



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, May 22, 2024 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 22nd day of May 2024 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on May 22, 2024.

1. Call to Order
2. Administration Presentation of Certificates of Election and Oath of Office for the positions of Mayor, City Council Member Place 2, City Council Member Place 4, and City Council Member Place 1 (for an unexpired term).
3. Administration Discuss and consider action on the selection of a Mayor Pro Tem.
4. Proclamation Mayor to proclaim May 19-25, 2024 as Public Works Week.
5. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
6. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

- a. Approval of the May 8, 2024 Regular Meeting Minutes.
7. Administration Discuss and consider collaborative efforts of the City and Travis County ESD No. 9 regarding wildfire prevention and preparation of a tabletop exercise.
8. Administration Discuss and consider assignment of council member focus areas related to finance, drainage manual review, compatibility standards, code enforcement, fire prevention, and economic development/wastewater.
9. Administration Discussion and possible action to seek an additional alternate for the Board of Adjustment (BOA).
10. Administration Discuss and consider action on the award of bid for the Gateway Sign to be located at the corner of Bee Cave Road and Rollingwood Drive.
11. Administration Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects) and authorize contingency expenditures related to the same.
12. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 - i. Jaffe - 1405 Wildcat Hollow;
 - ii. Alvarez - 1505 Wildcat Hollow; and
 - iii. 1836 Real Estate, LLC - 707 Butler Cove.
13. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.
14. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the May 22, 2024 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 17, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).



National Public Works Week Proclamation

May 19–25, 2024

“Advancing Quality of Life For All”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of the City of West Lake Hills; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of West Lake Hills to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

BE IT NOW RESOLVED that, I, James Vaughan, Mayor, do hereby designate the week May 19–25, 2024, as National Public Works Week in the City of West Lake Hills. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City (to be affixed),

DONE on this 22nd day of May 2024.

James Vaughan, Mayor
City of West Lake Hills, Texas

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, May 8, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:

Mayor Linda Anthony
Mayor Pro Tem Gordon Bowman
Jim O'Connor
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher (remote)
City Secretary Terry Blanchard
Director of BDS Jennifer Bills
Lieutenant Robert Mills
City Attorney Josh Brockman-Weber

The meeting was suspended at 7:02 p.m.

The meeting was reconvened at 7:55 p.m.

2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Mayor Anthony opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

- a. Approval of the April 24, 2024 Regular Meeting Minutes.

MOTION: Upon a motion made by Councilmember Plunkett and a second by Councilmember O'Connor, the Council voted three (3) for and none (0) opposed with two (2) abstentions to approve the Consent Agenda as presented. Councilmembers Bowman and South abstained. Motion carried.

4. Proclamation Mayor to proclaim the week of May 12-18, 2024 as Police Week and Wednesday, May 15, 2024 as Peace Officers Memorial Day in the City of West Lake Hills, Texas.

Mayor Anthony read the proclamation and presented a copy to Lieutenant Mills for the West Lake Hills Police Department.

5. Ordinance Discuss and consider action to approve an ordinance for the final canvass of the May 4, 2024 General and Special Elections and declare the unopposed candidates as elected for Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 1 (for an unexpired term).

MOTION: Upon a motion made by Councilmember South and a second by Councilmember O'Connor, the Council voted five (5) for and none (0) opposed to approve the ordinance canvassing the May 4, 2024 elections for Mayor, Council Member Place 2, Council Member Place 4, and Council Member Place 1 (for an unexpired term). Motion carried.

6. Land Use 1511 Wildcat Hollow - Discuss and consider action on a variance for the removal of one tree (17.7 Cedar) with trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code). Applicant: Matt Sener, Michael Hsu Office of Architecture.

Director Bills gave a brief summary. Matt Sener, project manager, was available to answer questions.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember O'Connor, the Council voted five (5) for and none (0) opposed to approve the variance as requested. Motion carried.

7. Administration Discussion and possible direction to staff on addressing parking and traffic control concerns due to student drop off at Eanes Elementary on Westhaven Drive and McConnell Drive.

Mayor Anthony gave a summary of the safety issues for citizens as well as students/parents. Director Bills stated that an ordinance would be needed for the installation of "No Parking" signs and a traffic study would need to be conducted for speed humps or other traffic-calming measures.

Lieutenant Mills stated that the Texas Transportation Code provides for no parking within thirty feet of a stop sign. He spoke with Jeremy Trimble at Eanes ISD in regard to other parking options for the parents. Dana Harmon mentioned that this has been an issue for years and they have advocated for a crossing guard. This continues to be a dangerous area with too many cars and too much traffic.

8. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated

litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:

1. Jaffe - 1405 Wildcat Hollow;
2. Alvarez - 1505 Wildcat Hollow; and
3. 1836 Real Estate, LLC - 707 Butler Cove.

Council convened into Executive Session at 8:25 p.m.

9. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.

Council reconvened in Open Session at 8:36 p.m. No action was taken.

10. Adjournment

MOTION: Upon a motion made by Councilmember O'Connor and a second by Councilmember Plunkett, the Council voted five (5) for and none (0) opposed to adjourn the meeting at 8:37 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on May 22, 2024.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 22, 2024</u>	Item Number:	<u>7</u>
Department:	<u>Administration</u> <u>Trey Fletcher, City</u>		
Prepared By:	<u>Administrator</u>	Cost / Budget:	<u>n/a</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider collaborative efforts of the City and Travis County ESD No. 9 regarding wildfire prevention and preparation of a tabletop exercise.

Recommendation

Conduct the tabletop exercise and prepare after-action summary.

Discussion

This agenda item was requested by Mayor Vaughan.

May is National Wildfire Awareness Month. City staff and that of Travis County ESD No. 9 are collaborating to prepare for and conduct an emergency management tabletop exercise in June. The focus of the effort is related to wildfire events, evacuation and sheltering. Lessons learned will be compiled into an after-action summary to evaluate any necessary changes.

The current evacuation plan and additional local fire safety resources are located on the city's website: <https://www.westlakehills.org/125/Fire-Safety> and <https://www.westlakehills.org/364/Wildfire-Preparedness-and-Information>.

Additional resources are available via <https://www.ready.gov/wildfires>.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 22, 2024</u>	Item Number:	<u>8</u>
Department:	<u>Administration</u> <u>Trey Fletcher, City</u>		
Prepared By:	<u>Administrator</u>	Cost / Budget:	<u>n/a</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider assignment of council member focus areas related to finance, drainage manual review, compatibility standards, code enforcement, fire prevention, and economic development/wastewater.

Recommendation

Discuss and take action as appropriate.

Discussion

This agenda item was requested by Mayor Vaughan.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 22, 2024</u>	Item Number:	<u>9</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Terry Blanchard</u>	Cost / Budget:	<u>n/a</u>
Exhibits:	<u>n/a</u>	Source of Funds:	<u>n/a</u>

Subject

Discussion and possible action to seek an additional alternate for the Board of Adjustment (BOA).

Recommendation

Discuss and take action as appropriate on the appointment of Linda Anthony as a BOA Alternate.

Current BOA Alternates include:

Jim O'Connor
Earl Broussard
Katherine Loayza
Jane Noble
Andrew Schwartz
Rhonda McCollough

Discussion

In accordance with State Law (LGC 211.008), the City Council acts as the city's Board of Adjustment (BOA) as established by Section 38.02.001 of the city's code of ordinances.

Subsection c provides that "There shall be alternate members of the board of adjustment. Alternate board of adjustment members shall be appointed by the governing body. The city administrator may designate alternate board of adjustment members to participate in a particular board of adjustment meeting in the absence of members of the board of adjustment. Alternate board of adjustment members shall count toward the establishment of a quorum, and have full voting rights during the meeting for which the alternate is designated."

There are currently six (6) individuals appointed to serve as alternates.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 22, 2024</u>	Item Number:	<u>10</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Jennifer C. Bills</u>	Cost / Budget:	<u>\$82,700 / \$85,000</u>
	<u>Bid Tabulation – Gateway Sign</u>		
Exhibits:	<u>Plan Sheets L1-L3</u>	Source of Funds:	<u>FY 24, General Fund</u>

Subject

Discuss and consider action on bid award for the West Lake Hills Gateway Sign located at the northwest corner of Bee Cave Road and Rollingwood Drive and authorize the city administrator to execute necessary documents.

Recommendation

Staff recommend approval the bid for \$82,700 with Buck Up Services, LLC for the construction of the gateway sign

Discussion

The City issued a request for bids on April 12 and 19, 2024 for the construction of a gateway sign at the northwest corner of Bee Cave Road and Rollingwood Drive, replacing the existing sign.

Five bids were received by 10:00 a.m. on May 10, 2024, and the bids were opened immediately after the deadline for the construction of the proposed gateway sign on May 10. The low bidder was Buck Up Services, LLC in the amount of \$82,700.00 (Attachment 1).

Funding (\$85,000.00) for the design and construction of a gateway sign at the corner of Bee Cave Road and Rollingwood Drive were included in the FY 23 budget. Sitio Design Group (Curt Arnette) was selected to provide a design generally consistent with that of the gateway sign located at the Westlake Drive / Redbud Trail intersection, also of his design (Attachment 2).

Encroachment into the TxDOT right of way and proximity to fiber optic lines have been resolved and the City has received clearances from AT&T, TxDOT and the property owner to install the new sign.



BID OPENING FOR: 24-004 West Lake Hills Gateway Sign

DATE: May 10, 2024

TIME: 10:00 A.M.

PLACE: West Lake Hills City Hall, 911 Westlake Drive, West Lake Hills, TX 78746 (Janet Room)

BID NAME	BID INFORMATION	
	Amount	Comments
G2 Company	\$150,500.00	
AD Services	\$97,500.00	
Back Up services	\$82,700.00	
Jordon Enterprises	\$114,114.00	
Southwest monuments & sign	\$161,780.00	

Attendees:

PRINTED NAME	SIGNATURE	COMPANY	CONTACT INFO



BID OPENING FOR: 24-004 West Lake Hills Gateway Sign

DATE: May 10, 2024

TIME: 10:00 A.M.

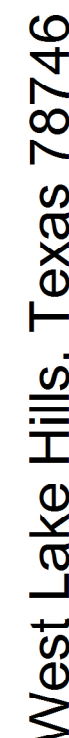
PLACE: West Lake Hills City Hall, 911 Westlake Drive, West Lake Hills, TX 78746 (Janet Room)

Attendees:

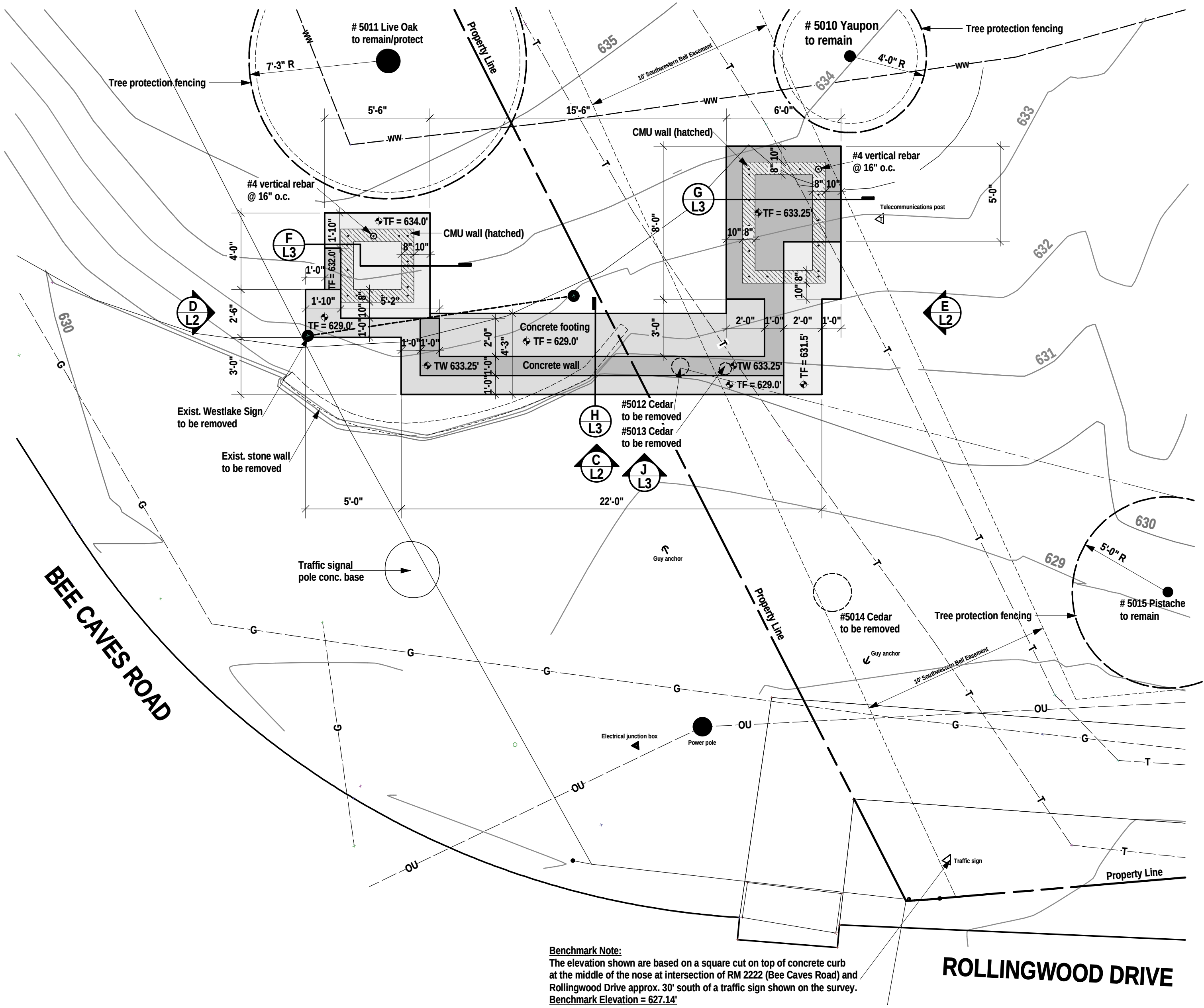
PRINTED NAME	SIGNATURE	COMPANY	CONTACT INFO
Dwight Toth		SOUTHWEST MONUMENT & SIGN	Dwight@swmsigns.us 512-983-1513
Phillip H. Brisl		Budd	512-447-6600
John Sanchez		Jerden	John@JerdenLP.com



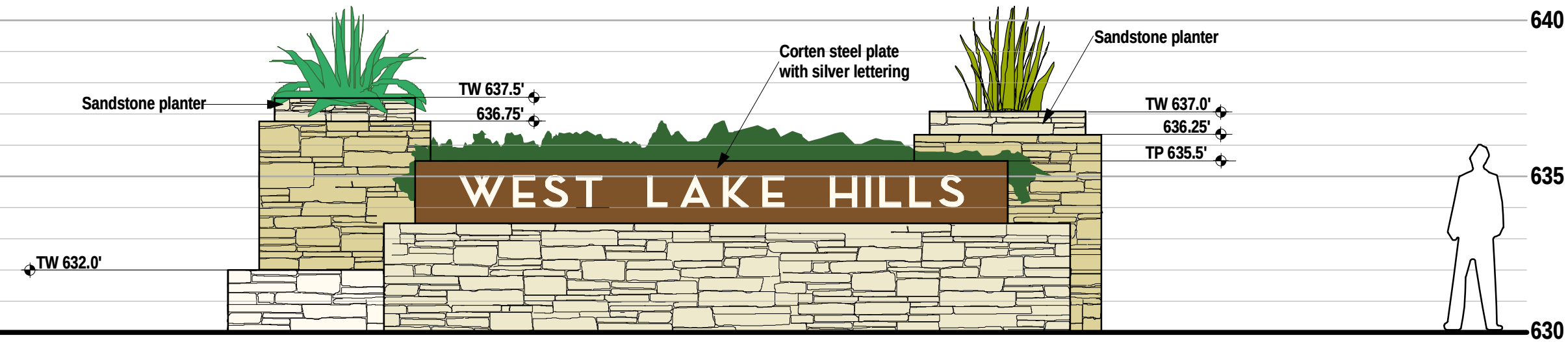
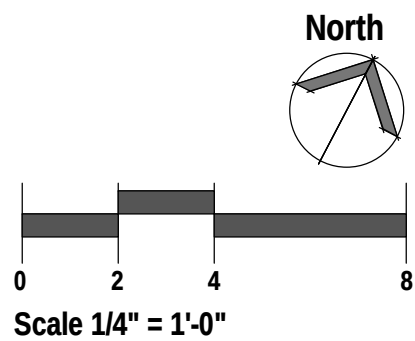
Irrigation. Contractor to stub up 3/4" sch. 40 pvc pipes into planters and cap the ends for future use.



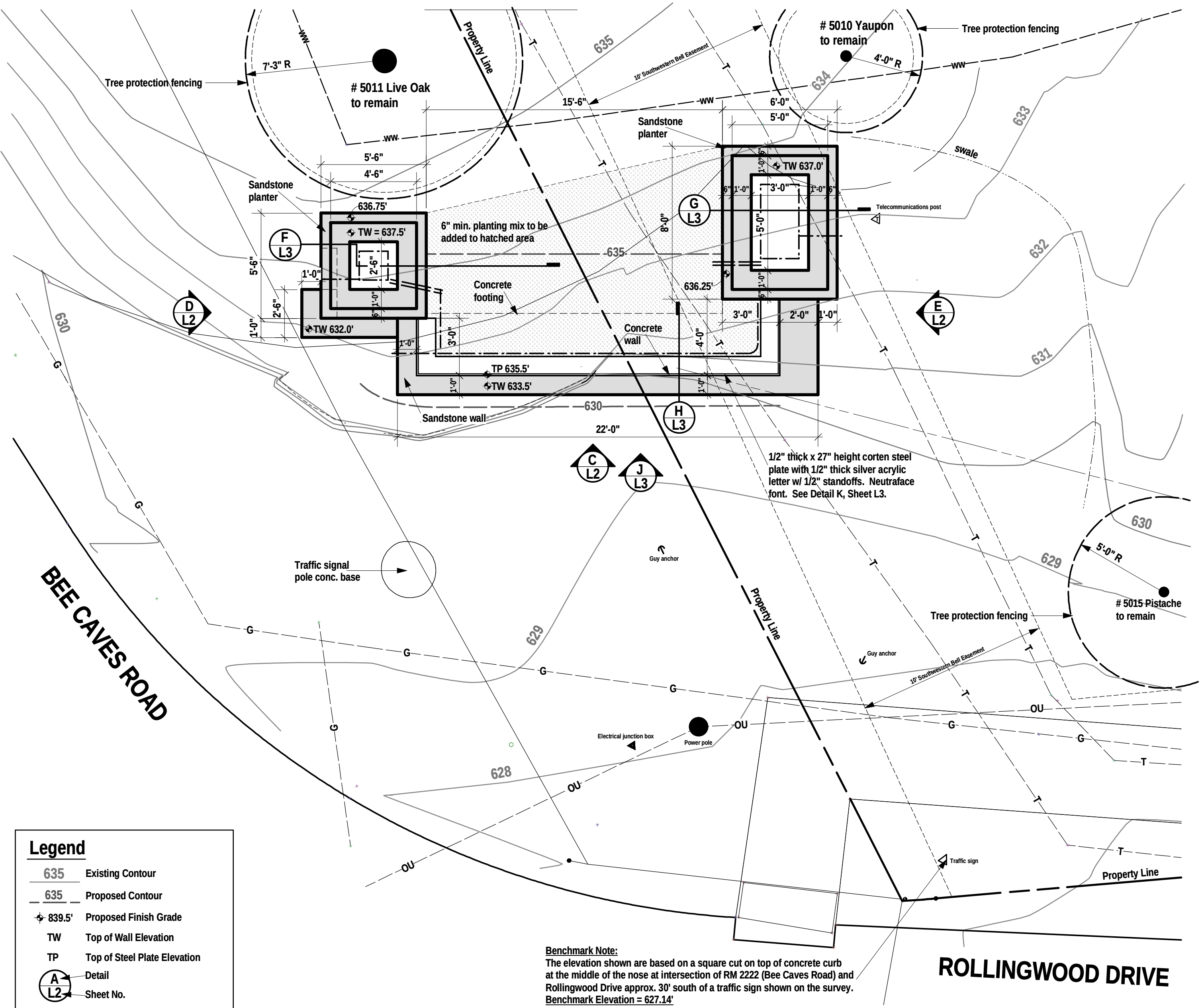
L1



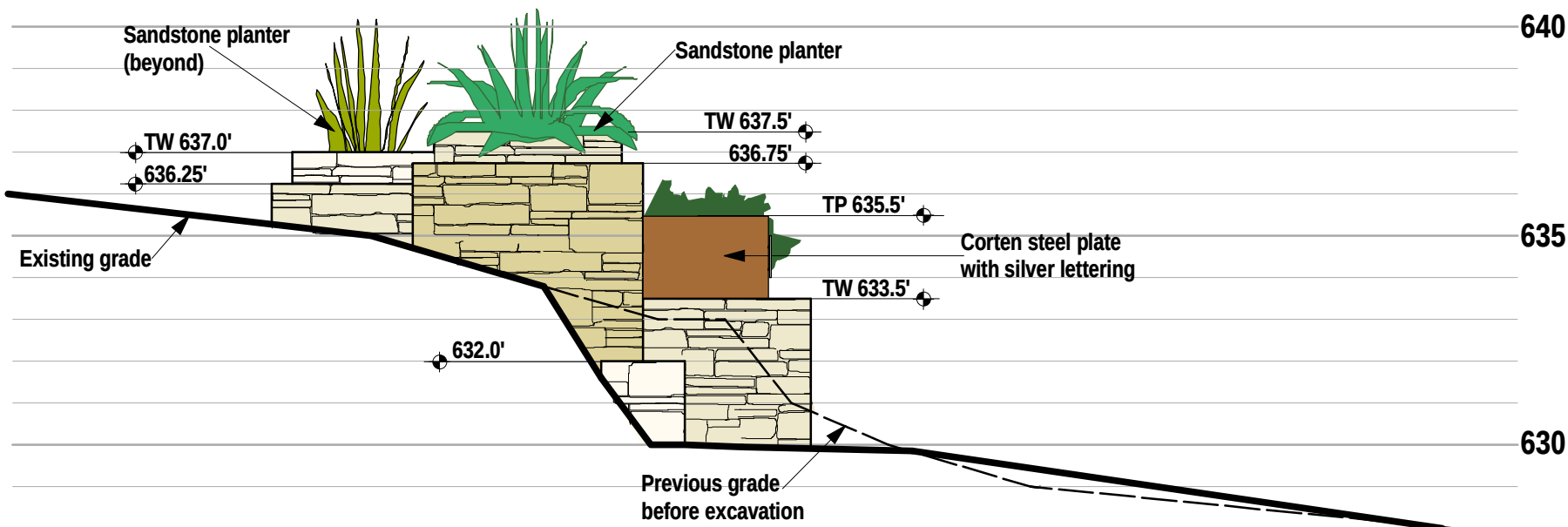
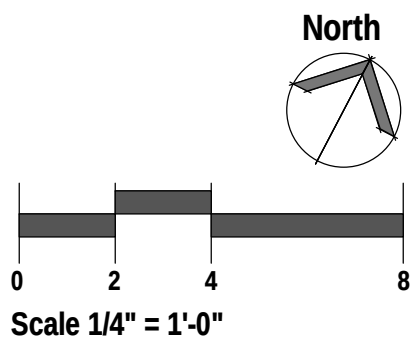
A Plan - Monument Sign Concrete Foundation Layout
Scale 1/4" = 1' - 0"



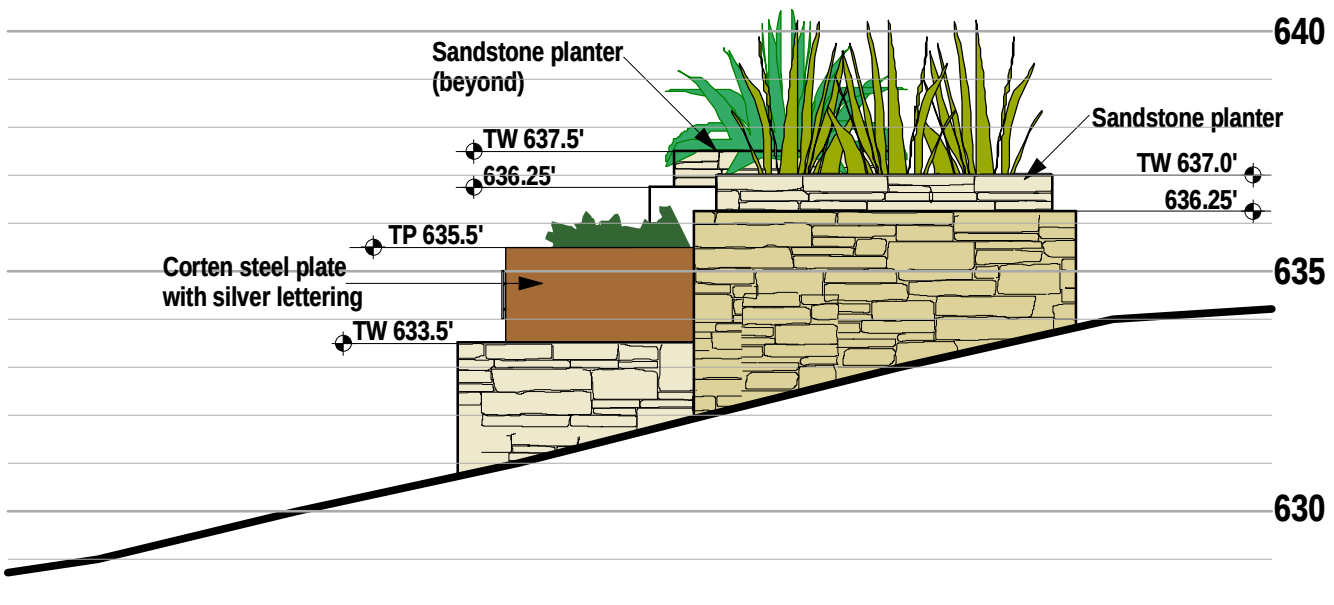
C Monument Sign Front Elevation
Scale 1/4" = 1' - 0"



B Plan - Monument Sign Masonry Layout
Scale 1/4" = 1' - 0"



D Monument Sign West Elevation
Scale 1/4" = 1' - 0"



E Monument Sign East Elevation
Scale 1/4" = 1' - 0"



curt arnette, asla
landscape architect
6114 ginita lane
austin, texas 78739
512.415.2097
sitiodesigngroup@yahoo.com
sitiodesign.com

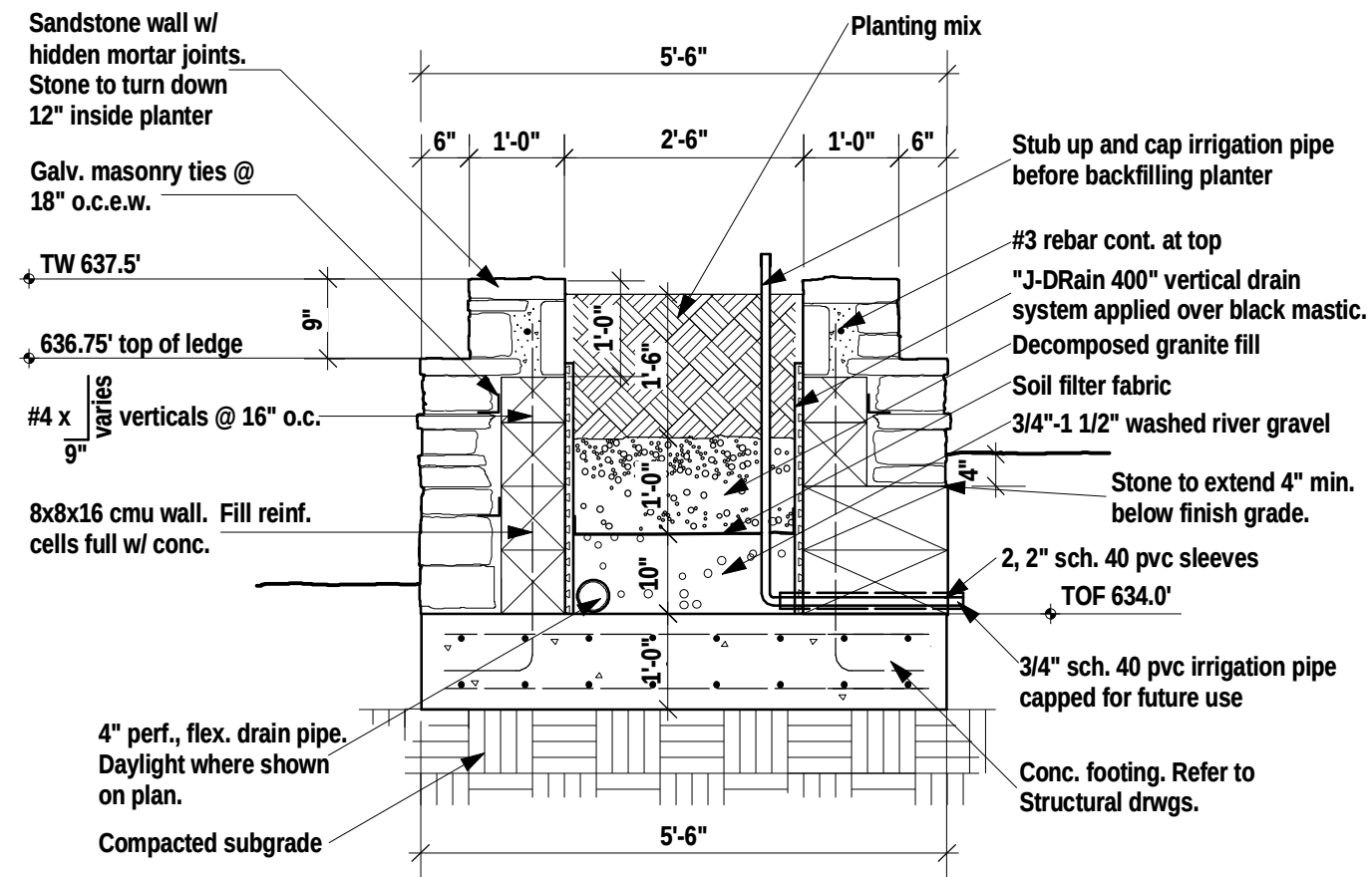


Landscape Development Plan for the
West Lake Hills Gateway Sign
Bee Caves Road at Rollingwood Drive West Lake Hills, Texas 78746

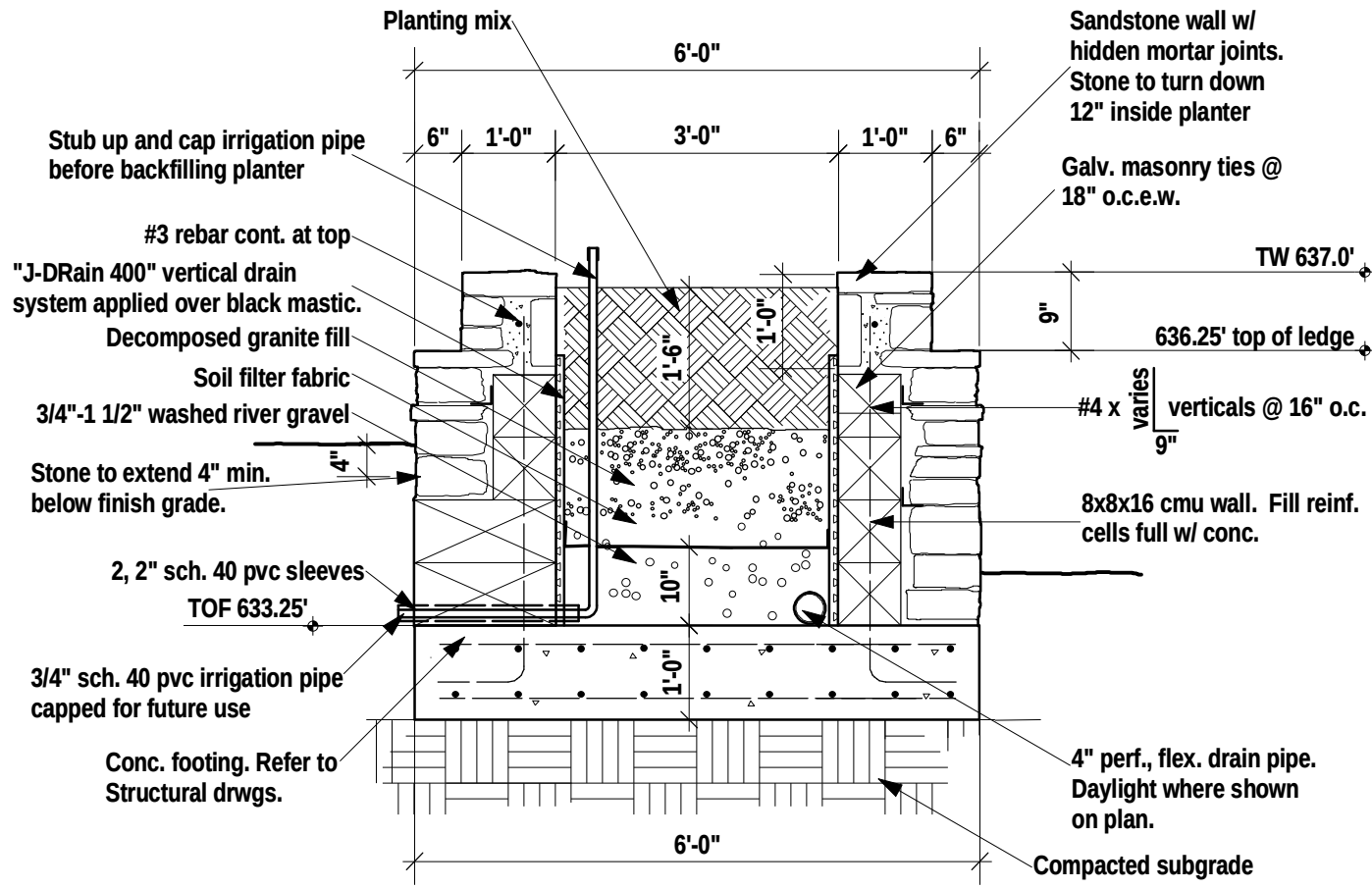
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Revised:

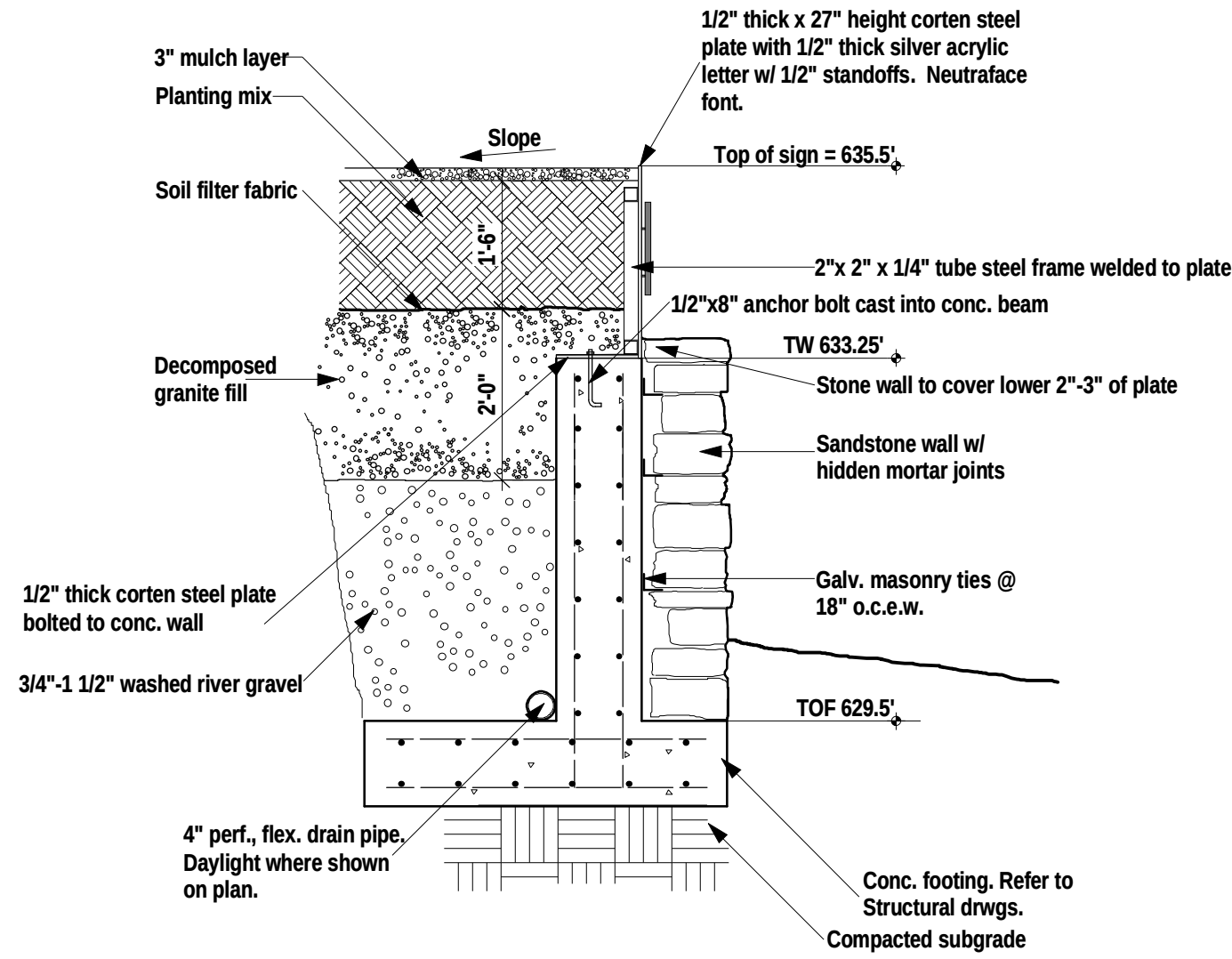
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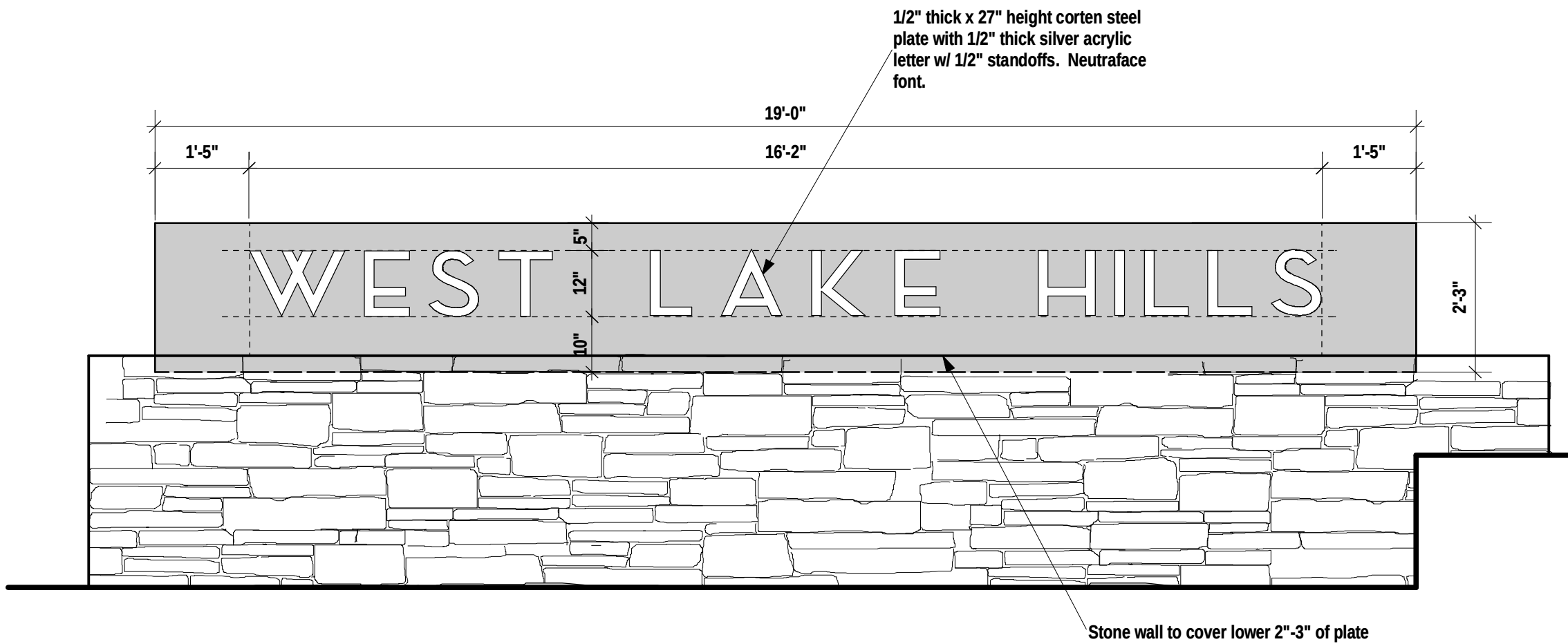
F Section - Sandstone Planter
Scale 1/2" = 1' - 0"



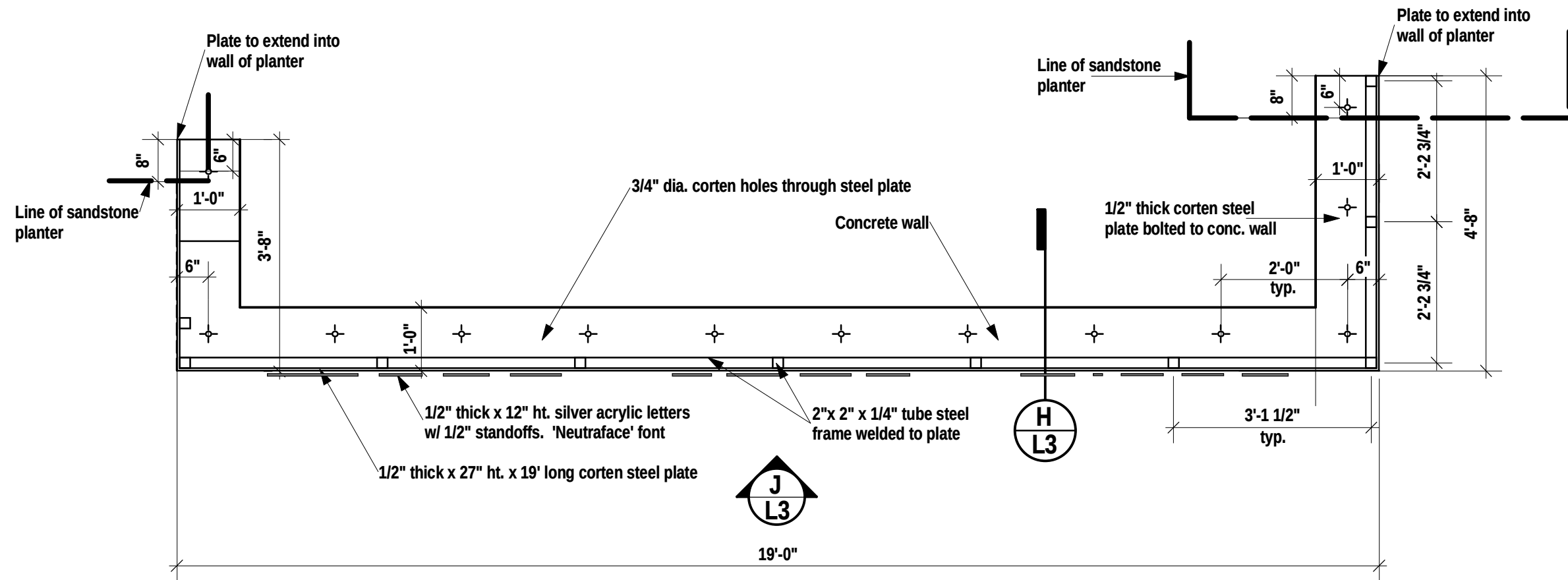
G Section - Sandstone Planter
Scale 1/2" = 1' - 0"



H Section - Steel Plate Sign and Stone Wall
Scale 1/2" = 1' - 0"



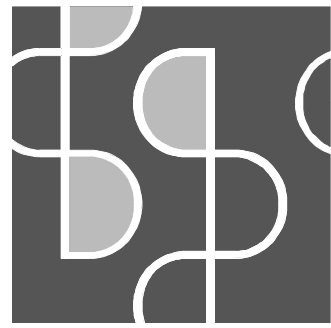
J Elevation - Steel Plate Sign and Stone Wall
Scale 1/2" = 1' - 0"



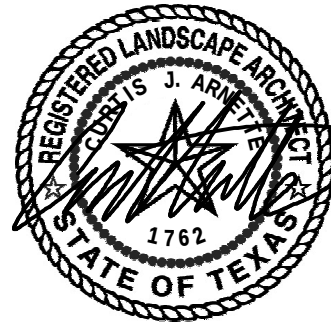
K Plan - Steel Plate Sign
Scale 1/2" = 1' - 0"



Existing West Lake Hills Sign



curt arnette, asla
landscape architect
6114 ginita lane
austin, texas 78739
512.415.2097
sitiodesigngroup@yahoo.com
sitiodesign.com



Landscape Development Plan for the
West Lake Hills Gateway Sign
Bee Caves Road at Rollingwood Drive West Lake Hills, Texas 78746

Date: 4/10/2024

Revised:

L3

WEST LAKE HILLS GATEWAY SIGN



Walter P. Moore and Associates, Inc.
401 South 1st Street, Suite 600
Austin, Texas 78704

TBPELS Firm Registration No. 1856

512.330.1270

Project Name:

WEST LAKE HILLS
GATEWAY SIGN

Client:

CITY OF WEST LAKE HILLS

Walter P. Moore and Associates, Inc.
TBPELS Firm Registration No. 1856



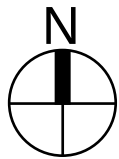
No.	Date	Description
-	04/10/2024	FOR CONSTRUCTION

Designed by:	JRZ
Approved by:	MRH
Drawn by:	JRZ
Project Number:	C02.23004.00
Date:	04/10/2024
Sheet Title:	

COVER SHEET/
SHEET INDEX

Sheet Title:

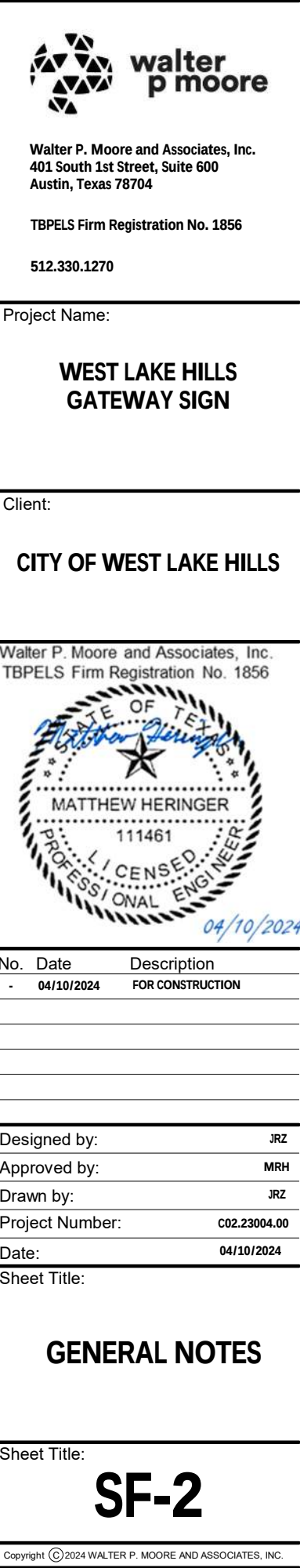
SF-1



KEY PLAN

SHEET INDEX	
SHEET NUMBER	SHEET NAME
SF-1	COVER/SHEET INDEX
SF-2	GENERAL NOTES
SF-3	GENERAL NOTES
SF-4	PARTIAL PLAN
SF-5	SIGN FOUNDATION DETAILS AND SECTIONS
SF-6	SIGN FOUNDATION DETAILS AND SECTIONS
SF-7	SIGN FOUNDATION DETAILS AND SECTIONS
SF-8	SPREAD FOOTING RETAINING WALL MISCELLANEOUS DETAILS

GENERAL NOTES																								
<u>I. DESIGN CRITERIA</u> A. GENERAL BUILDING CODE 1.The Construction Documents are based on the requirements of the International Building Code 2015. B. DEAD LOADS 1.Facing: An allowance of 675 PSF has been made for a masonry facing. C. LIVE LOADS 1.Construction Live Loads: An allowance of 20 PSF has been provided for construction live loads which include but are not limited to materials, personnel, and equipment imposed on the structure during construction. D. WIND LOADS 1.Wind pressures are based on the provisions of the American Society of Civil Engineers, Minimum Design Loads for Buildings and Other Structures, ASCE 7-10 and the following criteria: a.Ultimate design wind speed (Vult): 105 MPH (3-second gust) b.Nominal design wind speed (Vasd): 82 MPH (3-second gust) c.Risk category: I d.Wind exposure category: C e.Internal pressure coefficient (GCpi): 0.00 <u>II. SCOPE OF WORK</u> A. GENERAL 1.Scope of Work includes the drawings and general provisions of Contract, including conditions provided by City of Westlake Hills. 2.Contractors shall furnish all material, labor, tools, supplies, permits, equipment, transportation, superintendence, barricades, shoring, bracing, temporary construction of every nature, insurance, taxes, contributions and all services and facilities, unless specifically excepted, and install/remove all materials, items, and equipment required to complete the construction of the Project, as set forth in the Contract Documents. 3.Cooperate with the City of Westlake Hills's Representative in all construction operations to minimize conflict and to facilitate City of Westlake Hills usage. 4.Contractors acknowledge by submitting a Bid or Proposal to perform the specified Work, that the Contractor has visited and inspected the Project Site in which the Work is to be performed, is satisfied as to the nature and location of the Work, including any obstructions, amount of work, actual levels, the equipment and facilities needed preliminary to and during the execution of the Work, and all other matters which can in any way affect the Work or the cost thereof under this Contract. 5.Failure by Contractor to have become acquainted with available information concerning site conditions, including factors affecting costs and liabilities, shall not relieve Contractor of responsibility for performance of Work in accordance with requirements of the Contract Documents, and for amount of consideration named or otherwise determined. 6.When Contractor encounters a condition requiring further information or a clarification, Contractor shall submit to Engineer a written Request For Information (R.F.I.) numbered sequentially. Engineer will respond in writing to all R.F.I.s. <u>III. FOUNDATION</u> A. SHALLOW FOUNDATION TYPE 1.Spread Footing: a.Design Pressures 1)Total Load: 2,000 PSF gross pressure 2)Allowable pressures are increased 33% for combined gravity and wind or earthquake loads.	<u>IV. EARTHWORK</u> A. CLEARING AND GRUBBING 1.Remove trees, brush and stumps within the construction work limits from the work site. 2.Clearing and grubbing beyond construction limits for the Contractor's convenience shall be preapproved by the City of Westlake Hills and performed at no cost additional cost to the City of Westlake Hills. 3.Remove stumps, roots and buried logs in areas of excavation or fill to a depth of 1 foot below design or existing ground surface. 4.Remove grass and other vegetative cover from areas to be excavated or filled. 5.Remove material that may interfere with the proposed work, including unusable materials, disturbed soils and/or objectionable material as directed by Engineer. 6.Stock pile Top Soil for reuse. B. TRENCHING AND EXCAVATION 1.Notify Utility Companies and City of Westlake Hills of intent to excavate and request subgrade utility identification marking. 2.Excavate existing subgrade earth to depths indicated on the drawings. 3.Engineer will inspect and approve foundation soil prior to placement of fill. B. DEWATERING 1.Do not allow water to accumulate in excavations. Remove water to prevent soil changes detrimental to stability of the excavation. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey water away from excavations. 2.Maintain the work reasonably free of water. Control shall be accomplished in a manner that will preserve the strength of the subgrade and backfill, not cause instability of slopes and not result in damage to existing facilities or contamination of water. 3.Remediate contamination of water resulting from construction activities on the Project at no cost to the City of Westlake Hills. 4.Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area. 5.No concrete shall be placed against a final prepared subgrade containing free water, ice, frost, mud, or other unsuitable material. 6.Remove temporary dewatering systems in a manner so as not to contaminate water and restore channel area to a condition similar to existing, after the work is complete. C. SOIL PREPARATION 1.Scarify the top 6 in. of the subgrade below bottom of footing. 2.Remove all unsuitable materials and soft spots and replace with select fill. 3.Return over-excavation beyond the specified limits to grade at no cost to the City of Westlake Hills. 4.Correct grading that results in standing water at no cost to the City of Westlake Hills. D. SOIL MATERIALS 1.General Soil Materials: a.Use of On-site Materials: On-site materials may be used for fill and backfill only when approved by the City of Westlake Hills's Testing Laboratory as a satisfactory soil material. Unsatisfactory materials shall be hauled off and disposed. E. FILLING/BACKFILLING AND COMPACTION 1.Excavations for footings may be neat excavated where possible with sides and top edges free of loose or wet materials. Where neat excavation is not possible, excavate by open cut and allow sufficient distance from the edge of footings to permit placing and removing concrete formwork, installing services, other construction, and for inspection. 2.Take care to not disturb bottom of excavation. Excavate by hand to final grade just before concrete reinforcement is placed. Trim bottoms to required lines and grades to leave solid, clean, level, and flat base to receive other work. 3.Protect soils exposed at the base of completed foundation excavations against disturbance from construction activities and changes in moisture content. Where foundations cannot be poured the same day an excavation is completed, have the bearing surface inspected by the geotechnical engineer, clear footing subgrade of all loose and unsatisfactory material, compact at optimum moisture content as specified herein, and protect with a minimum 2" thick seal slab of lean concrete. Contractor may, where bottom of foundation will be exposed to movement of crawler-type heavy equipment, leave about one foot of undisturbed soil above indicated bottom of footing elevations until just prior to final excavation. 3.Compaction of soil surface shall be considered satisfactory when the Contractor is capable of achieving specified compaction of 95% maximum standard dry density for the first layer of fill/backfill. 5.Protect soils and/or fill/backfill soils from detrimental drying. 6.Scarify surfaces to receive fill/backfill to ensure proper bonding. When the surface can be penetrated by tamping roller ft, additional scarification is usually not necessary. 7.Mechanically compact fill/backfill materials in lifts. 8.Do not place or compact CSM mixture in standing or free water. 9.Coordinate fill requirements with landscape designer. F. DRAINAGE, EROSION, AND SEDIMENT CONTROLS 1.Maintain constant flow and drainage in the main and lateral channels. in the vicinity of work. Coordinate with landscape designer.	<u>V. REINFORCED CONCRETE</u> A. CLASSES OF CONCRETE 1.Concrete shall conform to the following requirements: <table border="1"> <thead> <tr> <th colspan="7">Classes of Concrete Matrix</th></tr> <tr> <th>Location</th><th>Comp Strength (f'c in psi)</th><th>Type</th><th>Exposure Classes</th><th>Max. W/C Ratio</th><th>Air Content</th><th>Max. Agg. Size (in.)</th></tr> </thead> <tbody> <tr> <td>SPREAD FOOTINGS AND RETAINING WALLS</td><td>4,000</td><td>NWC</td><td>F0, S0, P0, C1</td><td>N/A</td><td>N/A</td><td>1</td></tr> </tbody> </table> Notes: a.f'c shall be at 28-days unless noted otherwise on the drawings. B. HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE PLACEMENTS 1.There shall be no new horizontal construction joints in any concrete placements unless shown on the drawings. The Engineer shall approve all deviations or additional joints in writing. C. REINFORCING STEEL 1.All Reinforcing Steel shall be ASTM A615 Grade 60 unless noted otherwise on the drawings or in these notes. D. REINFORCING STEEL COVERAGE 1.Reinforcing steel coverage shall conform to the requirements specified on the drawings. Cover specified shall be considered minimum, however existing reinforcement may have a smaller cover than specified in drawing details. Concrete patches can be built up to provide the required cover as long as the patch appearance is acceptable to City of Westlake Hills and it does not represent a tripping hazard to pedestrians or a bump to vehicles. Cover in structural members not specified in the details shall conform to the requirements of ACI 318 unless specified otherwise on the drawings. E. SPLICES AND HOOKS IN REINFORCING STEEL 1.Refer to drawing details for splice and hook requirements of reinforcing steel. <u>VI. STRUCTURAL TESTING AND INSPECTIONS</u> A. GENERAL 1.The City of Westlake Hills shall engage a Testing Agency to perform field tests and inspections in accordance with the referenced building code and prepare testing inspection reports. a.Re-inspection of work shall be at Contractor's expense. Cost of re-inspection shall be paid for by the City of Westlake Hills. These costs shall be reimbursed to the City of Westlake Hills by the Contractor. B. CONTRACT OBLIGATIONS: 1.Contractors Responsibility: The Contractor shall provide the City of Westlake Hills's Testing Agency with the following: a.The Contractor shall provide to the Testing Agency certificates and representative samples of materials proposed for use in the work in quantities sufficient for accurate testing as specified b.Documentation of Welders Certification to perform the indicated work and the applicable WPS documentation as indicated above. c.Proper facilities, including scaffolding, temporary work platforms, hoisting facilities, casual labor, etc., for inspection of work in the mills, shop, and field. 2.City of Westlake Hills's Testing Agency Responsibility: The Testing Agency shall sample and test materials as they are being installed for compliance with specified acceptance criteria. The Testing Agency will report and interpret the test results. The Testing Agency shall monitor and report on the installation of construction work and shall perform tests on the completed construction as required to indicate Contractor's compliance with the various project requirements. a.The Testing Agency shall meet the basic requirements of ASTM E329 and shall submit to the City of Westlake Hills and Engineer evidence of current accreditation from the American Association for Laboratory Accreditation, the AASHTO Accreditation Program or the "NIST" National Voluntary Laboratory Accreditation Program. 3.Rejection of Material or Workmanship: The City of Westlake Hills, Engineer, and Testing Agency reserve the right to reject any material or workmanship not in conformance with the Contract Documents at any time during the progress of the work. However, this provision does not allow waiving the obligation for timely, in sequence inspections. C. INSPECTION OF REINFORCEMENT STEEL PLACEMENT: THE TESTING AGENCY SHALL MAKE THE FOLLOWING INSPECTIONS OF REINFORCEMENT STEEL PLACEMENT: 1. Inspection frequency: Provide Periodic inspection of reinforcing steel placement. Inspect 100% of reinforcement before each concrete placement to verify the information noted below. a.Reinforcement has correct size, spacing, and proper cover. b.Sufficient spacing between reinforcement for concrete placement. c.Reinforcement is properly supported and braced to formwork to prevent movement during concrete placement. d.Proper hooks are provided at bar ends as detailed.	Classes of Concrete Matrix							Location	Comp Strength (f'c in psi)	Type	Exposure Classes	Max. W/C Ratio	Air Content	Max. Agg. Size (in.)	SPREAD FOOTINGS AND RETAINING WALLS	4,000	NWC	F0, S0, P0, C1	N/A	N/A	1	D. INSPECTION AND TESTING OF FIELD MIXED CONCRETE: THE TESTING AGENCY SHALL MAKE THE FOLLOWING INSPECTIONS AND TESTING OF CONCRETE: 1. Inspection frequency: Provide periodic inspection of concrete field mixing and placement. 2. Inspections Prior to Concrete Placing a. Ensure supplemental reinforcement steel placement and formwork has been inspected. b. Reinforcement has correct size and proper cover. c. Ensure surfaces indicated to be intentionally roughened have the proper surfaces roughness amplitude. 3. On-Site Concrete Inspection a. Verify that the Contractor is following appropriate concreting practices consistent with any extreme environmental conditions at the point of placement in the structure. b. Inspect field mixing of concrete to verify that the proper concrete mix, water content, aggregate extension, that it is meeting job requirements, and is being placed at the proper location. Report concrete not meeting the specified requirements and immediately notify the Contractor, Engineer, and City of Westlake Hills. c. Inspect plastic concrete upon completion of mixing to verify proper batching. Observe mix consistency and adding of water as required to achieve target slumps/flows in mix designs. Record the amount of water added and note if it exceeds that allowed in the mix design. The responsibility for adding water to the mix at the job site shall rest only with the Contractor's designated representative. The Contractor is responsible that all concrete placed in the field is in conformance to the Contract Documents. 4. On-Site Concrete Material Testing a. Perform tests to determine slump for non-self-consolidating concrete, flow for self-consolidating concrete, concrete temperature, unit weight, and air entrainment as specified below. The slump tests shall be made on concrete taken from the same location from which the concrete for the test cylinders is obtained. b. Record information for concrete test reports as specified below. c. Prepare concrete test cylinders for compression testing. d. Pick up and transport to laboratory, cylinders cast the previous day. 5. Concrete Test Cylinders: The Testing Agency shall mold and test concrete test cylinders as described below. a. Cylinder Molding and Testing: Cylinders for strength tests shall be molded and Laboratory cured in accordance with ASTM C31 and tested in accordance with ASTM C39. Cylinders shall be 6" in diameter by 12". b. Field Samples: Field samples for strength tests shall be taken in accordance with ASTM C172. c. Frequency of Testing: A minimum of six test cylinders shall be made for the field mixed concrete. Cylinders shall be evenly sampled throughout the concrete field mixing process. d. The cylinders shall be numbered, dated, and the point of concrete placement in the building recorded. e. For concrete specified on the drawings to reach the required strength at 28 days, break one cylinder of the set at seven days, two cylinders at 28 days, and one kept in reserve for testing at the Engineers direction. f. Cylinder Storage Box: The Contractor shall be responsible for providing a protected concrete cylinder wooden storage box at a point on the job site mutually agreeable with the Testing Agency for the purpose of storing concrete cylinders until they are transported to the laboratory. The box shall be constructed and equipped to maintain the environment specified for initial curing in ASTM C31. g. Transporting Cylinders: The City of Westlake Hills's Testing Agency shall be responsible for transporting the cylinders to the laboratory in a protected environment such that no damage
Classes of Concrete Matrix																								
Location	Comp Strength (f'c in psi)	Type	Exposure Classes	Max. W/C Ratio	Air Content	Max. Agg. Size (in.)																		
SPREAD FOOTINGS AND RETAINING WALLS	4,000	NWC	F0, S0, P0, C1	N/A	N/A	1																		



GENERAL NOTES	
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k. Causes for Rejection of Concrete: The Contractor shall reject concrete delivered to the site for any of the following reasons:

- 1) Wrong class of concrete.
- 2) Environmental Conditions: Environmental condition limits shall be as follows unless appropriate provisions in concreting practices have been made for cold or hot weather.
- 3) Concrete with temperatures exceeding 95°F shall not be placed in the structure.
- 4) Excessive Age: Concrete shall be discharged within 90 minutes of field mixing or the manufacture indicated working time limit if less than 90 minutes, or before it begins to set if sooner than 90 minutes unless approved by the Testing Agency job inspector or other duly appointed representative.

E. INSPECTION AND TESTING OF EARTHWORK: THE TESTING AGENCY SHALL PERFORM THE FOLLOWING FIELD QUALITY CONTROL TESTING AND INSPECTIONS:

1. Fill Compaction:
 - a. Verification of Fill Material: Testing Agency shall sample existing subgrade and proposed fills and perform classification and testing to verify that the fill material to be used complies with the project requirements. Perform ASTM D 698 for cohesive materials and ASTM D 4254 for cohesionless materials to obtain the maximum density at optimum moisture content.
 - b. Field Density Testing shall be performed according to ASTM D 2937 or ASTM D 6938 as applicable. Perform at least one field density test per soil lift of the natural subgrade and fill for every 400 square ft of fill area and no less than three total test per soil lift. The results of field density tests by the Testing Agency will be considered satisfactory if the average of any three consecutive tests has a value not less than the required density with no single test falling more than 2% below the required density and the moisture content conforms to the requirements of the specification.
 - c. Reports: Moisture-density curves and results of field density tests shall be submitted to the parties.
 - d. Additional Testing: If reports by the Testing Agency indicate field densities lower than specified, re-testing will be performed by the Testing Agency with at least the frequencies required above on re-compacted fill and/or natural subgrade. The Testing Agency shall notify the Contractor in a timely basis for any required retesting so as not to delay the work.

VII. SUBMITTALS

A. SUBMITTAL LIST AND SCHEDULE

1. The Contractor shall prepare a detailed list and schedule of all submittal items to be sent to the Structural Engineer prior to the start of construction. This list shall be updated and revised and kept current as the job progresses. The submittal list shall be organized as shown below:
 - a. Product Technical Data
 - b. Product SDS
 - c. Certificates, Reports, and Other Literature

B. SUBMITTALS TO BE PROVIDED TO STRUCTURAL ENGINEER

1. Product Submittals: The following submittals shall be provided:
 - a. Concrete Materials.
 - b. Concrete Reinforcement.

B. REPRODUCTION

1. The use of electronic files or reproductions of these contract documents by any Contractor, Subcontractor, Erector, Fabricator, or Material Supplier in lieu of preparation of shop drawings signifies their acceptance of all information shown hereon as correct, and obligates themselves to any job expense, real or implied, arising due to any errors that may occur hereon.

1. It is the responsibility of the Contractor to obtain all Contract Documents and latest addenda and to submit such documents to all Subcontractors and Material Suppliers prior to the submittal of shop drawings, fabrication of any structural members, and erection in the field.

2. The Contractor shall fully and properly implement the engineering controls, work practices, and respiratory protection against toxic and hazardous substances including respirable crystalline silica according to Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1153. Walter P Moore does not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall Walter P Moore be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

3. The contract structural foundation drawings represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequences.

4. Refer to drawings by others for complete information.

5. If certain features are not fully shown or specified on the drawings, their construction shall be of the same character as shown or specified in similar conditions.

B. DRAWING CONFLICTS

1. Contractor shall compare the Landscape Architectural and Structural drawings and report any discrepancy between each set of drawings and within each set of drawings to the Landscape Architect and Engineer prior to the fabrication and installation of any structural members.

C. CONFLICTS IN STRUCTURAL REQUIREMENTS

1. Where conflict exists among the various parts of the structural contract documents, structural drawings, general notes, the strictest requirements, as indicated by the Engineer, shall govern.

D. RESPONSIBILITY OF THE CONTRACTOR FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION

1. New structural elements of the project have been designed by the Structural Engineer to resist the required code vertical and lateral forces that could occur in the final completed structure only. The ability of the structural frame to resist the required code forces derives from the complete installation of the new structural elements. It is the responsibility of the Contractor to provide all required bracing during construction to maintain the stability and safety of all structural elements during the construction process until the new members are completely installed and all designated concrete elements (if any) have reached a minimum of 75% of their design strength.

E. CONTRACTOR SUBSTITUTIONS

1. Any materials or products submitted for approval that are different from the material or products specified in the structural contract documents will be considered for approval only if the following criteria are satisfied:

- a. A cost savings to the City of Westlake Hills is documented and submitted with the request.
- b. Product specified is not readily available. Submit availability documentation with the substitution request.
- c. Superior product at the same or lower cost. Submit cost analysis and performance documentation with the substitution request.
- d. The material or product is in conformance with the requirements of the referenced building code and the ICC-ES evaluation report is submitted with the request.

- 1) The ICC-ES evaluation report that is submitted must reference the building code under which the project is permitted.
- 2) ICC-ESR evaluation reports that have been discontinued at the time of product installation will not be accepted.

2. Submittals not satisfying the above criteria will not be considered.

F. THE STRUCTURAL ENGINEER'S ROLE DURING CONSTRUCTION

1. The Engineer shall not have control nor charge of, and shall not be responsible for, construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.

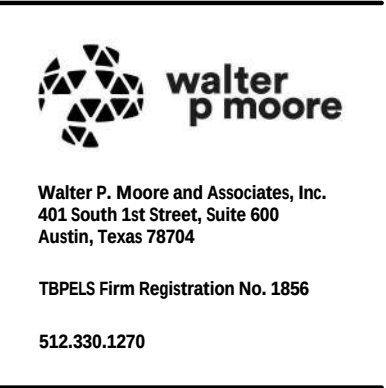
2. Periodic site observation by field representatives of Walter P. Moore and Associates, Inc. is solely for the purpose of becoming generally familiar with the progress and quality of the Work completed and determining, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the structural contract documents. This limited site observation should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the City of Westlake Hills against defects or deficiencies in the work of the Contractor.

1. Partial plans, elevations, sections, details, or schedules labeled with "Typical" at the beginning of their title shall apply to all situations occurring on the project that are the same or similar to those specifically shown. The applicability of the content of these views to locations on the plan can be determined from the title of the views. Such views shall apply whether or not they are keyed in at each location. Decisions regarding applicability of these "Typical" views shall be determined by the Structural Engineer.

B. STRUCTURAL ABBREVIATIONS AND NOTATIONS

1. The following abbreviations and notations may appear on the drawings:

@	At
&	And
#	Number
'	Ft
"	In.
ACI	American Concrete Institute
ASTM	American Society for Testing and Materials
BOT	Bottom
CL	Center Line
CONC	Concrete
CONT	Continuous
EQ	Equal
EF	Each Face
HORZ	Horizontal
IBC	International Building Code
ICC	International Code Council
MIN	Minimum
OC	On Center
PSF	Pounds Per Square Ft
REINF	Reinforcement
REQD	Required
SPA	Spacing
TBPELS	Texas Board of Professional Engineers and Land Surveyors
TYP	Typical
VERT	Vertical



STATE OF TEXAS
MATTHEW HERINGER
111461
LICENSED PROFESSIONAL ENGINEER
04/10/2024

Designed by:	JRZ
Approved by:	MRH
Drawn by:	JRZ
Project Number:	C02.23004.00
Date:	04/10/2024

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Walter P. Moore and Associates, Inc.
401 South 1st Street, Suite 600
Austin, Texas 78704

TBPELS Firm Registration No. 1856

512.330.1270

Project Name:

WEST LAKE HILLS
GATEWAY SIGN

Client:

CITY OF WEST LAKE HILLS

Walter P. Moore and Associates, Inc.
TBPELS Firm Registration No. 1856



No.	Date	Description
-	04/10/2024	FOR CONSTRUCTION

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Approved by: MRH

Drawn by: JRZ

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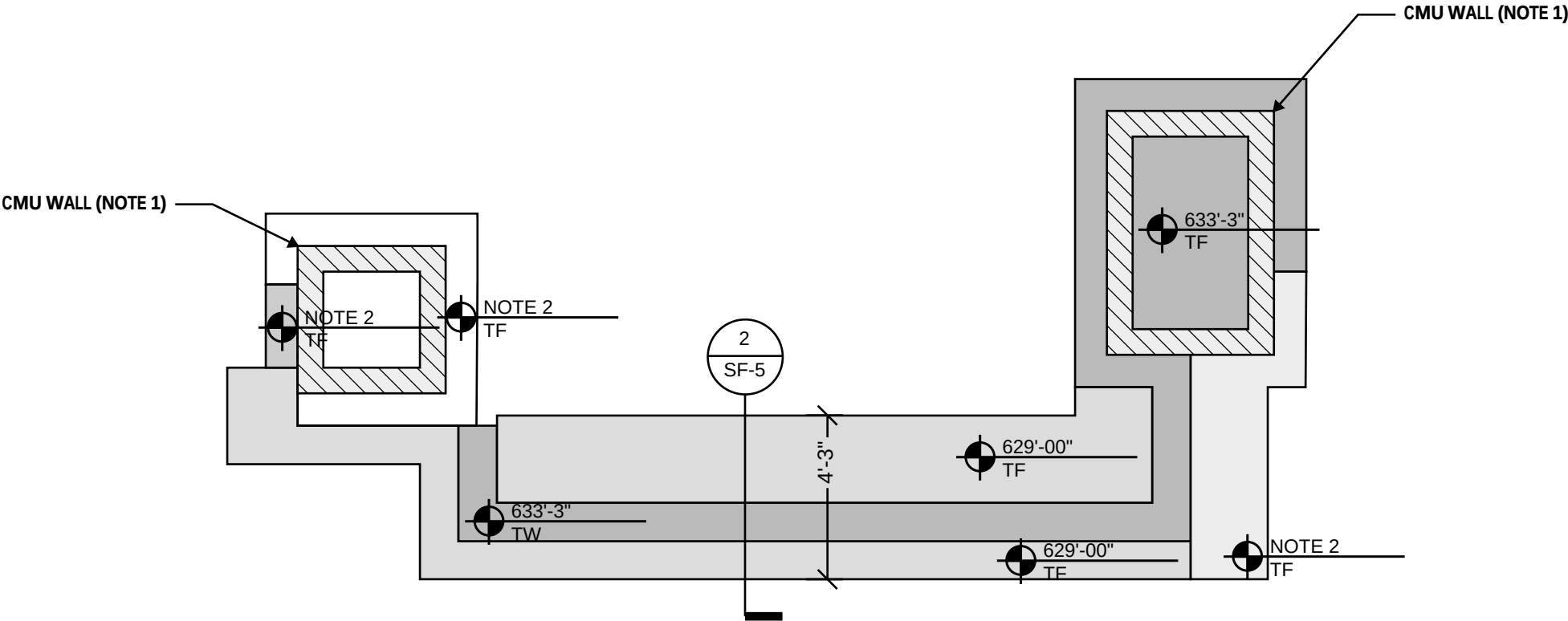
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Sheet Title:

PARTIAL PLAN

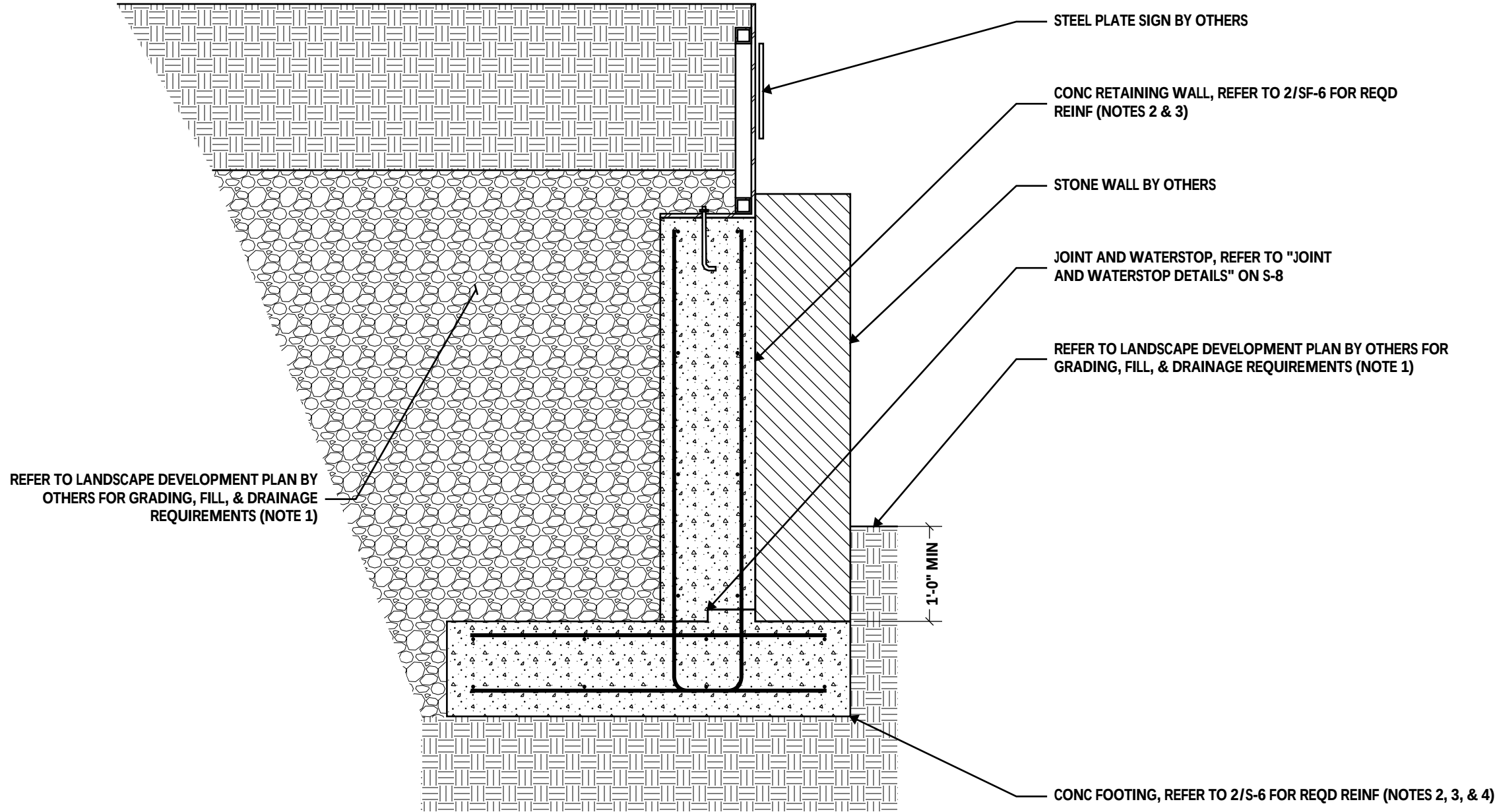
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SF-4



- NOTES:
- REFER TO LANDSCAPE DEVELOPMENT PLAN BY OTHERS FOR CMU PLANTER WALL REQUIREMENTS.
 - REFER TO LANDSCAPE DEVELOPMENT PLAN BY OTHERS FOR FOOTING AND WALL ELEVATION, FOOTING DIMENSIONS AND ADDITIONAL INFORMATION.
 - REFER TO DETAIL 2/SF-6 FOR TYPICAL REINFORCEMENT REQUIREMENTS FOR ALL CONCRETE FOOTINGS AND ALL CONNECTIONS OF CONCRETE FOOTINGS TO CONCRETE WALLS. SEE NOTE 1 FOR CONNECTION REQUIREMENTS FOR CONCRETE FOOTINGS TO CMU WALLS.

2 PARTIAL FOUNDATION PLAN
NO SCALE



- NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH "CONSTRUCTION JOINT" ON S-8. CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LOCATIONS FOR APPROVAL PRIOR TO DETAILING REINFORCEMENT AND A MINIMUM OF TWO WEEKS PRIOR TO CONCRETE PLACEMENT.
 3. LOCATE CONSTRUCTION JOINTS ACCORDING TO THE FOLLOWING CRITERIA:
 - A. WHERE SHOWN ON LANDSCAPE ARCHITECTURAL OR STRUCTURAL DRAWINGS
 - B. AT 20'-0" MAXIMUM SPACING ALONG A CONTINUOUS LENGTH OF WALL
 - C. WITHIN 10'-0" OF CORNERS, NO CLOSER THAN 5'-0" FROM CORNERS OR PILASTERS
 - D. AT ABRUPT CHANGES IN WALL OR FOUNDATION THICKNESS OR HEIGHT
 4. PROVIDE WATERSTOP AND REINFORCEMENT IN ACCORDANCE WITH "SHOWING WATERSTOP AT FOOTING ELEVATION TRANSITION" ON S-8 WHERE FOOTING ELEVATION CHANGES. REFER TO LANDSCAPE DEVELOPMENT PLAN BY OTHERS FOR ELEVATION CHANGES.



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Drawn by: JRZ

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Sheet Title:

SIGN FOUNDATION DETAILS AND SECTIONS

Sheet Title:

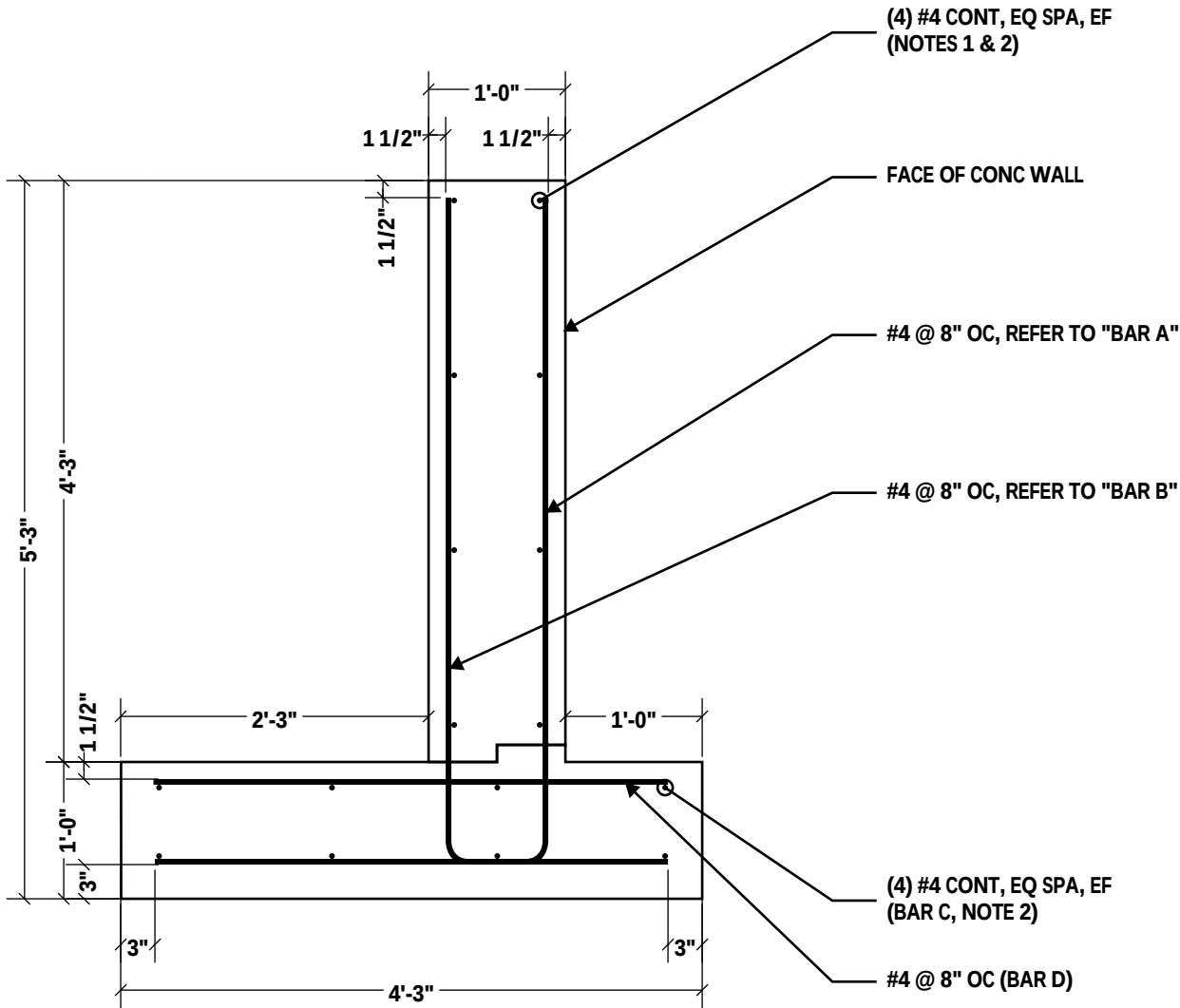
SF-5

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2

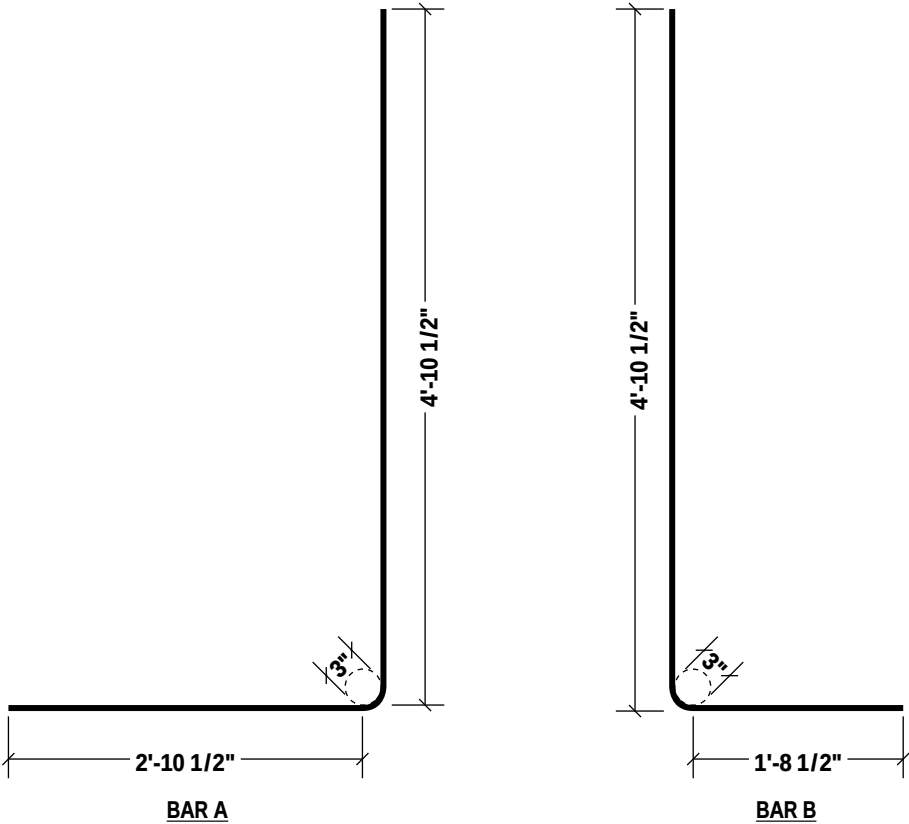
TYPICAL SIGN FOUNDATION

NO SCALE



- NOTES:
- 1. BOTTOM LAYER OF HORIZONTAL WALL REINFORCEMENT SHALL BE 1-1/2 INCHES ABOVE TOP OF JOINT BETWEEN WALL AND FOOTING.
 - 2. MINIMUM SPLICE LENGTH FOR #4 SHALL BE 25 INCHES.
 - 3. FOR CONTRACTOR'S INFORMATION ONLY.
 - 4. QUANTITIES SHOWN ARE FOR ONE 10 FT LONG AND 5 FT 3 IN HIGH PANEL.

TABLE OF ESTIMATED QUANTITIES (4)					
BAR	NO.	SIZE	SPA	LENGTH	WEIGHT
A	14	#4	8" MAX	7'-9"	75
B	14	#4	8" MAX	6'-9"	63
C	8	#4	16" MAX	9'-6"	51
D	14	#4	8" MAX	3'-9"	35
(3)	REINFORCING STEEL			LB	222
(3)	CONCRETE			CY	3.2



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Sheet Title:

SIGN FOUNDATION
DETAILS AND
SECTIONS

Sheet Title:

SF-6



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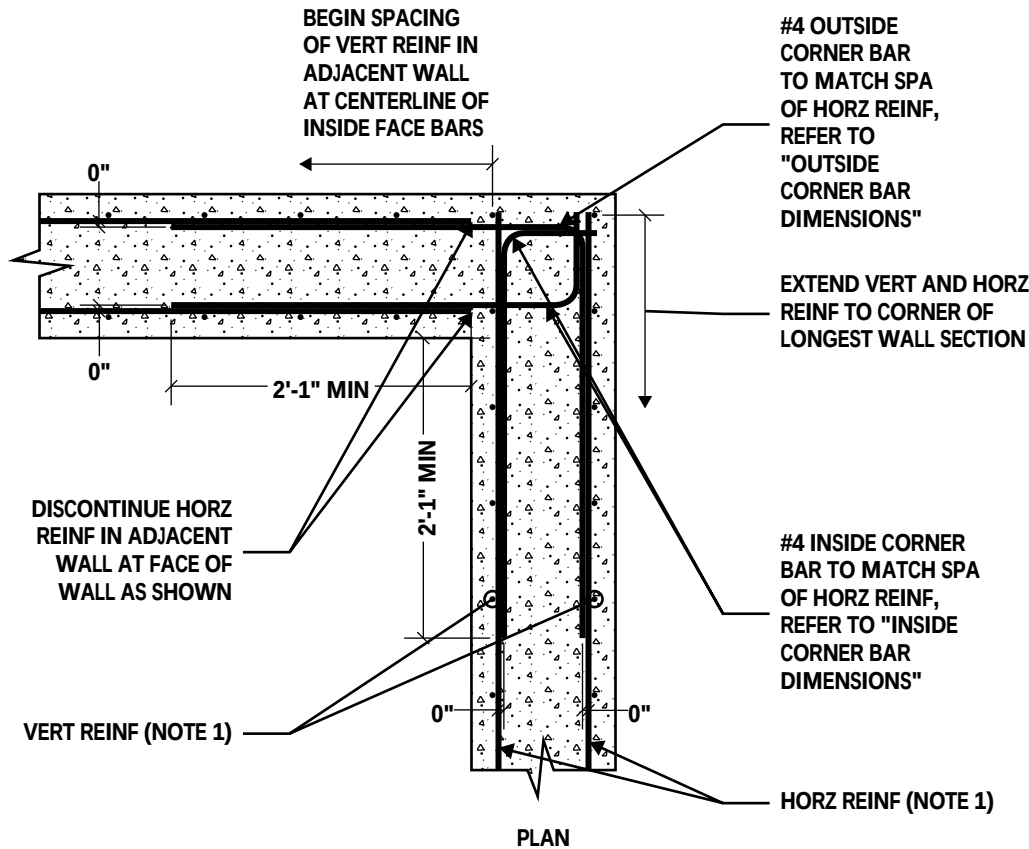
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DETAILS AND
SECTIONS

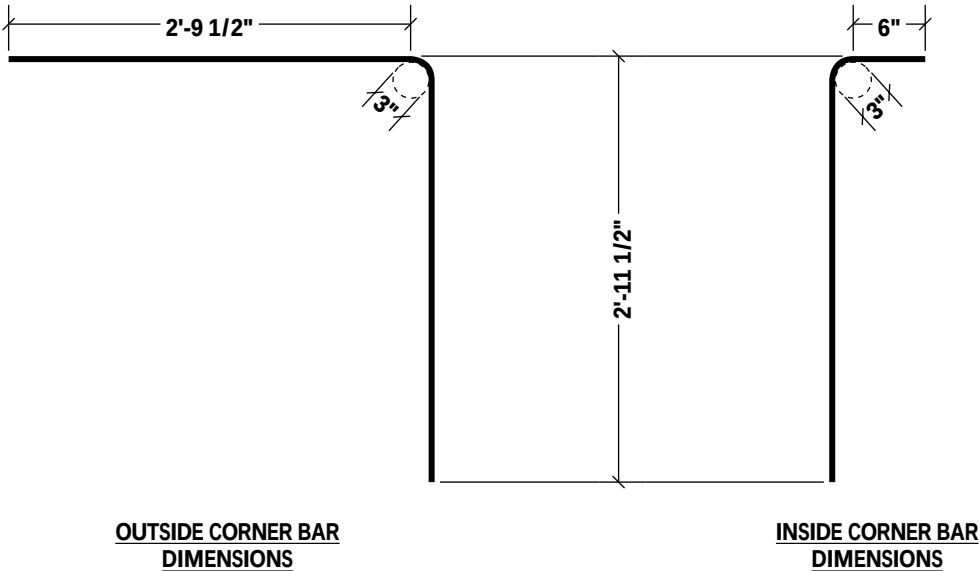
Sheet Title:

SF-7



NOTES:

1. REFER TO 2/S-6 FOR REQUIRED WALL THICKNESSES AND REINFORCEMENT.
2. THERE SHALL BE NO VERTICAL CONSTRUCTION JOINTS IN WALLS WITHIN 5'-0" OF CORNERS, UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.



2

TYPICAL REINFORCEMENT SPLICE AT CONCRETE WALL CORNER

NO SCALE



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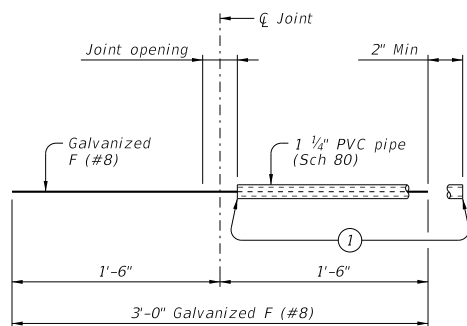
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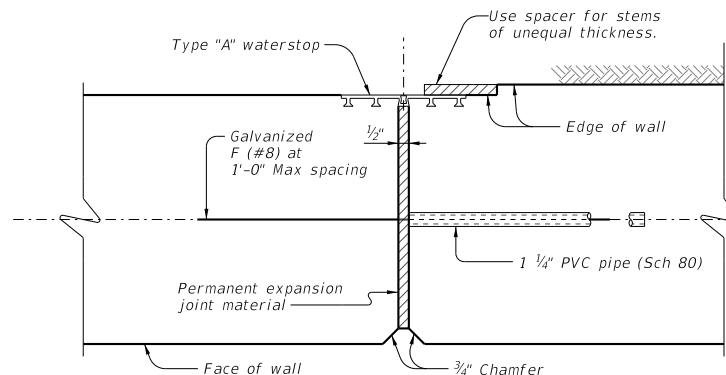
SPREAD FOOTING RETAINING WALL MISCELLANEOUS DETAILS

Sheet Title:

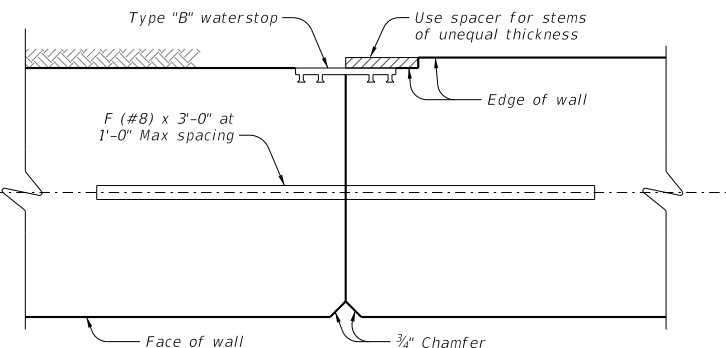
SF-8



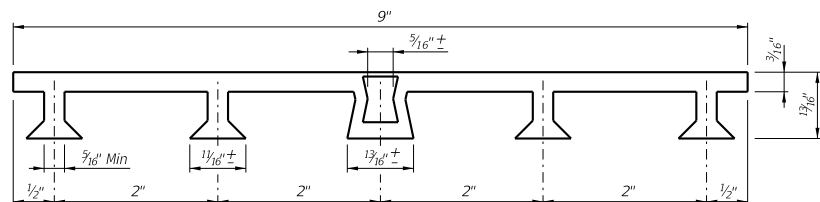
BAR F (#8) ASSEMBLY DETAIL



EXPANSION JOINT

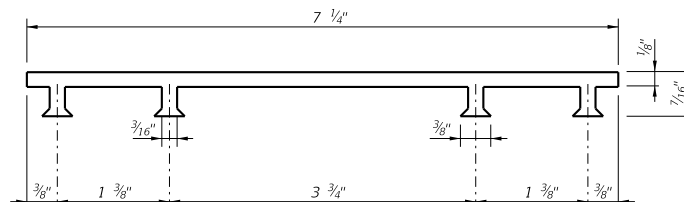


CONSTRUCTION JOINT



PVC WATERSTOP TYPE "A"

Note: Dimensions and shapes may vary slightly depending on manufacturer.



PVC WATERSTOP TYPE "B"

- ① Tape ends of 1 1/4" PVC Schedule 80 to prevent concrete or mortar from seeping in.
- ② Class C unreinforced concrete when difference in top of footing elevations is less than 2 feet. Omit when Dowel Bars F can be placed between adjacent footings with 4-inch cover top and bottom. Footing elevation difference not to exceed 4 feet.
- ③ Underdrain pipe to be in accordance with Item 556, "Pipe Underdrains."

MATERIAL NOTES:

Provide Class C concrete ($f'c=3,600$ psi.)
Provide Grade 60 reinforcing steel.

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

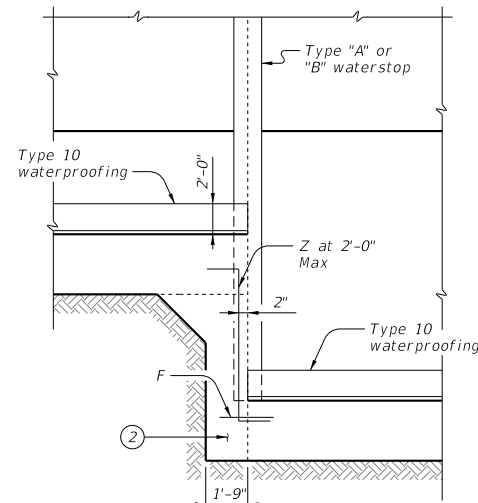
Walls are designed assuming unit weight of soil = 120 pcf and a friction angle = 30 degrees for foundation and retained soil.

The undisturbed or compacted soil depth in front of walls must not measure less than $K_d + F_t + 1$ foot as measured upwards from bottom of key.

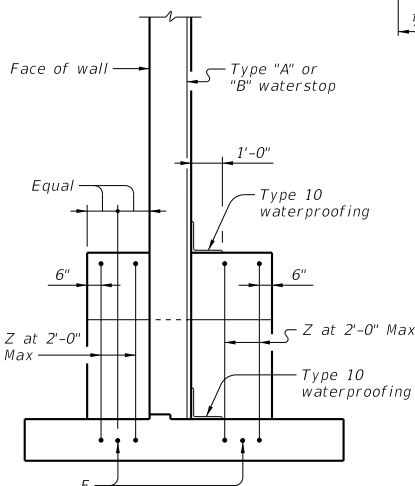
Retaining walls are detailed to be placed on grades up to 10% with level footing, with no changes in reinforcing steel. Steeper grades can be accommodated by shortening Bars A and Bars B and increasing the length of legs of Bars U by the same amount. No change in quantities will be required.

Retaining walls may be placed on horizontal curves by adjusting lengths of Bars T and Bars H in the footing. Minor revisions to concrete quantities may be required as a result.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing bar dimensions shown are out-to-out of bar.

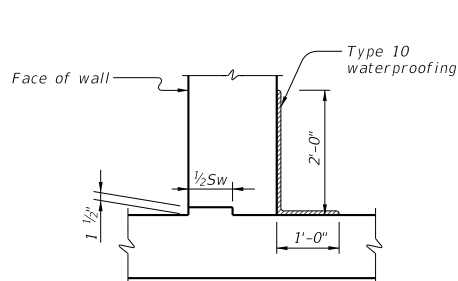


PARTIAL ELEVATION

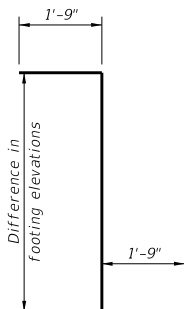


PARTIAL SECTION

SHOWING WATERSTOP AT FOOTING ELEVATION TRANSITION

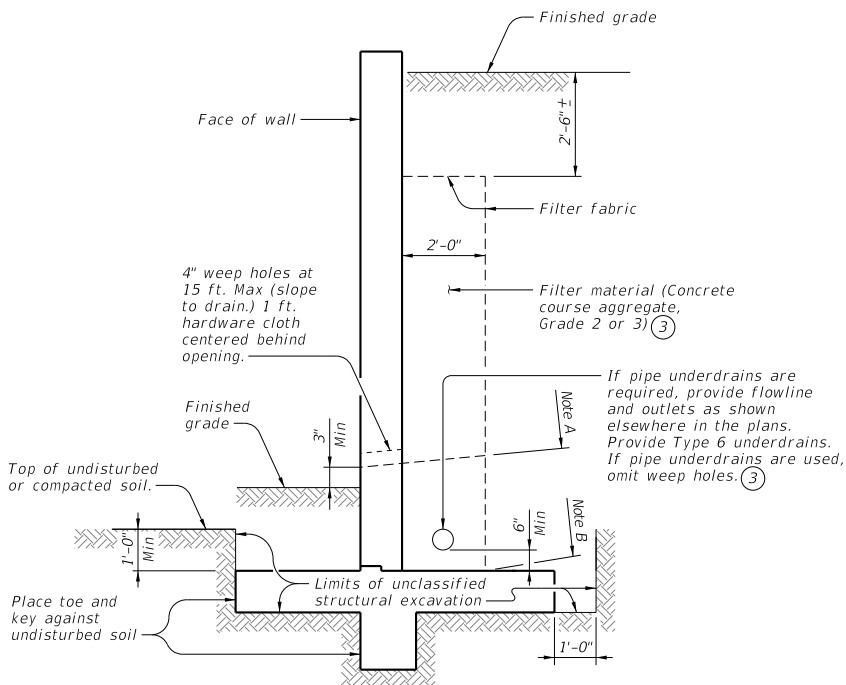


JOINT AND WATERSTOP DETAILS



BAR S Z (#5)

(Omit Bars Z when difference in top of footing elevations is less than 2 ft).



**DRAINAGE DETAILS AND
EXCAVATION DIAGRAM**

Note A: Stop coarse aggregate at this level when weep holes are used.

Note B: Use coarse aggregate to here when underdrains are used.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>May 22, 2024</u>	Item Number:	<u>11</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Jennifer Bills</u>	Cost / Budget:	<u>See Discussion section below</u>
Exhibits:	<u>None</u>	Source of Funds:	<u>2022 Bond Funds / COs</u>

Subject

Discussion and update on bond items regarding Proposition A (new municipal complex) and Proposition B (street and drainage projects) and authorize contingency expenditures related to the same.

Recommendation

Receive the report and provide direction as appropriate.

Discussion

The purpose of this item is to provide the City Council with an update regarding both bond project initiatives regarding project scope and development status, schedule and budget and costs.

Prop A authorized \$13.2 million and due to land acquisition and cost escalation considerations, City Council authorized an additional \$9.5 million in certificates of obligation which closed in September. Following the acceptance of the Design Development Plans, the 100% Site Civil plans have been completed and submitted to the City and others for regulatory review. Generally, since the last update was provided to the City Council on April 24, the following has transpired:

- Demolition of the existing structure was completed and milling for the foundation began on May 10 and will continue through May 24, weather permitting. This will be one of the noisiest activities during construction.
- The clearing and ground preparation started on the second driveway onto Westlake Drive.
- Additional construction screening fence was added along the north property line.
- Weekly BIM meetings with the contractor, subcontractors, architect and owner and owner's representative are underway to review and make necessary adjustments for conflicts among project components.

Looking ahead:

- Construction of the permanent perimeter wall is two months out.
- Once milling is complete, work will begin on the main building foundation.

Prop B authorized \$11.8 million for the completion of various street and drainage improvements. Plans were amended per City Council direction to remove drainage improvements on Laurel Valley and remove the improvements to Terrace Mountain. All other easements required to move forward have been acquired. Since the last update on April 24:

- Bi-weekly meetings between staff, engineering and the contractor are being held to coordinate project mobilization and scheduling.
- Crews began work on the drainage improvements on Redbud Trail, which will continue for the next month.
- A storage trailer, materials and equipment for the bond projects have been staged on the unimproved area of Skyline Drive.

Looking ahead:

- Staff, engineering consultants and Smith Contracting continue to work on resolving utility conflicts, project scheduling and traffic management for Camp Craft Road and Eanes School Road.
- Separate crews will begin work in May on drainage work on Redbud Trail and Yaupon Valley Road.

This agenda item also requests authorization of contingency draws related to the bond projects. Attached, please find a summary of the proposed change order requests for each vendor related to the new municipal complex. Authorizing these does not modify the gross maximum price (GMP) but funds will be expensed through the appropriate contingency within the GMP. Warrants for these contingency draws are associated with design progression issues.



Change Order Request
NO. CTR-0005

Title: Cost is for additional SWPPP measures required per 95% CD drawings. Does not include Rock berms
Project: West Lake Hills City Hall
To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005
Quoted Date:
Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Erosion Control

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
B Wise Environmental Consulting Inc.	EROSION CONTROL	0.00	0.00	0.00	9,032.00	0.00	9,032.00
SpawGlass Contractors, Inc.	CHANGE ORDER FEE	0.00	0.00	0.00	0.00	302.57	302.57
SpawGlass Contractors, Inc.	CONTRACTOR'S CONTINGENCY	0.00	0.00	0.00	0.00	-9,334.57	-9,334.57
		0.00	0.00	0.00	9,032.00	-9,032.00	0.00

TOTAL \$0.00

CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE 0

- ☐ We have proceeded with this change as per written direction.
- ☒ We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:


SpawGlass Contractors, Inc. 5/13/2024
Date

Architect/Engineer Date

Owner Date



Change Order Request
NO. CTR-0006

Title: Additional cost for added masonry per 95% CD drawings. Includes CMU elevators shaft and additional stone veneer.
Project: West Lake Hills City Hall
To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005
Quoted Date:
Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Masonry

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
Brazos Masonry, Inc.	MASONRY	0.00	0.00	0.00	55,622.00	0.00	55,622.00
SpawGlass Contractors, Inc.	CHANGE ORDER FEE	0.00	0.00	0.00	0.00	1,863.34	1,863.34
SpawGlass Contractors, Inc.	SUBCONTRACTOR DEFAULT INSURANCE	0.00	0.00	0.00	0.00	727.66	727.66
SpawGlass Contractors, Inc.	BUYOUT SAVINGS	0.00	0.00	0.00	0.00	-58,213.00	-58,213.00
		0.00	0.00	0.00	55,622.00	-55,622.00	0.00

TOTAL **\$0.00**

CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE **0**

☐ We have proceeded with this change as per written direction.
☒ We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:

 5/13/2024
SpawGlass Contractors, Inc. Date

Architect/Engineer Date

Owner Date



Change Order Request
NO. CTR-0002

Title: Structural Steel Modifications from 50% CDs
Project: West Lake Hills City Hall
To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005
Quoted Date:
Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Structural steel pricing was based on 50% CD drawings. The attached change orders are from the 100% CD's and Addendum #2.

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
Myrex Industries	STRUCTURAL STEEL	0.00	0.00	0.00	94,993.00	0.00	94,993.00
Myrex Industries	STRUCTURAL STEEL	0.00	0.00	0.00	-11,056.00	0.00	-11,056.00
SpawGlass Contractors, Inc.	SUBCONTRACTOR DEFAULT INSURANCE	0.00	0.00	0.00	0.00	1,049.00	1,049.00
SpawGlass Contractors, Inc.	FEE	0.00	0.00	0.00	0.00	2,847.00	2,847.00
SpawGlass Contractors, Inc.	CONTRACTOR'S CONTINGENCY	0.00	0.00	0.00	0.00	-87,833.00	-87,833.00
		0.00	0.00	0.00	83,937.00	-83,937.00	0.00

TOTAL **\$0.00**

CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE **0**

☒ We have proceeded with this change as per written direction.

We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:

SpawGlass Contractors, Inc.	Date	Architect/Engineer	Date	Owner	Date
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Change Order Request
NO. CTR-0003

Title: Site Utility Modifications from 50% CD's
Project: West Lake Hills City Hall
To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005
Quoted Date:
Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Added piping and hydrants per 100% CD's from what was originally shown in 50% CD's.

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
Denbow Company, Inc	SITE UTILITIES	0.00	0.00	0.00	20,180.00	0.00	20,180.00
SpawGlass Contractors, Inc.	SDI @ 1.25%	0.00	0.00	0.00	0.00	252.00	252.00
SpawGlass Contractors, Inc.	CHANGE ORDER FEE @ 3.35%	0.00	0.00	0.00	0.00	684.00	684.00
SpawGlass Contractors, Inc.	CONTRACTOR'S CONTINGENCY	0.00	0.00	0.00	0.00	-21,116.00	-21,116.00
		0.00	0.00	0.00	20,180.00	-20,180.00	0.00

TOTAL **\$0.00**

CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE **0**

☒ **We have proceeded with this change as per written direction.**
We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:

SpawGlass Contractors, Inc.	Date	Architect/Engineer	Date	Owner	Date
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Change Order Request

NO. CTR-0004

Title: Changes from 50% CD drawings to 95% drawings for Div. 23 - Mechanical. DOES NOT include baseboard heater cost and incorporates changing back to split system.

Project: West Lake Hills City Hall

To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005

Quoted Date:

Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Mechanical

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
Airco Mechanical, Ltd	ALL MECHANICAL	0.00	0.00	0.00	35,590.00	0.00	35,590.00
SpawGlass Contractors, Inc.	CHANGE ORDER FEE	0.00	0.00	0.00	0.00	1,192.27	1,192.27
SpawGlass Contractors, Inc.	SUBCONTRACTOR DEFAULT INSURANCE	0.00	0.00	0.00	0.00	465.60	465.60
SpawGlass Contractors, Inc.	BUYOUT SAVINGS	0.00	0.00	0.00	0.00	-37,247.87	-37,247.87
		0.00	0.00	0.00	35,590.00	-35,590.00	0.00

TOTAL **\$0.00**

CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE **0**

☒ We have proceeded with this change as per written direction.

We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:

 5/13/2024

SpawGlass Contractors, Inc.

Date

Architect/Engineer

Date

Owner

Date



Change Order Request
NO. CTR-0001

Title: Contingency Use to harvest native trees on site and re-use the lumber as features within the building such as wood trim and paneling.
Project: West Lake Hills - Municipal Complex
To: City of West Lake Hills
Trey Fletcher

Project No.: 3023005
Quoted Date:
Expiration Date:

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
SpawGlass Contractors, Inc.	OWNERS CONTINGENCY	0.00	0.00	0.00	0.00	-12,101.14	-12,101.14
TBD	BERDOLL SAWMILL - TREE MILLING	0.00	0.00	0.00	10,100.00	0.00	10,100.00
Tejas Destructors, LLC	DEMOLITION	0.00	0.00	0.00	1,500.00	0.00	1,500.00
SpawGlass Contractors, Inc.	FEE	0.00	0.00	0.00	0.00	388.60	388.60
SpawGlass Contractors, Inc.	BUILDERS RISK INSURANCE	0.00	0.00	0.00	0.00	18.15	18.15
SpawGlass Contractors, Inc.	GENERAL LIABILITY INSURANCE	0.00	0.00	0.00	0.00	94.39	94.39
		0.00	0.00	0.00	11,600.00	-11,600.00	0.00

TOTAL \$0.00
CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE 0

☐ We have proceeded with this change as per written direction.
☒ We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.

APPROVED BY:

 4/22/2024
SpawGlass Contractors, Inc. Date

Architect/Engineer Date

Owner Date