gypsum Deck Repair	\$16.00 /sq. ft.				8.00 /sq. ft.					/sq. ft.
	Purlin Replacement (16 ga.)	\$18.00 /lin. ft.				12.50 /lin. ft.					/lin. ft.
	Wood Nailers, 2 x 4	\$2.50 /lin. ft.				4.50 /lin. ft.					/lin. ft.
	Wood Nailers, 2 x 6	\$3.50 /lin. ft.				5.00 /lin. ft.					/lin. ft.
	Wood Nailers, 2 x 8	\$4.50 /lin. ft.				6.50 /lin. ft.					/lin. ft.
	Wood Nailers, 2 x 10	\$6.50 /lin. ft.				7.50 /lin. ft.					/lin. ft.
	Wood Nailers, 2 x 12	\$7.50 /lin. ft.				8.50 /lin. ft.					/lin. ft.
<b>ADDENDUM ACKNOWLEDGEMENT</b>											
	Addendum #1	YES				YES					YES or NO
	Addendum #2	YES				YES					YES or NO
	Addendum #3	YES				YES					YES or NO
	Addendum #4	YES				YES					YES or NO
	Addendum #5	YES				YES					YES or NO
	Addendum #6	YES				YES					YES or NO
	Addendum #7	YES				YES					YES or NO
<b>NUMBER OF COPIES TO BE SUBMITTED</b>											
	One (1) Original Hard Copy	YES				YES					YES or NO
	One (1) Duplicate Hard Copy	YES				YES					YES or NO
	One (1) Digital Copy	YES				YES					YES or NO
<b>REQUIRED DOCUMENTS INCLUDED</b>											
	AIA A305 - Qualification Statement	YES				YES					YES or NO
	Contractor's Qualification Affidavit	YES				YES					YES or NO
	Resumes of Key Personnel	YES				YES					YES or NO
	Project Management Plan	YES				YES					YES or NO
	Project Experience & References	YES				YES					YES or NO
	Subcontractor Listing	YES				YES					YES or NO
	Surety Form / Documentation	YES				YES					YES or NO
	Documentation of Insurability	YES				YES					YES or NO
	Anti-Trust Form	YES				YES					YES or NO
	Proposal / Bid Bond	YES				YES					YES or NO
	Completed W-9 Form	YES				YES					YES or NO
	Sample Certificate of Insurance	YES				YES					YES or NO

5.10

**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, 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-up 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 \$137,000.00 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 6th day of September, 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/2018/2018.26 Vine St. Roof Bid Award 09-06-18.docx>

**Information for Item #6  
will be available during the board meeting**