

Marcus Vajdos, Mayor  
Steve Bass  
David Dominy



Allen Carpenter, Mayor Pro Tem  
John Lisenby  
Joy McCormack

**Notice is Hereby Given of a Regular Meeting of the City Council City of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, March 24, 2026, beginning at 6:00 PM. For the Purpose of Considering and Acting upon the Following Items of Business:**

A quorum of the Mayor and Council Members will be physically present. Some Council Members may participate by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

The meeting agenda and agenda packet are posted online at [www.springvalleytx.com](http://www.springvalleytx.com). In accordance with Texas Government Code, Sec. 551.127, on a regular, non-emergency basis, Councilmember may attend and participate in a meeting remotely by video conference. Should such attendance transpire, a quorum of the Council will be physically present at the location noted above on this agenda.

The video link to this meeting is: <https://us02web.zoom.us/j/88966644208>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 889 6664 4208 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

**2. PLEDGE OF ALLEGIANCE**

2.1 American Flag

2.2 Texas Flag - Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.

**3. INTRODUCTIONS**

**4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN**

4.1 National Public Safety Telecommunicators Week

## 5. PUBLIC COMMENTS

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.

## 6. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

6.1 Approval of Meeting Minutes for Regular Meeting of the City Council on February 24, 2026.

6.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 23 Brighton Place Pavement & Utility Improvement Project

6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 14, Water Plant Improvement Project

6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approve Additional Engineering and Striping Services for the Bingle Road Striping Project in an amount not to exceed \$18,765.73.

## 7. DEPARTMENT REPORTS

7.1 City Administration

- Parks and Greenspace Board

7.2 Public Works Project Updates

7.3 Police Department

7.4 Village Fire Department and activities of the VFD Board of Commissioners

## 8. OLD BUSINESS

8.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND PROJECT LUONG ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE NEW PUBLIC WORKS FACILITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

## **9. NEW BUSINESS**

- 9.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX - a Resolution of the City Council of the City of Spring Valley Village, Texas, suspending the April 18, 2026, effective date of the proposal by Centerpoint Energy Resources Corp., d/b/a Centerpoint Energy Entex and Centerpoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, to implement interim grip rate adjustments for gas utility investment in 2025 and requiring delivery of this resolution to the company and legal counsel.
- 9.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX — A resolution of the City Council of the City of Spring Valley Village, Texas, appointing a Chief Municipal Court Prosecuting Attorney of the Spring Valley Village Municipal Court; and providing an effective date.
- 9.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Award of Competitive Sealed Bid Number 2026-01-101 for the Home Depot Lift Station Rehabilitation to McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc. in an amount not to exceed \$522,469.00 (Total Bid Amount)
- 9.4 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Award of Competitive Sealed Bid # 2026-02-102 for the Tamy Ln Pedestrian Bridge Improvements Project to Castillo Aranda LLC, in an amount not to exceed \$203,325.000 (Total Bid Amount).

## **10. EXECUTIVE SESSION**

The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon’s Texas Codes Annotated, In Accordance With The Authority Contained In:

- 10.1 Section 551.074 – Personnel Matters to deliberate the annual evaluation and duties of the City Administrator

## **11. RECONVENE**

- 11.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** the annual evaluation of the City Administrator

## **12. ADJOURNMENT**

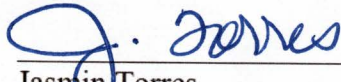
Agenda items may not necessarily be considered in the order that they appear. With regard to any item, Council may take various actions, including but not limited to rescheduling an item in its entirety or for particular action at a future date or time.

The City Council reserves the right to convene in executive session from time to time as deemed

necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

I certify that a copy of the March 24, 2026, agenda of items to be considered by City Council was posted on or before the 18th day of March 2026, at 6:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:

  
\_\_\_\_\_  
Jasmin Torres  
City Secretary



In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or [Email Jasmin Torres](mailto:Jasmin.Torres@springvalleyvillage.com) for further information.

# PROCLAMATION

***Whereas,** over 1,200 telecommunicators and dispatchers daily serve the residents of Harris and Fort Bend Counties by answering their calls for police, fire, or emergency medical services, and by dispatching the appropriate assistance as quickly as possible; and*

***Whereas,** when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property, and the City of Spring Valley Village Safety Telecommunicators are the single vital link between the public safety of citizens and the emergency service they are in need of, whether it be police, fire, or emergency medical assistance; and*

***Whereas,** telecommunicators are professionals whose multi-tasking, behind-the-scenes and often unrecognized actions are responsible for helping protect people and property; and*

***Whereas,** professional telecommunicators work to improve their technology and operational capabilities through their leadership and participation in training programs to improve their skills and prepare for 9-1-1 calls from different devices; and*

***Whereas,** the City of Spring Valley Village wishes to join with the State of Texas, the Senate and the House of Representatives of the United States of America, and other 9-1-1 Entities across the Country in setting aside the second week in April to recognize Telecommunicators for the crucial role they play in the protection of life and property.*

***NOW, THEREFORE, BE IT RESOLVED,** by the City of Spring Valley Village, this 24<sup>th</sup> day of March 2025 that **NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK** be designated the week of April 12 - 18, 2026 in honor and recognition of our community's 9-1-1 professional telecommunicators for the vital contribution that they make to the safety and well-being of those in need of emergency services.*

***In Witness Whereof,** I have hereunto set my hand and caused the seal of the City of Spring Valley Village to be affixed this 24<sup>th</sup> day of March 2026*

Attest:

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Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

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Jasmin Torres, City Secretary

**MINUTES OF THE CITY COUNCIL REGULAR MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, FEBRUARY 24, 2026 AT 6:00 PM  
IN THE COUNCIL CHAMBERS OF CITY HALL  
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Vajdos at 6:00 p.m.

Members Present:

Mayor Marcus Vajdos  
Mayor ProTem Allen Carpenter  
Council Member David Dominy  
Council Member John Lisenby  
Council Member Joy McCormack

Members Absent:

Council Member Steve Bass

**2. PLEDGE OF ALLEGIANCE**

2.1 American Flag

2.2 Texas Flag - Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.

During the Regular City Council Meeting, Mayor Vajdos led the City Council, City staff, and visitors in the Pledge of Allegiance.

**3. INTRODUCTIONS**

John McDonald, City Administrator  
Loren Smith, City Attorney  
Jasmin Torres, City Secretary  
Harrison Nicholson, Finance Director  
Susan Shoup, Assistant Finance Director  
Kristina Watson, Public Works Director  
Abbey Anderson, Assistant to the City Administrator  
Mark Schulze, Chief of Police  
Justin Lane, Assistant Chief of Police

**4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN**

None.

**5. PUBLIC COMMENTS**

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.

None.

5.1 PERSONAL APPEARANCES (Public Comments)

Any person or group desiring to have their name on the agenda to appear before the City Council during the public comments portion of the meeting shall contact the City Secretary before 12:00 noon on the fifteenth day prior to the meeting and request recognition, in writing, during the public comments period. Such citizen or group shall specify to the City Secretary their name, address, and matter to be discussed. **A time limit of eight (8) minutes shall be imposed unless waived, dispensed with, shortened, or lengthened by consent of a majority of the members of the Council.** The City Council may take action during the personal appearances if the agenda item is sufficient to do so. This provision shall not apply to special public hearings called by the Council for specific purposes.

5.1 Bridgett Tims Pracht, 8526 Merlin Drive, Expressing concern about the Bingle Road Diet plans and excessive traffic build-up along Merlin Drive, which this plan will surely create.

Mrs. Tims Pracht addressed the City Council to express concerns regarding the proposed Bingle Road Diet and its impact on traffic conditions, particularly along Old Voss Road. She noted safety concerns for residents attempting to enter and exit their driveways and highlighted an increase in delivery drivers utilizing private driveways for parking while making nearby stops, contributing to additional traffic congestion. Mrs. Tims Pracht stated that these changes have created confusion and increased congestion in the area and reiterated her concerns regarding the overall safety of residents and commuters.

Following Ms. Tims Pracht's comments, Council Member McCormack thanked her for addressing safety concerns, noting that safety was the primary focus of her remarks to the City Council. Council Member McCormack emphasized that the safety of Spring Valley Village residents has been a top priority for both herself and the Council in all decision-making. She stated that when the City was initially approached by the City of Houston regarding the Bingle Road Diet, there were concerns about the proposed changes; however, following the completion of construction at Burkhart Road, it became evident that the modifications could positively impact traffic conditions. She noted that traffic patterns have adjusted and speeds have decreased. Council Member McCormack further clarified that the changes are not structural in nature, but rather consist of striping and other process improvements intended to enhance safety for residents at a minimal cost.

5.2 William Featherston, 8515 Cedarbreak Drive, On behalf of the 8500 Cedarbrake Drive neighbors, to thank Council for advancing the Bingle Road project and to discuss the January 30, 2026, crash that demonstrates the importance of the improvements.

Mr. Featherston provided a brief overview of his tenure as a resident of the City and described the changes and improvements he and his family have observed along Bingle Road during that time. He presented photographs to the City Council and to those in attendance of the vehicle accident that occurred on January 30, 2026, to illustrate the importance of the proposed improvements to Bingle Road. Mr. Featherston expressed his appreciation to the City Council for the efforts made and stated that these improvements will enhance the overall safety of

residents and commuters.

5.3 Peggy Schwabenland, 8445 Merlin Dr, Expressing concerns related to electric scooter usage and potential City ordinance considerations.

Mrs. Schwabenland did not appear or speak during the meeting.

## 6. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- 6.1 Approval of Meeting Minutes for Regular Meeting of the City Council on January 27, 2026.
- 6.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 22 Brighton Place Pavement & Utility Improvement Project in the amount of \$273,992.57
- 6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 13, Water Plant Improvement Project, in the amount of \$19,512
- 6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of proposal from KNB for landscape services along the West Tex portion of the soundwall in the amount of \$27,551
- 6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2026-XX — AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, AMENDING THE CITY PERSONNEL MANUAL, AS ADOPTED BY ORDINANCE NO. 95-05, DULY PASSED AND APPROVED ON MARCH 29, 1995, BEING AMENDMENT NO. 26 TO THE PERSONNEL MANUAL, TO UPDATE AND ADDRESS POLICIES, INCLUDING AN OUTSIDE EMPLOYMENT POLICY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.
- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Village Fire Department FY 26 Budget Amendment
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF

THE AGREEMENT BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

Council Member Carpenter made a motion to approve all items on the Consent Agenda, and Council Member McCormack seconded the motion. Motion carried 4-0.

**7. DEPARTMENT REPORTS**

7.1 City Administration

- Planning and Zoning Commission
- Parks and Greenspace Board

At this time, City Administrator John McDonald briefed the Council about a few items. He noted that the Federal Emergency Management Association (FEMA) is in the process of updating its floodplain maps. For a reason that has not been explained, in that transition, they placed a substantial part of the western part of the City in the one hundred (100) year flood plain and five hundred (500) year flood plain that was not previously. It will take about two (2) years for the maps to become final, but the City has already begun meeting with City engineers to look at the same data that FEMA looked at to work on an appeal of that. City staff does not see that the numbers that FEMA is recommending meet what the City experiences during storms. City staff will continue to work on that to take the appeal as far as it can go.

Mr. McDonald then briefed the Council on the Planning and Zoning Commission, and that they have been working on updating the City's tree ordinance because of the City's shrinking tree canopy due to continued development. This updated ordinance would focus on ways to protect trees and incentivize keeping more trees as homes turn over.

At this time, Assistant to the City Administrator Abbey Anderson gave a summary of the upcoming Spring / Summer Movie and Music in the Park events for the Parks and Greenspace Board. While there are no musical acts currently booked, the dates are set. March 20th will be a movie night with The Goonies showing, April 24th will be Zootopia 2, and ending with National Treasure on May 15th.

7.2 Public Works Project Updates

At this time, Public Works Director Kristina Watson briefed the Council on the following projects: Merlin Court and Spring Oaks Circle, the Water Plant Electrical Improvement Project, and the . Director Watson's updates were as follows:

- Merlin Ct and Spring Oak Cir: The new water line has been installed on Merlin Court completely, and they have started the connections for individual services. A large portion of the water line on Spring Oaks Circle has been installed. Essentially, they have installed what they could bore, and they started the open-cut portion, which is going to be around the cul-de-sac. The roadway pavement on Merlin Court is almost complete. They have about sixty (60) linear feet left to do on the north side coming off of Fries into the cul-de-sac, and the concrete roadway pavement will be done. They have started on the driveways on Merlin Court and are forming them up. Only a

couple of driveways at a time are being done because of the restriction on parking in the area. The contractor's goal is to keep as many residents in their driveways while the concrete is curing on the ones that they've done. When the pavement has been completed on Merlin and the water line, they will then move to Spring Oaks Circle and start on demolition work on the pavement.

- **Water Plant Electrical Improvement Project:** The booster pumps are still in the process of being installed, as well as the new controls and new gauges on the pneumatic and storage tanks. Currently, the City is waiting for the SCADA contractor to come out and reprogram things, but is waiting for all of the new items to be installed before having the contractor come out to complete the programming. That way, once all the new items have been installed, when Baird and Gilroy, the SCADA contractor, are on-site, they can test everything at the same time.
- **Bingle Road Restripping:** While the contractor has made headway with the amount of work that they have completed so far, there is signage that will be going up. They just received the signage today so those signs will be up soon. They estimate that they will have all the signage and restripping completed by Tuesday of next week. The signs will be going up two-hundred (200) feet before every intersection. After continued discussion, City Council gave City staff direction to take the restripping further south.

### 7.3 Finance Department, to include Quarterly Investment Report

Finance Director Harrison Nicholson provided the Quarterly Investment Report for the fourth quarter calendar year investment report, which is the City's first quarter Fiscal Year 2026 report and goes through December 31, 2025.

### 7.4 Police Department

Police Chief Mark Schulze provided the January Police Department Staff Report to the City Council and presented new officer, Officer Abraham Hernandez, to the City Council.

### 7.5 Village Fire Department and activities of the VFD Board of Commissioners

Fire Chief / Fire Marshall Brian Croft presented the Village Fire Department updates for January, including updates on staffing, equipment, major calls, and ongoing projects.

## 8. NEW BUSINESS

### 8.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Gessner Engineering's proposal to provide Professional Engineering Services for the Wild Oak Circle, Cavell Street, and Echo Valley Drive (east and west of Fries Road) Pavement and Utility Improvement Project for a total amount of \$262,925

Council Member Dominy made a motion to approve Gessner Engineering's proposal to provide Professional Engineering Services for the Wild Oak Circle, Cavell Street, and Echo Valley Drive (east and west of Fries Road) Pavement and Utility Improvement Project for a total amount of \$262,925.00, and Council Member Lisenby seconded the motion. Motion carried 4-0.

### 8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND

CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND PROJECT LUONG ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE NEW PUBLIC WORKS FACILITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

No action.

8.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2026-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2026, GENERAL CITY ELECTION ELECTED TO OFFICE; PROVIDING FOR THE INCORPORATION OF PREAMBLE; CANCELING THE MAY 2, 2026, GENERAL CITY ELECTION; PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy motioned to approve Ordinance 2026-03, canceling the May 2, 2026, General Election and declaration of unopposed candidates, and Council Member Lisenby seconded the motion. Motion carried 4-0.

**9. EXECUTIVE SESSION**

The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon’s Texas Codes Annotated, In Accordance With The Authority Contained In:

- 9.1 Section 551.074 – Personnel Matters to deliberate the duties of the City Administrator
- 9.2 Section 551.074 – Personnel Matters to deliberate the duties of the Chief of Police
- 9.3 Section 551.071 – Consultation with the City Attorney

City Council adjourned into the Executive Session at 7:34 p.m.

**10. RECONVENE**

The City Council meeting reconvened at 8:16 p.m.

10.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters discussed in Executive Session.

None.

**11. ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 8:16 p.m., and Council Member Lisenby seconded the motion. Motion carried 4-0.

Attest:

Signed:

\_\_\_\_\_  
Jasmin Torres  
City Secretary

\_\_\_\_\_  
Marcus Vajdos  
Mayor





## Spring Valley Village City Council Agenda Item Data Sheet

**MEETING DATE:** March 24, 2026  
**SUBMITTING STAFF:** Kristina Watson, Public Works Director  
**SUBJECT:** **CONSIDERATION AND POSSIBLE ACTION**  
**CONCERNING:** Approval of Pay Estimate No. 23 Brighton Place Pavement & Utility Improvement Project

**BACKGROUND:** This is the 23rd pay estimate to be submitted by Conrad Construction, Ltd., for the Brighton Place Pavement and Utility Improvement Project (2023-12-105) for work completed February 1 through February 28, 2026, **in the amount of \$166,192.71.**

Pay application No. 20 brings the Brighton Place project 91% paid of the total contract amount of \$7,566,216.95.

**ATTACHMENTS:** Brighton Place Pay App No. 23

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

**RECOMMENDATION:** Both CobbFendley and City Staff have reviewed Pay Application No. 23 and recommend approval

March 5, 2026

City of Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

Re: Brighton Place Reconstruction  
Payment Application #23  
CFA Project No. 2212-056-01

Dear Kristina Watson:

Attached is Payment Application #23 from Conrad Construction Co., LTD for the above-referenced project. We have reviewed the enclosed payment application and find it to be correct with quantities verified to the extent practical in the field. Retainage in the amount of 5% is being held in accordance with the Contract Documents. We recommend approval of payment in the amount of \$166,192.71.

Retainage was reduced from 10% to 5% on Pay Application No. 21. This payment includes 5% of previous retainage. If you have any questions or require additional information, I can be contacted at (713) 462-3242.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



Jennifer Steen, PE  
Sr. Project Manager

**Payment Instructions:** *In accordance with industry best practices to help prevent payment fraud, please verify any requests for change in payment instructions or change to remittance addresses through a phone call to the payee's corporate accounting office or officer of the company. Do not change payment instructions prior to using a second independent form of verification.*



PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
<b>A. SECTION 1 - GENERAL AND SITE WORK ITEMS - PRIMARY SITE</b>					Quantity	Amount	Quantity	Amount	Quantity	Amount	Percent Comp.
1	Mobilization, Bonds, Insurance, Construction Staking, etc. (5% Max)	LS	1	\$ 300,000.00		0.00		0.00	1.00	\$ 300,000.00	100.00%
1A	Mobilization, Bonds, Insurance, Construction Staking, etc. (5% Max)	LS	1	\$ 59,000.00	0.50	29,500.00		0.00	1.00	\$ 59,000.00	100.00%
2	Installation of Project Sign (CO 4 + 1)	LS	3	\$ 1,650.00		0.00		0.00	1.00	\$ 1,650.00	33.33%
3	Contractor to Coordinate with Adjacent Property Owners and Public Entities on Advance Notification of Traffic Phasing Changes, Mail, Parking, Driveway Access, etc.(CO 4 + 6)	MO	18	\$ 3,750.00	1.00	3,750.00	1.00	3,750.00	22.00	\$ 82,500.00	122.22%
4	Construction photographs (CO 4 + 1)	LS	2	\$ 1,400.00		0.00		0.00	0.00	\$ -	0.00%
5	TPDES Submittal (CO 4 + 1)	LS	2	\$ 1,000.00		0.00		0.00	2.00	\$ 2,000.00	100.00%
6	Construction Material Testing, approved geotechnical companies include Alpha Testing, Terracon, Riner Engineering, and QC Laboratories, Inc.	LS	1	\$ 105,000.00		0.00		0.00	1.00	\$ 105,000.00	100.00%
6A	Construction Material Testing, approved geotechnical companies include Alpha Testing, Terracon, Riner Engineering, and QC Laboratories, Inc.	LS	1	\$ 42,500.00	0.20	8,500.00	0.20	8,500.00	0.40	\$ 17,000.00	40.00%
7	Bypass Pumping for Sanitary Sewer	LS	1	\$ 4,500.00		0.00		0.00	1.00	\$ 4,500.00	100.00%
7A	Bypass Pumping for Sanitary Sewer	LS	1	\$ 15,000.00	1.00	15,000.00		0.00	1.00	\$ 15,000.00	100.00%
8	Control of Ground and Surface Water, Including Bypass Pumping	LS	1	\$ 1.00		0.00		0.00	1.00	\$ 1.00	100.00%
8A	Control of Ground and Surface Water, Including Bypass Pumping	LS	1	\$ 5,000.00	1.00	5,000.00		0.00	1.00	\$ 5,000.00	100.00%
9	Removal of Existing Traffic Signs (CO 4 + 3)	EA	13	\$ 100.00	17.00	1,700.00		0.00	17.00	\$ 1,700.00	130.77%
10	Provide and Install New Signs, Including Stop, Speed, Street Name, Speed Hump Sign and Children at Play (CO 4 + 3)	EA	29	\$ 700.00		0.00	2.00	1,400.00	2.00	\$ 1,400.00	6.90%
11	Provide Traffic Control Throughout Project Duration. Include Mobile Changeable Traffic Signs, Flag Men, Low Profile Barriers, Barrels, Cones, Etc. as Needed for Each Phase of Construction	LS	1	\$ 110,000.00		0.00		0.00	1.00	\$ 110,000.00	100.00%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED	QUANTITY INSTALLED	Quantity	Amount	Quantity	Amount	Percent Comp.
11A	Provide Traffic Control Throughout Project Duration. Include Mobile Changeable Traffic Signs, Flag Men, Low Profile Barriers, Barrels, Cones, Etc. as Needed for Each Phase of Construction	LS	1	\$ 65,000.00	0.15	9,750.00	0.15	9,750.00	0.50	\$ 32,500.00	50.00%
12	Tree and Plant Protection, Including Root Pruning, Crown Cleaning Prune	LS	1	\$ 50,000.00		0.00		0.00	1.00	\$ 50,000.00	100.00%
12A	Tree and Plant Protection, Including Root Pruning, Crown Cleaning Prune	LS	1	\$ 20,000.00	0.15	3,000.00	0.15	3,000.00	0.50	\$ 10,000.00	50.00%
13	Removal of Tree 0 – 11.99" (or Palm Tree), species varies.	EA	1	\$ 1,050.00		0.00		0.00	3.00	\$ 3,150.00	300.00%
14	Removal of Tree 12 – 29.99", species varies	EA	8	\$ 1,550.00		0.00		0.00	8.00	\$ 12,400.00	100.00%
15	Removal of Tree 30 – 45", species varies	EA	2	\$ 2,100.00		0.00		0.00	2.00	\$ 4,200.00	100.00%
16	Storm Water Pollution Prevention Including Inlet Protection, Construction Access, Stabilized Entrance, Complete in Place. Replace SWPP as needed during construction. Remove SWPP at construction completion.	LS	1	\$ 8,500.00		0.00		0.00	1.00	\$ 8,500.00	100.00%
16A	Storm Water Pollution Prevention Including Inlet Protection, Construction Access, Stabilized Entrance, Complete in Place. Replace SWPP as needed during construction. Remove SWPP at construction completion.	LS	1	\$ 7,500.00	0.20	1,500.00	0.20	1,500.00	0.60	\$ 4,500.00	60.00%
17	Complete Removal of Sanitary Sewer as Needed for Construction. Sanitary sewer may be abandoned in place, where not in conflict with proposed utilities.	LF	333	\$ 16.50		0.00		0.00	0.00	\$ -	0.00%
18	Purchase and Installation of Temporary Mailboxes, Complete in Place (CO 4 + 7)	EA	126	\$ 100.00	7.00	700.00		0.00	128.00	\$ 12,800.00	101.59%
19	Purchase and Installation of St. Augustine Block Sodding, Including Sod, Fertilizer, Topsoil, Watering, Complete in Place (CO 4 + 600)	SY	10,040	\$ 6.75		0.00		0.00	10,550.00	\$ 71,212.50	105.08%
20	Purchase and Installation of 4-Foot Precast Concrete Manholes, Complete in Place	EA	2	\$ 7,000.00		0.00		0.00	5.00	\$ 35,000.00	250.00%
21	Rehabilitation of Existing Manhole, Complete in Place	EA	2	\$ 4,500.00		0.00		0.00	1.00	\$ 4,500.00	50.00%
22	Grade and Shape Between Road and ROW (CO 4 + 1470)	SY	10,910	\$ 1.50		0.00		0.00	11,396.00	\$ 17,094.00	104.45%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
23	Remove Existing Mailboxes, Place at Road ROW, Reinstall Existing Mailbox to Permanent Location Upon Completion of Phase, Complete in Place (CO 4 + 7)	EA	126	\$ 100.00	7.00	700.00		0.00	136.00	\$ 13,600.00	107.94%
24	Remove and Cap Irrigation Line at Road Right-of-Way. Paid per Each Property that has Irrigation Inside the Road Right-of-Way (CO 4 + 16)	Lot	51	\$ 550.00	7.00	3,850.00		0.00	115.00	\$ 63,250.00	225.49%
25	Removal and Proper Disposal of Storm Sewer, Back Fill Void with Select Fill, Complete in Place (CO 4 + 565)	LF	3,153	\$ 15.00		0.00		0.00	1,279.00	\$ 19,185.00	40.56%
26	Removal and Proper Disposal of Storm Sewer Inlets & Manholes, Back Fill Void with Select Fill, Complete in Place (CO 4 + 14)	EA	35	\$ 900.00		0.00		0.00	21.00	\$ 18,900.00	60.00%
27	Abandon And Grout Fill Existing Storm Sewer, All Sizes	LF	298	\$ 70.00		0.00		0.00	0.00	\$ -	0.00%
28	Abandon and Fill Existing 8-inch Diameter Sanitary Sewer Line	LF	253	\$ 15.00		0.00		0.00	0.00	\$ -	0.00%
29	Removal of Landscaping Hardscape, Including Blocks, Bricks, Pavers, etc. Located Inside Road ROW and Stockpile at Road ROW	LS	1	\$ 20,000.00		0.00		0.00	1.00	\$ 20,000.00	100.00%
29A	Removal of Landscaping Hardscape, Including Blocks, Bricks, Pavers, etc. Located Inside Road ROW and Stockpile at Road ROW	LS	1	\$ 8,500.00	0.20	1,700.00	0.20	1,700.00	0.40	\$ 3,400.00	40.00%
30	Trench Safety System, Including Storm Sewer, Water Line, Bore Pits, Sanitary Sewer (CO 4 + 350)	LF	4,491	\$ 1.00	252.00	252.00	103.00	103.00	3,712.00	\$ 3,712.00	82.65%
31	Complete Removal and Proper Disposal of Pavement (Thickness Varies), Including Driveways, Walkways and Curb (CO 4 + 2415)	SY	24,671	\$ 6.50	596.42	3,876.73	93.33	606.65	23,122.85	\$ 150,298.53	93.72%
32	Roadway Excavation and Haul-Off (CO 4 + 815)	CY	5,465	\$ 1.00	130.00	130.00	125.00	125.00	4,905.00	\$ 4,905.00	89.75%
33	Provide and Install 8-Inch Lime Stabilized Subgrade (5%), Including Lime, Manipulation, and Compaction, Complete in Place, per the geotechnical report. (CO 4 + 2565)	SY	23,900	\$ 12.50	336.07	4,200.88	439.30	5,491.25	22,599.98	\$ 282,499.75	94.56%
34	Purchase and Installation of 12-inch Sanitary Sewer, Complete in Place CO 3 Qty to 376)	LF	376	\$ 195.00		0.00		0.00	0.00	\$ -	0.00%
35	Purchase and Installation of 6-Inch Diameter Water Line, by Trenchless Construction, Complete in Place (CO 4 + 330)	LF	1,405	\$ 90.00	220.00	19,800.00	103.00	9,270.00	1,398.00	\$ 125,820.00	99.50%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED	QUANTITY INSTALLED	Quantity	Amount	Quantity	Amount	Percent Comp.
36	Purchase and Installation of 8-Inch Diameter Water Line, by Trenchless Construction, Complete in Place (CO 4 + 500)	LF	5,957	\$ 130.00		0.00	497.00	64,610.00	5,986.00	\$ 778,180.00	100.49%
37	Purchase and Installation of 8-Inch Diameter Water Line, by open cut Complete in Place	LF	542	\$ 175.00		0.00		0.00	542.00	\$ 94,850.00	100.00%
38	Water Tap and Service Line -Short Connections, Connect to Existing Meter, Complete in Place (CO 4 + 11)	EA	71	\$ 1,500.00		0.00	7.00	10,500.00	67.00	\$ 100,500.00	94.37%
39	Water Tap and Service Line -Long Connections, Connect to Existing Meter, Complete in Place (CO 4 + 4)	EA	69	\$ 2,500.00		0.00		0.00	66.00	\$ 165,000.00	95.65%
40	Purchase and Installation of 8-Inch Wet Connection, Complete in Place (CO 4 + 1)	EA	2	\$ 5,000.00		0.00		0.00	1.00	\$ 5,000.00	50.00%
41	Cut, Plug, and Abandon Existing Diameter Water Lines size varies 4-Inch to 8-Inch, Complete in Place (CO 4 + 705)	LF	6,332	\$ 1.00		0.00		0.00	5,627.00	\$ 5,627.00	88.87%
42	Purchase and Installation of 8-Inch Tapping Sleeve & Valve, Complete in Place	EA	1	\$ 6,500.00		0.00		0.00	2.00	\$ 13,000.00	200.00%
43	Removal of Existing Fire Hydrant Assembly (CO 4 + 1)	EA	13	\$ 850.00		0.00		0.00	12.00	\$ 10,200.00	92.31%
44	Purchase and Installation of New Fire Hydrant Assembly, Complete in Place (CO 4 + 1)	EA	13	\$ 7,500.00		0.00	1.00	7,500.00	13.00	\$ 97,500.00	100.00%
45	Purchase and Installation of Concrete Junction Box JB01, Complete in Place	LS	1	\$ 54,500.00		0.00		0.00	1.00	\$ 54,500.00	100.00%
46	Purchase and Installation of Concrete Junction Box JB02, Complete in Place	LS	1	\$ 50,000.00		0.00		0.00	1.00	\$ 50,000.00	100.00%
47	Purchase and Installation of Concrete Junction Box JB03, Complete in Place	LS	1	\$ 40,000.00		0.00		0.00	1.00	\$ 40,000.00	100.00%
48	Purchase and Installation of 4-Inch Yard Drain with Steel Curb Box, Complete in Place (CO 4 + 14)	EA	136	\$ 650.00	1.00	650.00	3.00	1,950.00	164.00	\$ 106,600.00	120.59%
49	Purchase and Installation of 24-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place (CO 4 + 60)	LF	1,830	\$ 130.00		0.00		0.00	1,954.00	\$ 254,020.00	106.78%
50	Purchase and Installation of 36-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place (CO 4 + 26)	LF	404	\$ 200.00		0.00		0.00	180.00	\$ 36,000.00	44.55%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED		QUANTITY INSTALLED		Quantity	Amount	Quantity
51	Purchase and Installation of 42-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place	LF	371	\$ 240.00		0.00		0.00	390.00	\$ 93,600.00	105.12%
52	Purchase and Installation of 10-Foot by 5-Foot Reinforced Concrete Box by Open Cut, Complete in Place	LF	828	\$ 1,350.00		0.00		0.00	833.00	\$ 1,124,550.00	100.60%
53	Purchase and Installation of Precast Type BB Inlet, Complete in Place	EA	19	\$ 5,000.00		0.00		0.00	20.00	\$ 100,000.00	105.26%
54	Purchase and Installation of Precast Type C Inlet, Complete in Place (CO 4 + 2)	EA	8	\$ 5,500.00		0.00		0.00	6.00	\$ 33,000.00	75.00%
55	Purchase and Installation of Precast Type C1 Inlet, Complete in Place	EA	2	\$ 7,300.00		0.00		0.00	2.00	\$ 14,600.00	100.00%
56	Temporary Pavement, As Needed for Construction Phasing	LS	1	\$ 5,000.00		0.00		0.00	1.00	\$ 5,000.00	100.00%
56A	Temporary Pavement, As Needed for Construction Phasing (CO 4)	LS	1	\$ 6,500.00	0.25	1,625.00	0.10	650.00	0.35	\$ 2,275.00	35.00%
57	Purchase and Installation of 6-Inch Concrete Pavement and Driveways, Complete in Place (CO 4 + 2055)	SY	23,420	\$ 68.50	279.25	19,128.63	452.80	31,016.80	22,591.53	\$ 1,547,519.81	96.46%
58	Blue Reflective Marker Placed at each Fire Hydrant, Complete in Place (CO 4 + 3)	EA	15	\$ 15.00		0.00	13.00	195.00	13.00	\$ 195.00	86.67%
59	4-Inch Yellow Broken Reflectorized Pavement Markings, Complete in Place	LF	4,750	\$ 1.75		0.00	260.00	455.00	260.00	\$ 455.00	5.47%
60	4-Inch Yellow Median Striping Reflectorized Pavement Markings, Complete in Place	LS	1	\$ 2,500.00		0.00		0.00	0.00	\$ -	0.00%
61	12-Inch White Reflectorized Pavement Marking, Complete in Place	LF	100	\$ 15.00		0.00	115.00	1,725.00	115.00	\$ 1,725.00	115.00%
62	24-Inch White Reflectorized Pavement Marking, Complete in Place (CO 4 + 32)	LF	182	\$ 20.00		0.00	152.00	3,040.00	152.00	\$ 3,040.00	83.52%
63	White Reflectorized Turn Arrows Pavement Marking, Complete in Place	EA	4	\$ 375.00		0.00	4.00	1,500.00	4.00	\$ 1,500.00	100.00%
64	Purchase and Installation of 4-Inch x 12-Inch Mountable Concrete Curb, Complete in Place (CO 4 + 1030)	LF	11,604	\$ 4.50		0.00		0.00	11,827.00	\$ 53,221.50	101.92%
65	Purchase and Installation of 6-Inch Concrete Curb, Complete in Place (CO 4 + 145)	LF	997	\$ 6.00		0.00		0.00	1,004.00	\$ 6,024.00	100.70%
66	Purchase and Installation of 4 1/2-Inch Concrete Walkway and Steps, Complete in Place (CO 4 + 290)	SF	4,241	\$ 9.50		0.00		0.00	3,766.26	\$ 35,779.47	88.81%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22 QUANTITY INSTALLED		Pay Estimate #23 QUANTITY INSTALLED		YEAR TO DATE		
					Quantity	Amount	Quantity	Amount	Quantity	Amount	Percent Comp.
67	Adjust Traffic Signal Timing and Control Cabinet as Needed for Construction	LS	1	\$ 6,000.00		0.00		0.00	1.00	\$ 6,000.00	100.00%
68	Install New Traffic Loops to Ground Box. Match Existing Loop Size and Type. Revise signal timing to Preconstruction Conditions	LS	1	\$ 10,000.00		0.00		0.00	0.00	\$ -	0.00%
69	Purchase and Installation of Black Speed Cushion including White Pavement Markings, Complete in Place	EA	6	\$ 4,750.00	5.00	23,750.00		0.00	5.00	\$ 23,750.00	83.33%
<b>B. EXTRA WORK ITEMS</b>											
1	Cure-in-Place Line Existing Storm Manhole, Complete in Place	EA	1	\$ 4,000.00		0.00		0.00	1.00	\$ 4,000.00	100.00%
<b>C. ALLOWANCE</b>											
1	Construction Allowance for Unforeseen Circumstances Pre-Approved by the City (used for Change Order 1)	LS	1	\$ 25,000.00		0.00		0.00	0.00	\$ -	0.00%

PAY ESTIMATE: #23											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #22		Pay Estimate #23		YEAR TO DATE		
					QUANTITY INSTALLED	QUANTITY INSTALLED	Quantity	Amount	Quantity	Amount	Percent Comp.
<b>CHANGE ORDER NO. 1</b>											
CO1.1	Cured-in-Place Storm Sewer	LS	1	\$ 72,237.00		0.00		0.00	1.00	\$ 72,237.00	100.00%
CO1.2	Short Side Service Lead (\$1,675 EA) 6 approved on CH 1	EA	6	\$ 1,675.00		0.00		0.00	0.00	\$ -	0.00%
CO1.2 A	Short Side Service Lead (CO 4 + 5)	EA	5	\$ 1,650.00	4.00	6,600.00		0.00	4.00	\$ 6,600.00	80.00%
CO1.3	Long Side Service Lead (\$2,225 EA) 6 approved on CH 2 (CO 4 + 11)	EA	17	\$ 2,225.00		0.00		0.00	12.00	\$ 26,700.00	70.59%
CO1.4	20 additional days for moving mailboxes	LS	1	\$ -		0.00		0.00	0.00	\$ -	0.00%
CO2-1	Replace 62 meter boxes, add valves	LS	1	\$ 16,554.00		0.00		0.00	1.00	\$ 16,554.00	100.00%
CO2-2	Additional survey	LS	1	\$ 5,650.25		0.00		0.00	1.00	\$ 5,650.25	100.00%
CO2-3	Lower storm sewer, extra excavation	LS	1	\$ 25,688.70		0.00		0.00	1.00	\$ 25,688.70	100.00%
CO3-1	Cured-in-Place Storm Sewer	LS	1	\$ 42,628.00		0.00		0.00	1.00	\$ 42,628.00	100.00%
CO4-1	Line existing sanitary sewer manhole	VH	56	\$ 300.00		0.00		0.00	0.00	\$ -	0.00%
CO4-2	Replace water meters with new plastic box	EA	16	\$ 267.00		0.00	6.00	1,602.00	6.00	\$ 1,602.00	37.50%
CO4-3	Purchase and Installation of 6-Inch Wet Connection, Complete in Place	EA	2	\$ 5,000.00		0.00	1.00	5,000.00	1.00	\$ 5,000.00	50.00%
CO4-4	Pipe burst existing 8-inch sanitary sewer	LF	495	\$ 250.00	495.00	123,750.00		0.00	495.00	\$ 123,750.00	100.00%
CO4-5	Concrete junction box for storm sewer	EA	3	\$ 30,000.00		0.00		0.00	0.00	\$ -	0.00%
CO4-6	6'x3' RCB storm sewer	LF	255	\$ 895.00		0.00		0.00	0.00	\$ -	0.00%
CO4-7	6" high early strength concrete pavement	SY	300	\$ 90.00		0.00		0.00	0.00	\$ -	0.00%

	Total	288,413.23	Total	174,939.70
		14,420.66	Retainer 5%	8,746.98
<b>Original Contract Amount: \$ 6,250,674.50</b>	<b>Total</b>	<b>273,992.57</b>	<b>Total</b>	<b>166,192.71</b>
Number of requested Rain Days:		3		1

Percent Complete Color Code:
In progress, under 100%
Complete, 100%
Over 100%



## Spring Valley Village City Council Agenda Item Data Sheet

**MEETING DATE:** March 24, 2026  
**SUBMITTING STAFF:** Kristina Watson, Public Works Director  
**SUBJECT:** **CONSIDERATION AND POSSIBLE ACTION**  
**CONCERNING:** Approval of Pay Estimate No. 14, Water Plant Improvement Project

**BACKGROUND:** This is the 14th pay estimate to be submitted by McDonald Municipal and Industrial A division of C.F. McDonald Electric Inc., for the Water Plant Electrical Improvement Project (2024-05-01) for work completed February 1, 2026 through February 28, 2026, **in the amount of \$13,725.00**

Pay Estimate No. 14 brings the Water Plant Electrical Improvement Project to 82% paid of the total contract amount of \$1,433,699.00.

**ATTACHMENTS:** Pay Estimate No. 14

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

**RECOMMENDATION:** Both IDS Engineering Group and City Staff have reviewed Pay Application No. 14 and recommend approval.



March 11, 2026

City of Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055

Attention: Ms. Kristina Watson

Reference: Water Plant Electrical Project; Competitive Sealed Bid #2024-05-101;  
City of Spring Valley Village; IDS Project No. 2316-008-00, Contract No. 1

Dear Ms. Watson:

Enclosed is Application and Certificate for Payment No. 14 for the above referenced project for the period of **February 1, 2026, to February 27, 2026**. As itemized in this estimate, we recommend payment to **McDonald Municipal and Industrial A division of C.F. McDonald Electric Inc.** in the amount of **\$13,725.00** at this time.

As of February 27, 2026, the project was approximately 82% complete of the contract sum to date. A qualified project representative was assigned to the project to observe the work as it was being performed. To the best of my knowledge, all work has been performed in accordance with the construction plans and contract specifications.

Sincerely,



Marcel Khouw, P.E.  
Director

MK/kip \\idseg.com\fs\Projects\2300\231600800 CoSVV Water Plant Electrical Project\CPS\110 Pay Req\Pay Estimate No. 14.docx

cc: Wayne Berkenmeier, McDonald Municipal & Industrial—A Division of C.F. McDonald Electric, Inc.  
Todd Laird, McDonald Municipal & Industrial—A Division of C.F. McDonald Electric, Inc.  
Adam Cook, P.E. / Jim Angelo

**APPLICATION AND CERTIFICATE FOR PAYMENT**

Project: Water Plant Electrical Project  
Competitive Sealed Bid #2024-05-101

Project Manager: Marcel Khouw, P.E.  
Engineer: IDS Engineering Group

IDS Project No.: 2316-008-00

Contractor: McDonald Municipal and Industrial A division of C.F. McDonald Electric Inc.

Owner: City of Spring Valley Village

Application Date: 2/24/2026 Application No.: 14

Notice to Proceed Date: Contract Duration: 420 Calendar Days

Period From: 2/1/2026 To: 2/27/2026

**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		Additions \$	Deletions \$
Number	Approved (date)		
1	Aug-25	\$110,230.00	
2	1/26/2026	\$0 (60 Days Only)	

Net Change by Change Orders \$110,230.00

Weather Days Requested To Date: Weather Days Granted:  
Liquidated Damages Assessed: None

Application is made for Payment, as shown below, in connection with the attached Contract Continuation Sheet(s).

The present status of the account for this Contract is as follows:

Original Contract Sum	<u>\$ 1,323,469.00</u>
Net Changes by Change Order	<u>\$110,230.00</u>
Contract sum to Date	<u>\$ 1,433,699.00</u>
Total Completed to Date	<u>\$ 1,178,780.00</u>
Retainage <u>10</u> %	<u>\$ 117,878.00</u>
Total Earned Less Retainage	<u>\$ 1,060,902.00</u>
Less Previous Certificates for Payment	<u>\$ 1,047,177.00</u>
<b>Current Payment Due</b>	<b><u>\$ 13,725.00</u></b>

The undersigned Contractor certifies that the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payment received from the Owner and that the current payment shown herein is now due.

In accordance with the Contract and this Application for Payment, the Contractor is entitled to payment in the amount shown above.

Contractor: McDonald Municipal and Industrial A division of C.F. McDonald

Engineer: IDS Engineering Group

Signed by:  Date: 2/24/2026

Signed By:  Date: 3/12/26

This Certificate is not negotiable. It is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached  
 In tabulations below, amounts are stated to the nearest dollar,  
 Use Column 1 on Contracts where variable retainage for line items may apply

Application No: 14  
 Application Date: 2/24/26  
 Period To: 2/27/26  
 Project No: 2024-05-101

ITEM NO.	DESCRIPTION OF WORK 0.00	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE		H BALANCE TO FINISH	I RETAINAGE 10%
			FROM PREVIOUS APPLICATIONS	THIS PERIOD		PERCENT	%		
<b>BASE CONTRACT</b>									
<b>GENERAL ITEMS</b>									
1	Mobilization	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100%	\$ -	\$ 10,000.00
2	Storm Water Pollution Preventative Plan	\$ 100.00	\$ 50.00		\$ -	\$ 50.00	50%	\$ 50.00	\$ 5.00
<b>BOOSTER PUMP STATION IMPROVEMENTS</b>									
3a	Furnish and install new pumps	\$ 60,000.00	\$ 42,000.00	\$ -	\$ -	\$ 42,000.00	70%	\$ 18,000.00	\$ 4,200.00
3b	Furnish and install new motors	\$ 60,000.00	\$ 42,000.00		\$ -	\$ 42,000.00	70%	\$ 18,000.00	\$ 4,200.00
3c	Furnish and install new power	\$ 30,000.00	\$ 25,500.00	\$ 1,500.00	\$ -	\$ 27,000.00	90%	\$ 3,000.00	\$ 2,700.00
3d	Furnish and install new controls	\$ 50,000.00	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00	90%	\$ 5,000.00	\$ 4,500.00
3e	Furnish and install new valves and piping	\$ 50,000.00	\$ 40,000.00	\$ 5,000.00	\$ -	\$ 45,000.00	90%	\$ 5,000.00	\$ 4,500.00
<b>CONTROL BUILDING #1</b>									
4a	Removal and replacement of 2 doors, 3 vents and CD vent	\$ 25,000.00	\$ 23,750.00	\$ 1,250.00	\$ -	\$ 25,000.00	100%	\$ -	\$ 2,500.00
4b	Removal and replacement of 1 A/C unit	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 500.00
4c	Repair of CMU walls, painting of interior and exterior walls	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100%	\$ -	\$ 1,500.00
4d	Relocation of existing air compressor	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100%	\$ -	\$ 1,000.00
4e	Demolition and construction of sidewalk, installation of inlet	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 2,500.00
4f	Installation of PVC storm sewer	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100%	\$ -	\$ 2,000.00
5a	Electrical instrumentation and control- removal of existing and complete replacement of utility main, automatic transfer switch and power distribution switchboard	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	100%	\$ -	\$ 20,000.00
5b	Removal of existing MCC and replacement with a RVSS and variable speed drives of equipment	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100%	\$ -	\$ 10,000.00
5c	Misc. electrical and control improvements including new panel board, air compressor relocation, ventilation, new A/C power and devices	\$ 50,000.00	\$ 45,000.00	\$ 2,500.00	\$ -	\$ 47,500.00	95%	\$ 2,500.00	\$ 4,750.00
5d	Two phase of complete temporary facilities	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	100%	\$ -	\$ 4,000.00
5e	Removal of existing and complete replacement of Well #1 and pump station control system with PLC system	\$ 150,000.00	\$ 135,000.00	\$ -	\$ -	\$ 135,000.00	90%	\$ 15,000.00	\$ 13,500.00
5f	Existing surface water connection PLC and HMI replacement	\$ 50,000.00	\$ 40,000.00	\$ 5,000.00	\$ -	\$ 45,000.00	90%	\$ 5,000.00	\$ 4,500.00
5g	Control bldg. #2 industrial PC and HMI replacement	\$ 49,369.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 49,369.00	\$ -
5h	Bond & Insurance	\$ 79,000.00	\$ 79,000.00	\$ -	\$ -	\$ 79,000.00	100%	\$ -	\$ 7,900.00
<b>EXTRA WORK ITEMS</b>									
6	3/4" rigid aluminum conduit installed aboveground	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,500.00	\$ -
7	1" rigid aluminum conduit installed aboveground	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
8	1" PVC schedule 40 conduit installed underground	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
9	Copper No. 14 AWG conductor with XHHW-2 insulation in conduit	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,000.00	\$ -
10	Copper No. 12 AWG conductor with XHHW-2 insulation in conduit	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,000.00	\$ -
11	Copper No. 2 AWG conductor with XHHW-2 insulation in conduit	\$ 500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 500.00	\$ -
12	2/c or 3/c #16 AWG twisted shielded instrument cable in conduit	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
<b>CASH ALLOWANCE</b>									
13	Software engineering by Spring Valley Village service provider	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 45,000.00	\$ -
14	VT scada software license	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$ -

ADDITIVE ALTERNATE BID ITEMS									
15	Electrical instrumentation and controls: includes fiber optic cable installed from control bldg. #1 to the PW maintenance bldg., new PC work station	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00	\$ -
16	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #1	\$ 14,000.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	25%	\$ 10,500.00	\$ 350.00
17	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #2	\$ 14,000.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	25%	\$ 10,500.00	\$ 350.00
18	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #3	\$ 14,000.00	\$ 14,000.00		\$ -	\$ 14,000.00	100%	\$ -	\$ 1,400.00
<b>TOTAL BASE CONTRACT</b>		<b>\$ 1,323,469.00</b>	<b>\$ 1,053,300.00</b>	<b>\$ 15,250.00</b>	<b>\$ -</b>	<b>\$ 1,068,550.00</b>	<b>81%</b>	<b>\$ 254,919.00</b>	<b>\$ 106,855.00</b>
<b>Change Orders</b>									
1		\$ 110,230.00	\$ 110,230.00	\$ -	\$ -	\$ 110,230.00	100%	\$ -	\$ 11,023.00
2	60 Days Only								
3		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
4		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
5		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
<b>Sub Total Change Orders</b>		<b>\$ 110,230.00</b>	<b>\$ 110,230.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,230.00</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 11,023.00</b>
<b>GRAND TOTAL</b>		<b>\$ 1,433,699.00</b>	<b>\$ 1,163,530.00</b>	<b>\$ 15,250.00</b>	<b>\$ -</b>	<b>\$ 1,178,780.00</b>	<b>82%</b>	<b>\$ 254,919.00</b>	<b>\$ 117,878.00</b>

AFFIDAVIT OF BILLS PAID

THE STATE OF TEXAS  
COUNTY OF HARRIS

Wayne Berkenmeier Being first duly sworn, state that he is VP Special Projects  
of C.F. McDonald Electric, Inc. of Harris County of Texas, hereinafter call "Company", and  
The said Company has performed work and/or furnished Water Plant Electrical  
hereinafter called "Owner" pursuant to a contract, dated with Owner (hereinafter called "Contract") for  
the construction of:

PROJECT: Water Plant Electrical for City of Spring Valley Village

PROJECT NO: 2024-05-101

That all just and lawful invoices against the Company for Labor, materials and expendable equipment  
employed in the performance of the Contract and have been paid in full (with the exception of the  
attached invoice) prior to acceptance of payments from the Owner, and

That the Company agrees to indemnify and hold the Owner and Engineers harmless from all liability  
arising from claims by subcontractors, materialmen and suppliers under Contract, and

That no claims have been made or filed upon the payment bond,

That the Company has not received any claims or notice of claims from the subcontractor, materialmen  
and suppliers.

Executed this 24th day of February, 2026.

**CONTRACTOR** C.F. McDonald Electric, Inc.

By \_\_\_\_\_

VP Special Projects

Title

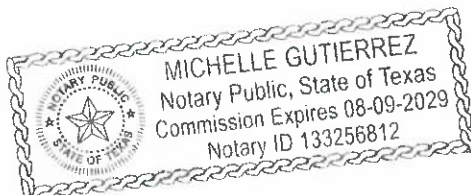
THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, The undersigned authority, on this day personally appeared Wayne Berkenmeier  
of C.F. McDonald Electric, Inc., a Texas Corporation, known to me  
to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to  
me that the executed the same as the act and deed of such corporation, for the purpose of consideration  
therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24th day of February 2026.

MY COMMISSION EXPIRES: 8/9/29

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

The undersigned contracted with C.F. McDonald Electric, Inc. to furnish Labor, Materials and Incidental Items in connection with certain improvements to real property located in Harris County, Texas, and owned by City of Spring Valley Village which improvements are described as follows:

Project Name: Water Plant Electrical

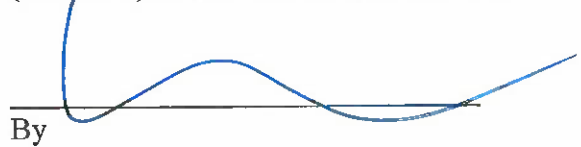
Project Number: 2024-05-101

In consideration of Pay Estimate No. 14 in the amount of Thirteen Thousand Seven Hundred Twenty-Five Dollars and Zero Cents (\$ 13,725.00 ) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bills for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid (with the exception of the attached invoice) and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements therein, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Executed this 24th day of February, 2026.

(Contractor) C.F. McDonald Electric, Inc.

  
By \_\_\_\_\_

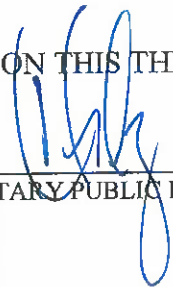
VP Special Projects  
Title

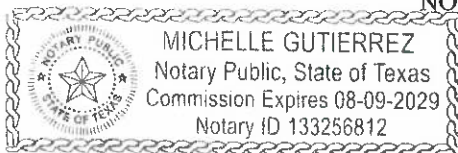
THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, The undersigned authority, on this day personally appeared Wayne Berkenmeier of C.F. McDonald Electric, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24th day of February 2026.

MY COMMISSION EXPIRES: 8/9/29

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





REQUEST FOR EXTENSION OF TIME

PROJECT: Water Plant Electrical

OWNER: City of Spring Valley Village

ATTENTION: \_\_\_\_\_ DATE: 02/24/26

PROJECT NUMBER: 2024-05-101

We request extension of completion time on our Contract in the amount of 0 Calendar Days specified as follows: (Please circle day of the month)

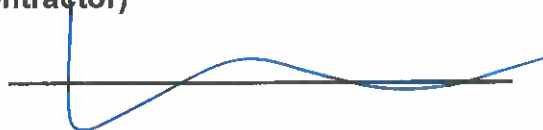
Month: February

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Reasons for Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

C.F. McDonald Electric, Inc.  
**(Contractor)**

By: 

Recommend approval for extension of 0 calendar days.

Recommend disapproval. (See following comments)

IDS ENGINEERING GROUP

By:  Date: 3/12/26

**INVOICE**



**CONTRACTORS • ENGINEERS**

5044 Timber Creek • Houston, TX 77017 • (713) 921-1368

Sold To:

City of Spring Valley Village  
 C/O IDS Engineering  
 13430 NW Frwy, #700  
 Houston, TX 77040

Date: 2/24/26

Invoice No.

W028321-14

P.O. NO.	PROJECT NAME AND / OR ADDRESS	Water Plant Electrical	SUBCONTACT NO. 2024-05-101
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*NOTICE: Invoice due upon receipt. A Service charge equal to the maximum legal rate of interest allowable per month will be charged on any payment not received within 30 days after date of this invoice.  
 "Regulated by The Texas Department of Licensing and Regulations, License #18339, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints"*

Base Contract Amount -----	\$1,323,469.00
Change Order #1 -----	\$110,230.00
Change Order #2 (60 Days Only)-----	\$0.00
	<u>\$1,433,699.00</u>

Progress Billing - Tax Exempt -	\$1,178,780.00
Less 10% Retained	<u>\$117,878.00</u>
	\$1,060,902.00
Less Previous Billings	<u>\$1,047,177.00</u>
 TOTAL THIS INVOICE -----	 \$13,725.00



## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Kristina Watson, Public Works Director
<b>SUBJECT:</b>	<b>CONSIDERATION AND POSSIBLE ACTION</b> <b>CONCERNING:</b> Approve Additional Engineering and Striping Services for the Bingle Road Striping Project in an amount not to exceed \$18,765.73.

<b>BACKGROUND:</b>	<p>Based on direction from City Council at the February 24, 2026, City Council meeting, staff engaged CobbFendley and Lone Star Pavement Services to provide amendments to the previously approved Bingle Road striping project in order to extend the road diet further south along Bingle Road to begin prior to the Winningham Lane intersection. This was done to address concerns related to limited visibility of the upcoming traffic pattern change due to the roadway curvature, and to provide additional separation further south to enhance pedestrian safety along that segment.</p> <p>CobbFendley prepared additional striping plan modifications and design updates to extend the proposed typical section south of Winningham Road toward I-10 in accordance with the approved traffic study and the Texas Manual on Uniform Traffic Control Devices (TMUTCD). As reflected in Amendment No. 1 to the existing professional engineering services agreement, the additional design work is provided on a time-and-materials basis in the amount of <b>\$3,500</b>.</p> <p>Lone Star Pavement Services, the contractor previously approved for the striping installation, provided a proposal to complete the additional pavement marking removal and installation associated with the extended limits of the project. The additional striping work, including thermoplastic pavement markings, pavement markers, and associated signage for the extended segment of Bingle Road, is proposed in the amount of <b>\$15,265.73</b>.</p> <p>The total cost associated with the extension of the Bingle</p>
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Road striping project is **\$18,765.73**, which includes the engineering design amendment and the additional construction work necessary to complete the extended striping limits.

**ATTACHMENTS:** Bingle Rd Striping Amendment No. 1, Proposal-26083-3337

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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**RECOMMENDATION:** Staff recommends approval of the CobbFendley Amendment No. 1 for additional engineering services in the amount of \$3,500 and the Lone Star Pavement Services proposal in the amount of \$15,265.73 to extend the Bingle Road diet striping south of Winningham Lane as directed by City Council.

March 5, 2026

Mr. John McDonald  
Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055

Re: Amendment No. 1 for Professional Engineering Services  
Spring Valley Village - Bingle Road Striping  
CobbFendley Project No. 2512-049-01

Dear Mr. McDonald:

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to submit this Amendment No. 1 to provide Professional Engineering Services for the Bingle Road Striping plans in Spring Valley Village, Harris County, Texas. CobbFendley proposes to provide the Scope of Services, Compensation, and Schedule as outlined in Attachments A, and B, respectively. This amendment was requested by City Council during the February meeting. The design includes modifications to the striping plan south of Winningham Road.

Thank you for the opportunity to submit this proposal. Please advise if you have any questions or require additional information.

Sincerely yours,

COBB, FENDLEY & ASSOCIATES, INC.



Amber Hurd, PE  
Vice President, Department Manager

Scope of Service accepted by:

Spring Valley Village

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Signature

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Date of Authorization

**ATTACHMENT A**  
**SCOPE OF SERVICES**

Cobb, Fendley & Associates, Inc.  
Amendment No. 1 for Professional Engineering Services  
Bingle Road Striping

**PROJECT DESCRIPTION AND LIMITS**

CobbFendley shall provide engineering services required for the preparation of plans,

- 1 ENGINEERING (Lump Sum)
- 2 SURVEY (Cost plus 10%)
- 3 MODIFIED DESIGN (Time and Materials) Amendment No. 1

The design will consist of removal of existing striping along Bingle Road from Westview Drive south to W. Memorial Park Dr. The proposed striping will be based on the approved traffic study by CobbFendley dated March 2025. The proposed striping will include a continuous center turn lane, one travel lane and two bike lanes.

*See Exhibit D for Project Layout*

**SUB CONSULTANTS**

CobbFendley shall subcontract the survey services. Below is a list of the consultants that we anticipate on using for this project:

Survey Services - Fulcrum Land Surveying, LLC

Proposals for each service are attached to this document.

**GENERAL REQUIREMENTS**

CobbFendley shall prepare all work in accordance with the latest version of applicable City's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications. When design criteria are not identified in City manuals, CobbFendley shall notify the City and refer to State approved manuals, which include: Roadway Design Manual, the Texas Manual on Uniform Traffic Control Devices (TMUTCD), Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges (latest Edition), and other State approved manuals.

It is not anticipated that CobbFendley shall need access to any private property.

The Engineer shall coordinate through the City's Project Manager or Designee for the PS&E development with any local entity having jurisdiction or interest in the project (e.g. HCFCD, TxDOT, City, etc.).

The Engineer shall coordinate issues and communications through the City's Project Manager or Designee.

The Engineer shall invoice according to Descriptions shown in Attachment "B" of the Contract for Professional Services. The Engineer shall submit each invoice in a format acceptable to the City.

The Engineer shall submit invoice packages:

City of Spring Valley Village  
Attention: Kristina Watson  
1025 Campbell Road  
Houston, Texas 77055

## **ENGINEERING (Lump Sum)**

### **I. STRIPING DESIGN**

- a. Typical Sections - CobbFendley will provide typical sections sheets prepared for the existing and proposed roadway striping configuration.
- b. Striping Plans - CobbFendley will provide striping plan drawings using CADD standards as required by the City. The drawings will consist of a plan view of existing striping and proposed improvements. The roadway base map must contain line work that depicts existing surface features obtained during the survey. Plan sheets will be prepared on 11"x17" format sheets.

### **II. PROJECT MANAGEMENT**

This task is to provide the overall management of the contract which includes Project Scheduling, Project Invoicing, Monthly Progress Reports, Attend Coordination Meetings, Progress Review Meetings (Limited to Once a Month), Coordination with Subconsultants.

## **SURVEY (Cost plus 10%)**

The minimal surveying services as needed for the striping project will be performed by Fulcrum Land Surveying in accordance with the attached proposal.

## **MODIFIED DESIGN (Time and Materials) Amendment No. 1**

CobbFendley will provide additional design for extending the proposed typical section south of Winningham Road towards I-10. The design will be expediated to meet the needs of the contractor.

## **EXCLUSIONS FROM THE SCOPE OF SERVICES**

The services described above are the identified Basic and Additional Services for this assignment. Other items that may arise during the course of the project that the City may wish to add to the scope of services shall be deemed as ADDITIONAL SERVICES. CobbFendley shall undertake such additional services as assigned by the City upon written direction from the City. Examples of such items are as follows.

- a. Detailed roadway or paving design
- b. Traffic signal timing or modifications
- c. Bidding Project and Construction Administration
- d. Obtaining Construction Permits
- e. Construction Staking
- f. Quality Control (QC) inspections, full or part time, during the construction phase of the project.
- g. Any other services not specifically included within the description of the Basic or Additional Services described above.

**ATTACHMENT B**  
**BASIS OF COMPENSATION**

Cobb, Fendley & Associates, Inc.  
Amendment No. 1 for Professional Engineering Services  
Bingle Road Striping

**A. BASIC SERVICES**

The Compensation to be paid to CobbFendley for providing the BASIC SERVICES rendered under this agreement shall be based on Lump Sum fees for overall phases of the work as shown below. Reimbursable items and subconsultants will be subject to a 10% administration charge.

1 ENGINEERING (Lump Sum)	\$ 10,000.00
2 SURVEY (Cost plus 10%)	\$ 4,070.00
3 MODIFIED DESIGN (Time and Materials) Amendment No. 1	\$ 3,500.00

**Reimbursable Expenses**

95 Reproduction, mileage, delivery charges, etc. (cost plus)	\$ 500.00
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**TOTAL (basic and additional services including reimbursables) \$ 18,070.00**

The Compensation for any other Additional Services which the County desires to be added to the scope of work shall be negotiated. Reimbursable items are included. Subconsultant invoices will be subject to a 10% administration charge. Services will be charged according to those personnel directly involved in providing the services, and will be rounded to the nearest half hour.

CobbFendley's services are to be performed for the sole benefit of Spring Valley Village, who shall be responsible for payment of those services. A copy of the General Terms and Conditions of the Authorization for Professional Services is attached and constitutes a part of this agreement. When accepted by the signature of Spring Valley Village's authorized representative, the authorization and the documents referenced herein shall constitute the entire agreement between Spring Valley Village and CobbFendley with respect to this project.



**Pavement Installation, Marking & Maintenance Specialists**

***PROPOSAL***

**Name:** Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

**Date:** March 12, 2026  
**Proposal:** 26083-3337  
**Phone:** 713-454-4951  
**Email:** kwatson@springvalleytx.com

**Attention:** Kristina Watson  
**Reference:** Bingle Road Extension

**We at Lone Star Pavement Svcs, LLC. are pleased to submit our proposal for the following:**

- A. Mobilization fee of \$2,500.00 each.
- B. Remove approx. 1,570 LF of 4" at \$0.60 per LF, 142 LF of 24" at \$2.25 per LF, 6 arrows at \$65.00 each, 2 ONLYs at \$65.00 each, and 200 buttons at \$1.00 each. **\$1,981.50**
- C. Install thermoplastic approx.:
 

	Prep & Seal:	
1) 1,328 LF of 6" double yellow at \$0.80 per LF	\$0.55 per LF	<b>\$1,792.80</b>
2) 1,952 LF of 6" white at \$0.80 per LF	\$0.55 per LF	<b>\$2,635.20</b>
3) 300 LF of 6" white skip at \$0.80 per LF	\$0.55 per LF	<b>\$405.00</b>
4) 200 LF of 8" white at \$0.85 per LF	\$0.68 per LF	<b>\$306.00</b>
5) 140 LF of 24" yellow at \$3.35 per LF	\$2.35 per LF	<b>\$798.00</b>
6) 2 bike man and arrows at \$221.00 each	\$28.00 each	<b>\$498.00</b>
7) 2 ONLYs at \$145.00 each	\$28.00 each	<b>\$346.00</b>
- D. Install 130 pavement markers at \$6.50 each **\$845.00**
- E. Install the following road signs on 2 3/8" galvanized post: 1 – W9-5, 1 – W9-2TL, 1 – W11-1, 1 R3-8 LSS, 1 – Left only/straight right arrow **\$3,158.23**

**Proposal based on the following:**

- Thermoplastic installed per mfg specifications.
- Footage is an estimate. Actual footage will be field measured and billed accordingly.
- Lone Star being provided a clean and unencumbered workspace.
- There will be an additional \$2,500.00 (per trip) charge if project is not accessible as scheduled.
- Does not include traffic control, traffic control devices, heavy cleaning, or anything not listed above.
- Does not include bonds, permits, fees, orientation, drug testing, or background checks.

<b>Proposal Amount</b>	<b>\$ 15,265.73</b>
<b>Sales Tax</b>	<b>\$ 0.00*</b>
<b>Proposal Total</b>	<b>\$ 15,265.73</b>

**\*Tax exempt jobs must provide tax exempt certificate PRIOR to start of proposed work.**

Prices quoted can be guaranteed for 30 days only.

**Payment Terms: Net due in 30 days.**

**Signed contractual agreement must be returned prior to start of proposed and accepted work.**

Authorized Signature: \_\_\_\_\_

**LONE STAR SERVICES**

Date: \_\_\_\_\_

*Rodney Otto*

**By signing proposal, signer accepts proposal price and acknowledges receipt of and agrees with Terms and Conditions attached to proposal.**

**(281) 367-1965 Office**

**11094 Darby Loop, Conroe, TX 77385**

**[striping@lonestarpavementservices.com](mailto:striping@lonestarpavementservices.com)**

## **Terms and Conditions**

All materials supplied by Lone Star Pavement Services shall remain the property of Lone Star Pavement Services until payment in full is received. Lone Star Pavement Services shall retain the right to remove any materials for which payment is at least thirty (30) days past due. Past due accounts shall incur a two (2) percent per month interest charge on the outstanding balance, or the interest rate allowed under applicable law, whichever is lower.

This bid is valid for thirty (30) days.

All work performed by Lone Star Pavement Services is guaranteed for one (1) year from the date of completion unless otherwise specified in the proposal. Excluded in this guarantee are any striping jobs that are required to be completed before concrete has had proper cure time of 30 days. Also excluded are any defects that are pre-existing and outside of the realm of our proposed work.

Lone Star Pavement Services will coordinate with the property Owner or Owner's representative ("Client" or "Owner") to minimize any inconvenience to all parties. Owner / Client shall be responsible for relocation, removal, or re-routing of all vehicles prior to the start of project. All towing shall be the responsibility of the Owner / Client and payment of said towing shall be at the Owner's / Client's expense.

Lone Star Pavement Services shall not be responsible for any damage i.e., graffiti, hand / footprints, tire markings, etc. to freshly completed work.

Lone Star Pavement Services shall not be responsible for underground utility service unless 'Located and Marked' by Owner prior to commencement of any work, including but not limited to security gate loops and underground wiring, telephone, cable, electrical, gas, sprinkler systems, etc....

Any alteration or deviation from the above specifications or scope of work involving extra costs will be performed only on executed written change orders and will be charged over and above the original contract price.

Any work scheduled by Owner /Client that cannot be performed upon Lone Star Pavement Services ("Contractor") crews' arrival i.e., dirt, storage boxes, trucks, cars, construction supplies, etc.... shall incur an addition mobilization charge for each time our crews are delayed.

No verbal agreements between Owner / Client and Contractor will be accepted.

Permits, fees, etc.... including safety related training for contractor personnel shall become an extra charge.

As required by the State of Texas Construction Lien Laws, Contractor notifies the Owner / Client that persons or companies furnishing labor and materials for and on the Owner / Client's property may or may not have lien rights on Owner / Client's property if not paid.

Those that may be entitled to lien rights in addition to the undersigned contractor are those who contract directly with the Owner / Client or those who give the Owner / Client notice within sixty (60) days after they furnish labor and or materials for said project. A copy of each lien notice received should be issued to the mortgage lender, if any, to see that all potential claimants are duly paid. The contractor has the right to sub-contract work if needed.

Should Owner /Client fail to make payment due under the terms of this contract, Owner / Client agrees to pay all costs incurred in collecting sums due including reasonable attorney fees and court costs subject to applicable law.



## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Jasmin Torres, City Secretary
<b>SUBJECT:</b>	Police Department

<b>BACKGROUND:</b>
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<b>ATTACHMENTS:</b>	Calls by Type, Stats By Year/Month, Violations
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<b>FUNDING:</b>					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

<b>RECOMMENDATION:</b>
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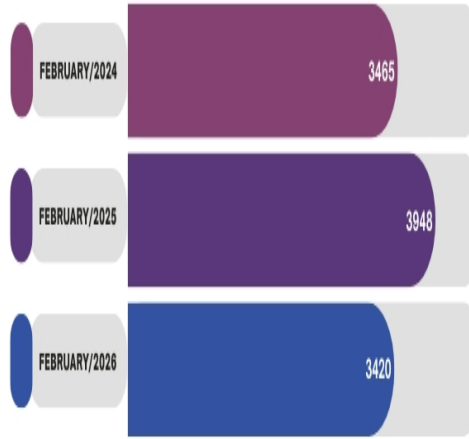
# SPRING VALLEY POLICE DEPARTMENT

## Calls - By Type

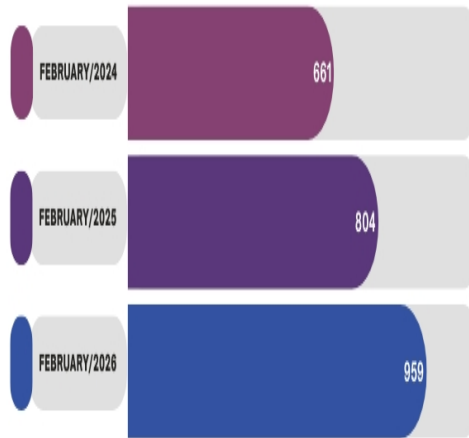
02\01\2026  
thru 02\28\2026  
Zone is: SPRING VALLEY

Type	Description	# Of Calls
6	ACCIDENT	15
145	ACCIDENT - FSGI	5
22	ALARM	26
23	AMBULANCE CALL	14
24	ANIMAL CALL	3
43	ASSIST OUTSIDE AGENCY	2
147	BURGLARY - BUSINESS	1
135	BUSINESS CHECK	2,287
53	DEBRIS IN ROADWAY	3
60	FIRE CALL	2
65	GAS LEAK	1
68	HOUSE CHECK	229
70	INFORMATION	36
71	INVESTIGATION	14
76	LOUD NOISE	2
159	MOTORIST ASSIST	8
81	OPEN DOOR	1
86	PUBLIC RELATIONS	151
96	SOLICITOR	2
97	SPECIAL ASSIGNMENT	3
99	STALLED VEHICLE	17
100	STREET LIGHT REPAIR	1
103	SUSPICIOUS ACTIVITY	4
104	SUSPICIOUS PERSON	9
105	SUSPICIOUS VEHICLE	13
109	TRAFFIC LIGHT REPAIR	1
11	TRAFFIC STOP	539
111	VEHICLE BLOCKING ROADWAY	1
112	VEHICLE CHECK	20
42	WARRANT SERVICE	2
117	WELFARE CONCERN	8
	<b>Total</b>	<b>3,420</b>

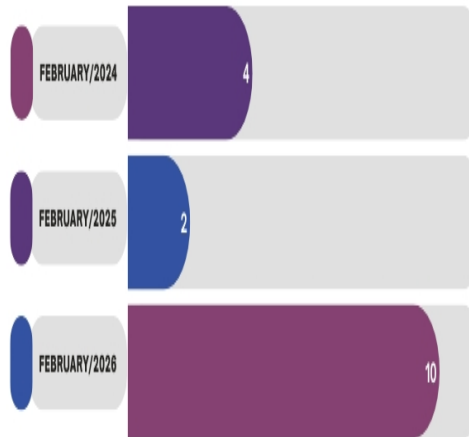
## Calls By Month/Year



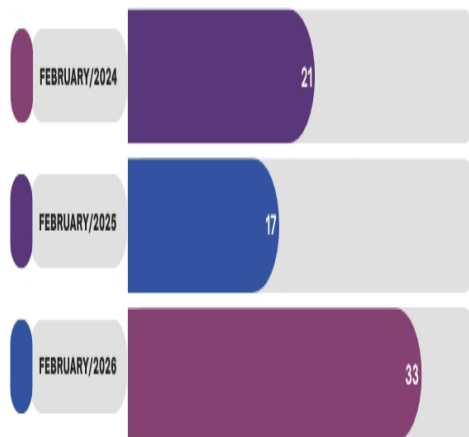
## Citations By Month/Year



## Arrests By Month/Year



## Reports By Month/Year



# Spring Valley Village, TX PD Citation Violation Audit by Offense

## Violation Count

February 1, 2026 - February 28, 2026

Official: All  
 Official Assignment:  
 Type of Stop: All  
 Stop Result: All  
 STEP: NONE

CHANGE NAME/MAILING ADDRESS LATER THAN 30 DAYS (CDL)	2
CHANGED LANE WHEN UNSAFE	2
DEFECTIVE EQUIPMENT / NO LICENSE PLATE LIGHT	53
DEFECTIVE HEAD LAMPS	35
DEFECTIVE HEAD LIGHTS	19
DEFECTIVE STOP LAMP(S)	12
DEFECTIVE STOP LIGHTS-TRAILER	2
DEFECTIVE TAIL LAMP(S)	20
DISPLAY FICTITIOUS/WRONG/UNCLEAN LICENSE PLATES	5
DISPLAY/ EXPIRED REGISTRATION	282
DISREGARD LANE CONTROL SIGNAL/DEVICE	3
DRIVING WHILE LICENSE INVALID UNDER PROVISIONS OF DL LAWS	12
DROVE CENTER LANE (NOT PASSING/NOT TURNING LEFT)	2
DROVE WITHOUT LIGHTS (WHEN REQUIRED)	26
EXPIRED DRIVERS LICENSE	12
FAIL TO DISPLAY DRIVERS LICENSE	12
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	108
FAIL TO OBEY TRAFFIC CONTROL DEVICE-MARKINGS	17
FAIL TO OBEY TRAFFIC CONTROL DEVICE-MUST TURN RIGHT OR LEFT	1
FAIL TO OBEY TRAFFIC CONTROL SIGN - SERVICE RD	1
FAIL TO REPORT CHANGE OF ADDRESS	16
FAILED TO DIM HEADLIGHTS - MEETING	1
FAILED TO DRIVE IN A SINGLE LANE	1
FAILED TO SIGNAL TURN / LANE CHANGE	5
FAILED TO STOP AT DESIGNATED POINT (STOP SIGN)	12
FAILED TO STOP AT PROPER PLACE (TRAFFIC LIGHT)	2
FAILED TO STOP FOR SCHOOL BUS (OR REMAIN STOPPED)	1
FAILED TO YIELD AT STOP INTERSECTION	1
FAILED TO YIELD AT YIELD INTERSECTION	1
ILLEGAL WINDOW TINT	6
IMPROPER TURN	5
MINOR IN POSSESSION OF TOBACCO	1
NO DRIVERS LICENSE	65

# Spring Valley Village, TX PD Citation Violation Audit by Offense

## Violation Count

February 1, 2026 - February 28, 2026

Official: All  
 Official Assignment:  
 Type of Stop: All  
 Stop Result: All  
 STEP: NONE

NO FRONT LICENSE PLATE	12
NO LICENSE NUMBER PLATES-TRAILER	1
OPERATE MOTOR VEHICLE WITHOUT LICENSE PLATES OR WITH ONE LICENSE ...	6
OPERATE UNREGISTERED MOTOR VEHICLE	14
PARKED IN PROHIBITED AREA	13
PARKED WITHOUT STOPPING ENGINE	2
PARKING ON ROADWAY	1
POSSESSION OF DRUG PARAPHERNALIA	1
PUBLIC INTOXICATION	1
RAN RED LIGHT	8
RAN STOP SIGN	28
SPEEDING >10% ABOVE POSTED LIMIT	74
SPEEDING IN CONSTRUCTION ZONE/WORKERS PRESENT	1
SPEEDING IN SCHOOL ZONE	26
TURNED LEFT FROM WRONG LANE	2
TURNED RIGHT TOO WIDE	14
UNREGISTERED MOTOR VEHICLE TRAILER	2
UNRESTRAINED CHILD 5 YEARS OF AGE TO 17	3
UNRESTRAINED CHILD YOUNGER THAN 5 OR UNDER 36 INCHES	4
WRONG/ALTERED/OBSCURED LICENSE PLATE	3
<b>Grand Total</b>	<b>959</b>



## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Jasmin Torres, City Secretary
<b>SUBJECT:</b>	<p><b>CONSIDERATION AND POSSIBLE ACTION CONCERNING:</b> Resolution Number 26-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND PROJECT LUONG ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE NEW PUBLIC WORKS FACILITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.</p>

<b>BACKGROUND:</b>	<p>The existing Public Works Facility has been included in the City’s Capital Improvement Program (CIP) for many years due to its age, condition, and operational limitations. The facility is currently in poor condition and does not meet current Texas Commission on Environmental Quality (TCEQ), Occupational Safety and Health Administration (OSHA), or applicable building code standards.</p> <p>City staff engaged Project Luong to conduct a site review and develop a conceptual building plan for a replacement Public Works Facility. A preliminary updated total project cost estimate has been included for reference based on current construction pricing. Project Luong recently coordinated with a general contractor to obtain updated market pricing for the proposed scope, which refined the overall project estimate. This estimate represents the full project cost, including design, site preparation, demolition, construction, furnishings, and temporary accommodations during construction.</p> <p>Approval requested at this time is limited to the architectural and civil design services <b>in the amount of \$382,100.00</b> necessary for Project Luong to advance the</p>
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project through the design phase.

The preliminary estimated project cost is \$2,898,620:

- Public Works Building: \$2,018,095.10;
- Site Work: \$498,425; and
- Design/Engineering: \$382,100.

**ATTACHMENTS:** SVV\_2026-03-16\_SV Public Works Building Cost Estimage\_R02, SPRCIT00353\_2026-01-14\_EXHIBIT C - CONCEPTUAL DESIGN PACKAGE\_R00, Resolution 26-XX Project Luong, Public Works Facility

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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**RECOMMENDATION:** Staff recommends approval of the resolution entering into an agreement with Project Luong in the amount of \$382,100, allowing architectural and civil design services to proceed, and initiating the formal design phase of the project.

<b>Project Name</b>	Spring Valley Village - Public Works Facility
<b>Client Name</b>	City of Spring Valley Village
<b>Building Name</b>	Spring Valley Village - Public Works Facility
<b>Building Address</b>	1025 Campbell Rd, Spring Valley Village, TX
<b>Project Phase</b>	Conceptual Design
<b>Prepared By Client</b>	
<b>Prepared by PL</b>	Maria Ramos / Craig Uptmor

THIS BUILDING BID TAB IS PROVIDED TO ORGANIZE BIDS FROM DIFFERENT BIDDERS. CONTRACTOR IS RESPONSIBLE BIDDING ALL PLANS AND SPECS AS PROVIDED IN THE CONTRACT DOCUMENTS WEATHER OR NOT SPECIFIC ITEMS ARE LISTED IN THIS BID TAB. CONTRACTOR IS TO PROVIDE ADDITIONAL LINE ITEMS AS NECESSARY TO CAPTURE ANY SCOPE INCLUDED IN THE CONTRACT DOCUMENTS, BUT NOT INCLUDED IN THIS BID TAB. LINE ITEMS PROVIDED BY THE CONTRACTOR THAT DO NOT FIT INTO THE LINE ITEMS PROVIDED OR ARE NOT BROKEN OUT AS REQUIRED IN THIS FORM WILL BE DISQUALIFIED FROM BIDDING.

THIS BID TAB HAS BEEN PROVIDED TO CONTRACTORS IN THE NATIVE EXCEL FORMAT TO ASSIST IN ORGANIZING COMPARATIVE BIDS UPON RECEIPT BY THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FORMULAS PRESENT IN THIS EXCEL FILE ARE CORRECT AND REPORT THE ACCURATE AND ATTESTED SUMS INCLUDED IN THE BID.

<b>Division 1 - General Conditions</b>		<b>\$ 86,000.00</b>
01 00 00 - Supervision	\$	65,000.00
01 50 00 - Survey	\$	12,000.00
01 50 40 - Temporary Utilities	\$	-
01 50 50 - Rentals	\$	6,000.00
01 50 60 - Construction Testing	\$	3,000.00
01 50 70 - Permits (City of Spring Valley)	\$	-

<b>Division 2 - Existing Conditions / Demolition</b>		<b>\$ 15,000.00</b>
02 31 50 - Spoils / Hauloff	\$	10,000.00
02 27 00 - SWPPP	\$	5,000.00

<b>Division 3 - Concrete</b>		<b>\$ 196,135.00</b>
03 30 00 - Cast In Place Concrete (Building Foundation - Truck bay)	\$	98,020.00
03 30 00 - Cast In Place Concrete (Building Foundation - Office)	\$	93,690.00
03 30 00 - Cast In Place Concrete (Flatwork)	\$	4,425.00

<b>Division 4 - Masonry</b>		<b>\$ 188,570.00</b>
04 20 00 - Unit Masonry	\$	57,000.00
04 42 00 - Exterior Stone Cladding	\$	131,570.00

<b>Division 5 - Metals</b>		<b>\$ 455,187.50</b>
05 12 00 - Structural Steel Framing	\$	440,187.50
05 50 00 - Metal Fabrications		
05 51 00 - Metal Stairs	\$	15,000.00

<b>Project Name</b>	Spring Valley Village - Public Works Facility
<b>Client Name</b>	City of Spring Valley Village
<b>Building Name</b>	Spring Valley Village - Public Works Facility
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<b>Project Phase</b>	Conceptual Design
<b>Prepared By Client</b>	
<b>Prepared by PL</b>	Maria Ramos / Craig Uptmor

<b>Division 6 - Wood</b>		<b>\$ 55,000.00</b>
06 10 00 - Rough Carpentry	\$	50,000.00
06 20 23 - Interior Finish Carpentry	\$	5,000.00
	\$	-

<b>Division 7 - Thermal and Moisture Protection</b>		<b>\$ 157,548.20</b>
07 21 00 - Thermal Insulation at ROOF	\$	18,095.00
07 21 00 - Thermal Insulation at WALLS	\$	6,997.20
07 27 26 - Fluid Applied Membrane Air Barrier	\$	8,575.00
07 41 13.16 - Standing Seam Metal Roofing	\$	106,260.00
07 42 13 - Metal Wall Panels	\$	8,925.00
07 72 00 - Roof Accessories	\$	3,696.00
07 92 00 - Joint Sealants	\$	5,000.00

<b>Division 8 - Openings</b>		<b>\$ 133,000.00</b>
08 12 13 - Hollow Metal Frames	\$	22,500.00
08 14 16 - Flush Wood Doors	\$	21,000.00
08 31 13 - Access Doors and Frames	\$	500.00
08 51 13 - Aluminum Windows	\$	49,996.80
08 71 00 - Door Hardware	\$	6,000.00
08 91 19 - Fixed Louvers	\$	8,003.20
08 33 00 - Coiling Doors and Grilles	\$	25,000.00
	\$	-

<b>Project Name</b>	Spring Valley Village - Public Works Facility
<b>Client Name</b>	City of Spring Valley Village
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<b>Project Phase</b>	Conceptual Design
<b>Prepared By Client</b>	
<b>Prepared by PL</b>	Maria Ramos / Craig Uptmor

<b>Division 9 - Finishes</b>		<b>\$ 105,054.40</b>
09 29 00 - Gypsum Board Assemblies		\$ 32,000.00
09 30 13 - Ceramic Tiling		\$ 25,000.00
09 51 23 - Acoustical Tile Ceilings	2x2	\$ 4,454.40
09 65 13 - Resilient Base and Accessories		\$ 2,000.00
09 65 19 - Resilient Tile Flooring		\$ 24,000.00
09 91 23 - Interior Painting		\$ 17,600.00

<b>Division 10 - Specialties</b>		<b>\$ 41,600.00</b>
10 14 19 - Dimensional Letter Signage		\$ 10,000.00
10 21 13.17 - Phenolic-Core Toilet Compartments		\$ 3,000.00
10 28 00 - Toilet, Bath, and Laundry Accessories		\$ 5,000.00
10 44 16 - Fire Extinguishers		\$ 3,600.00
11 30 13 - Residential Appliances		\$ 5,000.00
10 73 16.13 - Metal Canopies		\$ 15,000.00
		\$ -

<b>Division 12 - Furnishings</b>		<b>\$ 40,000.00</b>
12 00 00 - Furnishings	Tables, Chairs, Desk, Walk-off mats, Window treatments,...	\$ 30,000.00
12 30 00 - Casework	Kitchen	\$ 10,000.00

<b>Division 22 - Plumbing</b>		<b>\$ 140,000.00</b>
22 00 00 - Plumbing Turn Key	Building Only.	\$ 140,000.00

<b>Division 23 - Mechanical</b>		<b>\$ 85,000.00</b>
23 00 00 - Mechanical Turn Key		\$ 85,000.00

<b>Division 26 - Electrical</b>		<b>\$ 280,000.00</b>
26 00 00 - Electrical Turn Key		\$ 280,000.00
26 50 00 - Lighting and Controls		\$ -

<b>Division 27 - Fire Alarm</b>		<b>\$ 10,000.00</b>
27 00 00 - Fire Alarm Turn Key		\$ 10,000.00

<b>Division 27 - Fire Alarm</b>		<b>\$ 30,000.00</b>
28 10 00 - Access Controls		\$ 15,000.00
29 13 00 - Security		\$ 15,000.00

<b>BUILDING TOTAL</b>		<b>\$ 2,018,095.10</b>
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<b>Project Name</b>	Spring Valley Village - Public Works Facility
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<b>Project Phase</b>	Conceptual Design
<b>Prepared By Client</b>	
<b>Prepared by PL</b>	Maria Ramos / Craig Uptmor

<b>Division 2 - Existing Conditions / Demolition</b>		<b>\$ 210,000.00</b>
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02 60 00 - Utility Connection	\$ 40,000.00
02 00 00 - Existing Building Demolition	\$ 170,000.00

<b>Division 3 - Concrete</b>		<b>\$ 138,425.00</b>
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03 30 00 - 8" Cast In Place Concrete (Surface Truck Parking)	\$ 138,425.00
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<b>Division 31 - Earthwork</b>		<b>\$ 50,000.00</b>
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31 20 00 - Earth Moving	\$ 50,000.00
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<b>Division 33 - Utilites</b>		<b>\$ 100,000.00</b>
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31 00 00 - Utilites, Storm, Sewer	\$ 100,000.00
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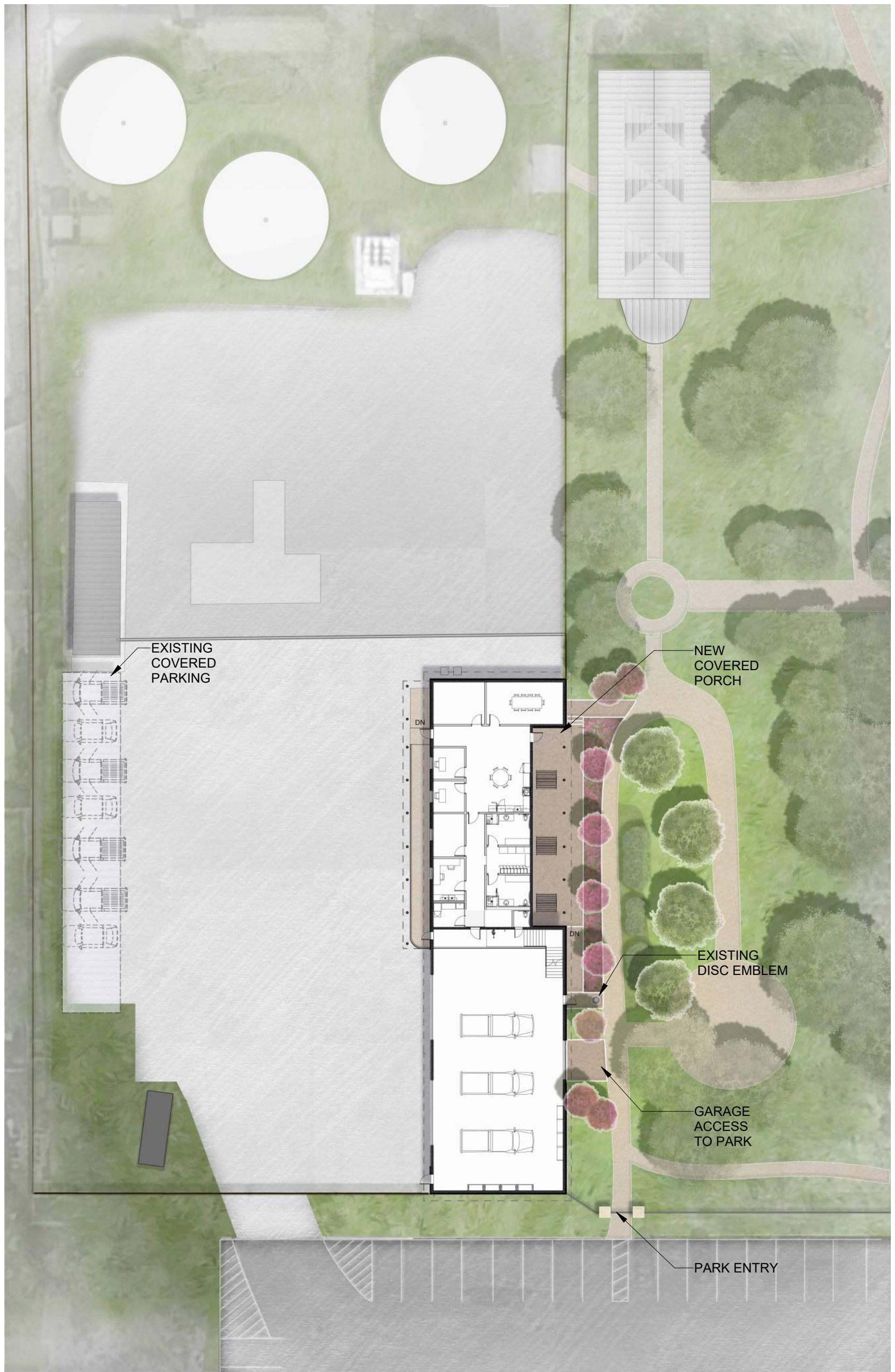
<b>SITE TOTAL</b>		<b>\$ 498,425.00</b>
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Design Contingency (15%)	\$ 377,478.02
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<b>SOFT COST</b>		<b>\$ 382,100.00</b>
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Arch / Engineering Basic Services (Arch, MEP+F/AV/IT, Structural, Landscape)	\$ 261,000.00
Geotechnical / Material Testing (est.)	\$ 50,000.00
Civil Basic Services	\$ 71,100.00

<b>PRELIMINARY ESTMATE GRAND TOTAL</b>		<b>\$ 2,898,620.10</b>
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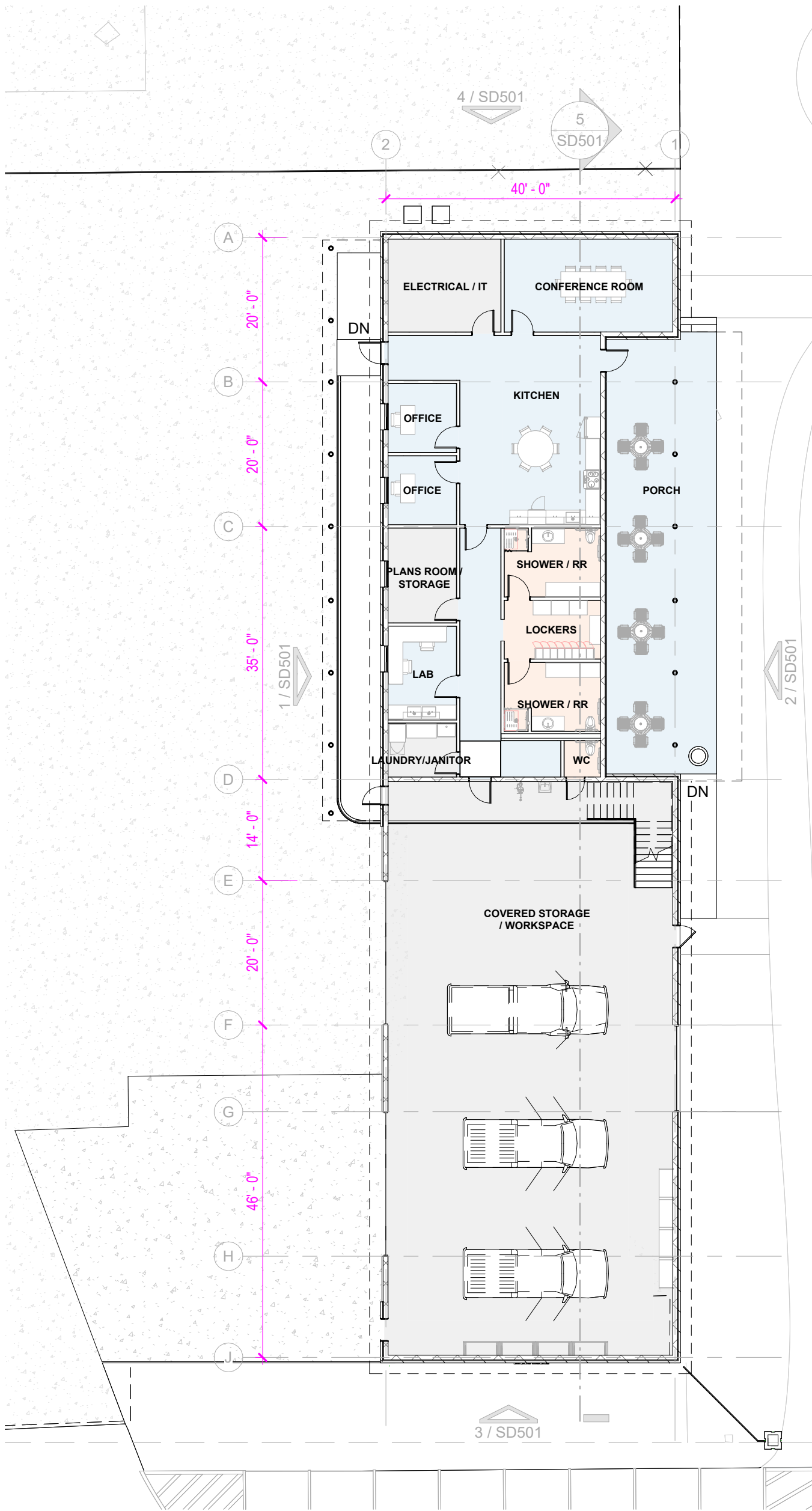
**SPRING VALLEY VILLAGE**

**SITE PLAN**

**SD101**

2026/01/14





## ROOM SF

NAME	AREA
<b>LEVEL 01</b>	
CONFERENCE ROOM	299 SF
CORRIDOR	116 SF
CORRIDOR	237 SF
COVERED STORAGE / WORKSPACE	3140 SF
ELECTRICAL / IT	200 SF
ENTRY	186 SF
KITCHEN	268 SF
LAB	122 SF
LAUNDRY/JANITOR	70 SF
LOCKERS	108 SF
OFFICE	90 SF
OFFICE	90 SF
PLANS ROOM / STORAGE	124 SF
PORCH	924 SF
SHOWER / RR	125 SF
SHOWER / RR	125 SF
WC	25 SF
<b>ATTIC</b>	
ATTIC STORAGE	2222 SF

## GROSS SF

NAME	AREA
CONDITIONED	2549 SF
COVERED	1155 SF
UNCONDITIONED	3339 SF
<b>TOTAL GROSS SF</b>	<b>7043 SF</b>

## DEPARTMENT LEGEND

- PROGRAM
- RESTROOM
- SUPPORT

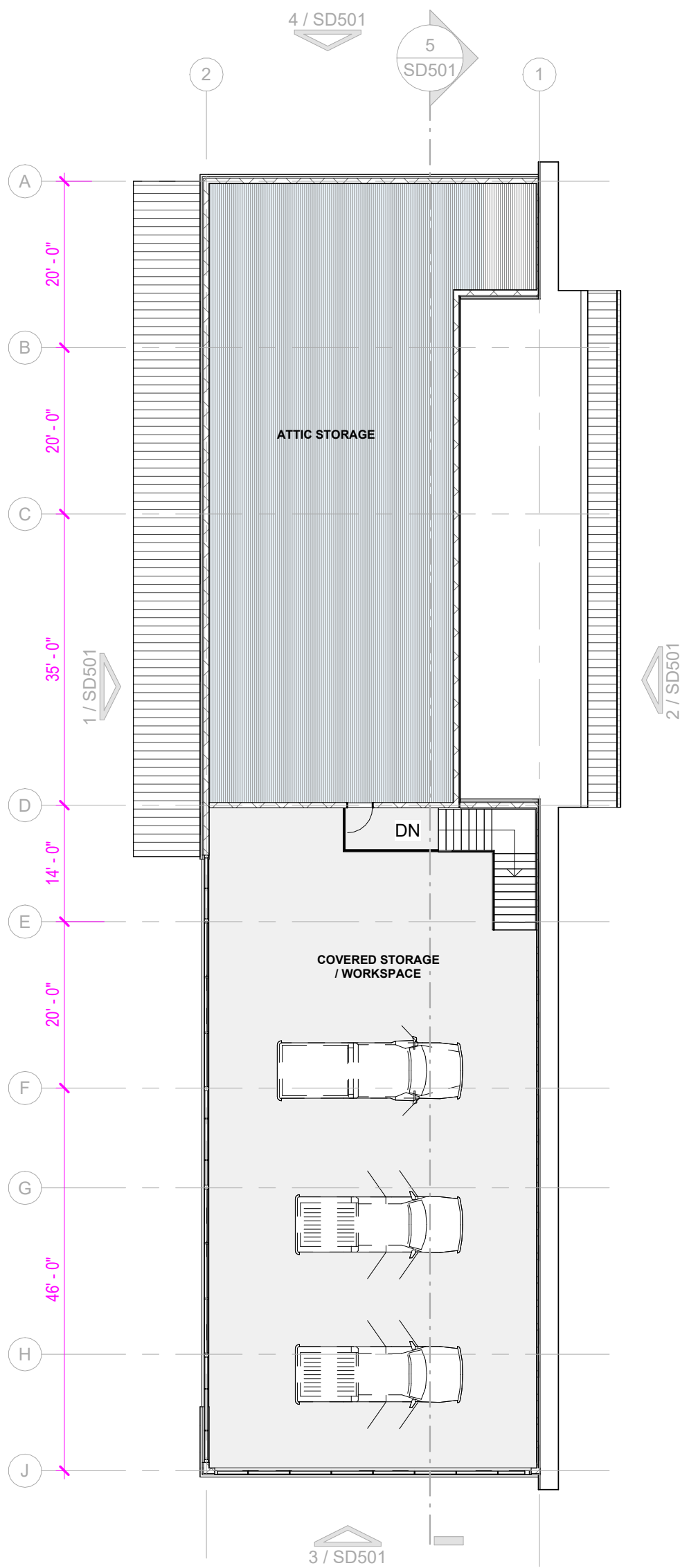
0 8'-0" 16'-0" 32'-0"



**SPRING VALLEY VILLAGE**  
**LEVEL 01 - FLOOR PLAN**  
**SD201**

2026/01/14





## ROOM SF

NAME	AREA
<b>LEVEL 01</b>	
CONFERENCE ROOM	299 SF
CORRIDOR	116 SF
CORRIDOR	237 SF
COVERED STORAGE / WORKSPACE	3140 SF
ELECTRICAL / IT	200 SF
ENTRY	186 SF
KITCHEN	268 SF
LAB	122 SF
LAUNDRY/JANITOR	70 SF
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PORCH	924 SF
SHOWER / RR	125 SF
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WC	25 SF
<b>ATTIC</b>	
ATTIC STORAGE	2222 SF

## GROSS SF

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<b>TOTAL GROSS SF</b>	<b>7043 SF</b>

## DEPARTMENT LEGEND

- PROGRAM
- SUPPORT

0 8'-0" 16'-0" 32'-0"



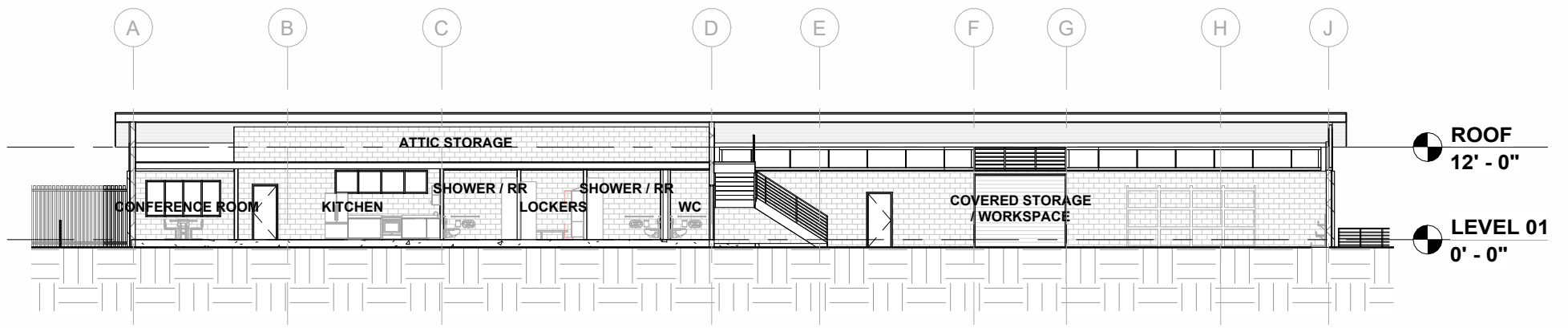
**SPRING VALLEY VILLAGE**

**ATTIC - FLOOR PLAN**

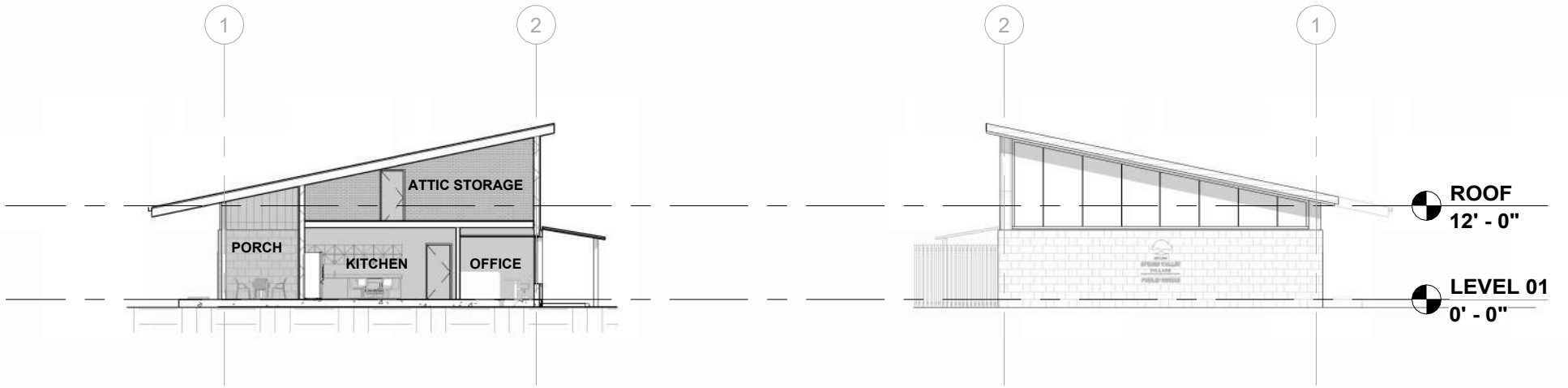
**SD202**

2026/01/14

**PROJECT  
LƯƠNG**

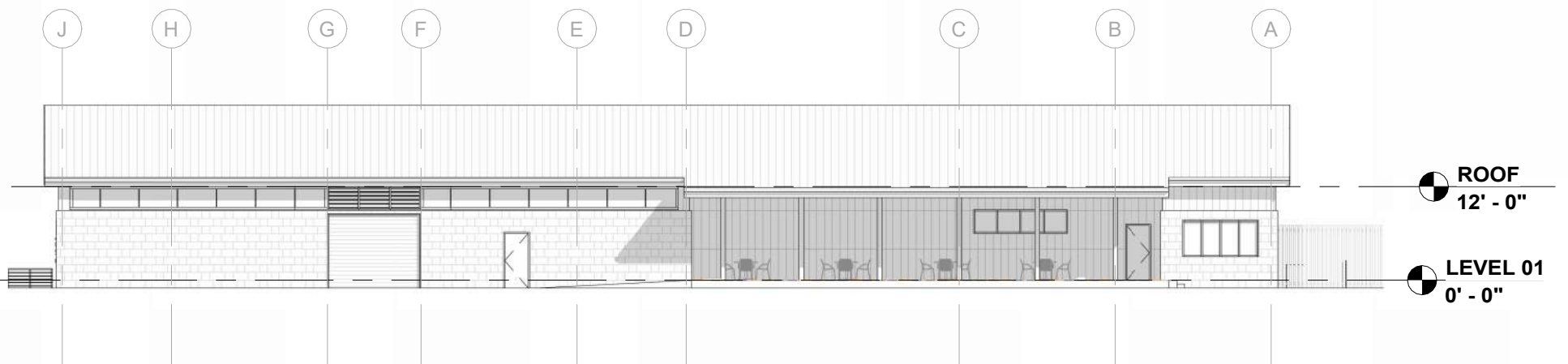


**BUILDING SECTION 2** | 5  
1" = 20'-0"

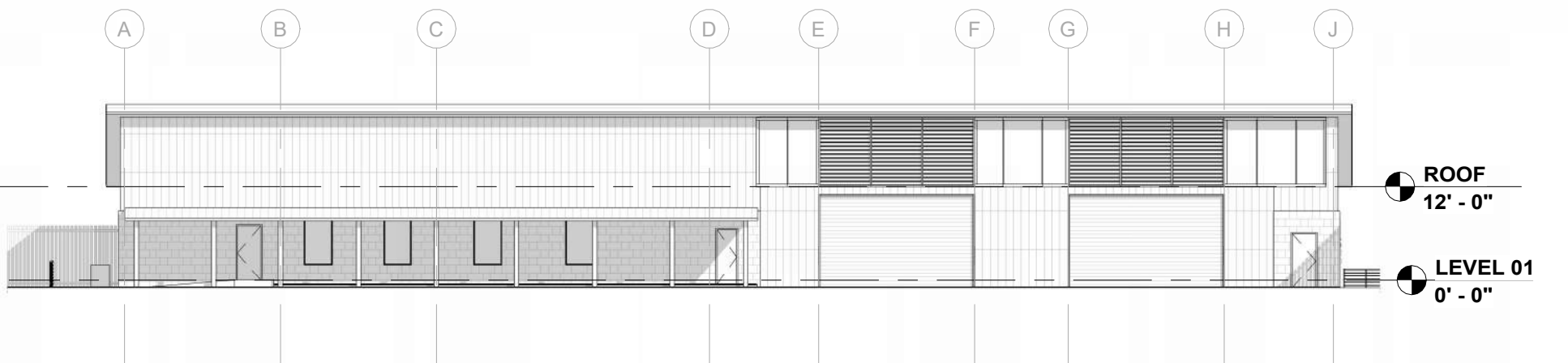


**BUILDING SECTION 1** | 4  
1" = 20'-0"

**SOUTH ELEVATION** | 3  
1" = 20'-0"



**EAST ELEVATION** | 2  
1" = 20'-0"



**WEST ELEVATION** | 1  
1" = 20'-0"



**SPRING VALLEY VILLAGE**

EXTERIOR RENDERING - VIEW FROM PARK 1

SD502

2026/01/14





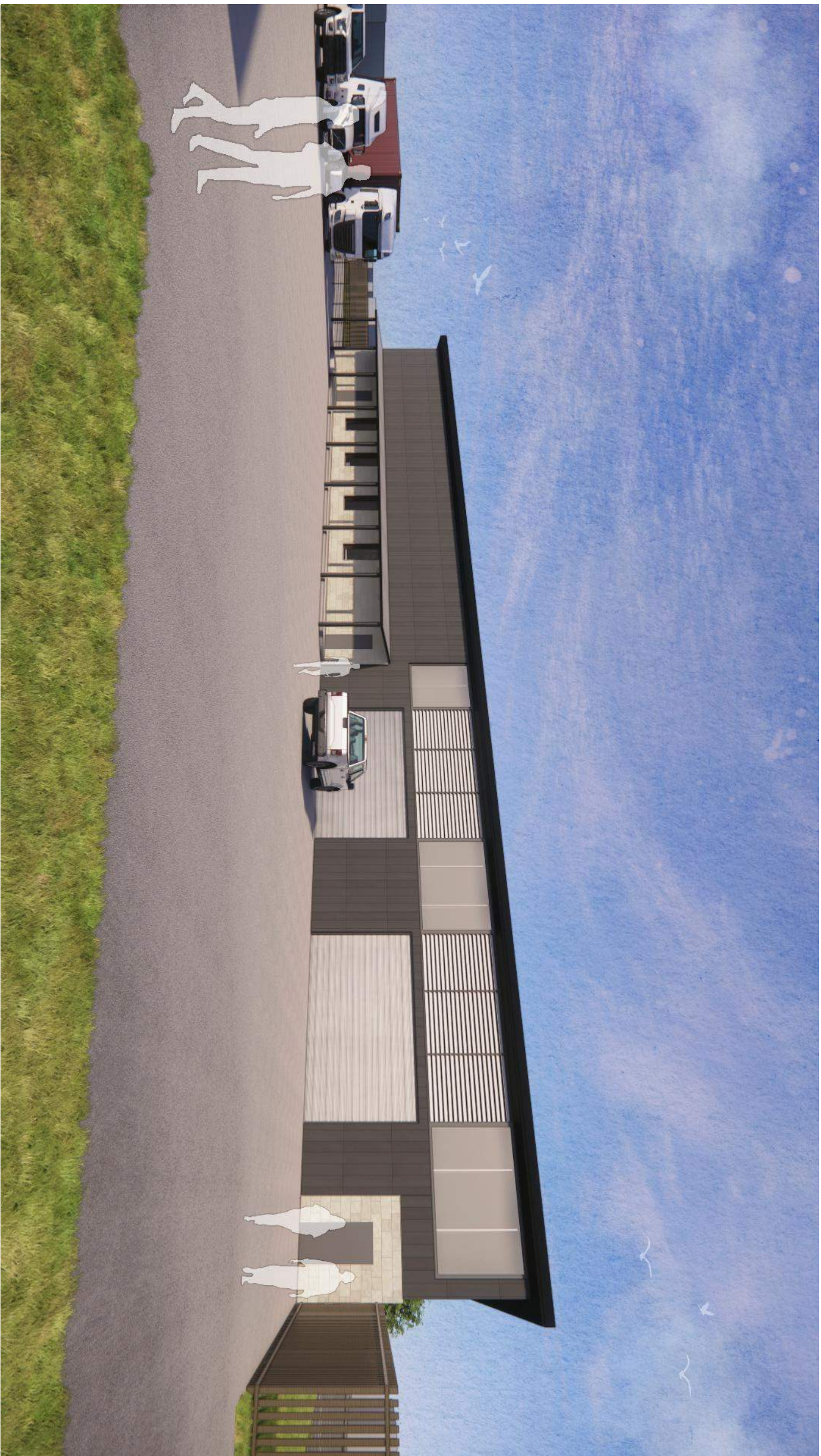
**SPRING VALLEY VILLAGE**

EXTERIOR RENDERING - VIEW FROM PARK 2

SD503

2026/01/14





**SPRING VALLEY VILLAGE**

**EXTERIOR RENDERING - PUBLIC WORKS YARD**

**SD504**

2026/01/14



**RESOLUTION NUMBER 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND PROJECT LUONG ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE NEW PUBLIC WORKS FACILITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has been presented with an Agreement for professional architectural design services for the new Public Works Facility by and between the City of Spring Valley Village, Texas and Project Luong Architects, LLC (“Project Luong”) (hereinafter called “Agreement”), a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

**WHEREAS**, upon full review and consideration of the Agreement and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor should be authorized to execute the Agreement and any and all documents necessary to effectuate such Agreement on behalf of the City of Spring Valley Village.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:**

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The terms and conditions of the Proposal, having been reviewed by the City Council of the City of Spring Valley Village and found to be acceptable and in the best interests of the City of Spring Valley Village and its citizens, are hereby in all things approved.

Section 3. The Mayor is hereby authorized to execute the Proposal and empowered, for and on behalf of the City, to take all such actions and to execute, verify, acknowledge, certify to, file and deliver all such instruments and documents required in the Proposal as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and Proposal.

Section 4. This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** on this the \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

\_\_\_\_\_  
Jasmin Torres, City Secretary  
City of Spring Valley Village, Texas



EST. 1955

# SPRING VALLEY VILLAGE

TO: John McDonald, City Administrator  
FROM: Kristina Watson, Director of Public Works  
CC: Harrison Nicholson, Finance Director  
DATE: February 12, 2026

SUBJECT: Public Works Facility

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## Background

The Spring Valley Village Public Works Facility has been included in the City's planned Capital Improvement Program (CIP) for many years due to excessive age, deteriorating conditions, and operational limitations. The existing facility is in a dilapidated state and does not meet current Texas Commission on Environmental Quality (TCEQ), Occupational Safety and Health Administration (OSHA), or applicable building code standards. Continued use of the facility presents ongoing operational, regulatory, and safety challenges.

After consideration of the current state of the building and future needs at the June 2025 Council Meeting, Council authorized Staff to engage Project Luong to conduct a site and facility review, develop a conceptual building design, and prepare a preliminary cost estimate for a replacement Public Works Facility.

The Project Luong Team met with Public Works staff on three occasions and conducted multiple site visits during their review and development of a plan. Additionally, IDS engineering was brought in to conduct a site survey so that we would know the locations of current utilities that are scattered across the public works yard. Project Luong has presented a proposal that includes:

- demolition of the existing structure, and
- construction of a new facility that meets all applicable codes and state requirements.

## Site Location and Access

The proposed Public Works Facility would be located adjacent to the City park and is designed to support both day-to-day Public Works operations and emergency response activities. The facility layout includes:

- laboratory space for water testing,
- administrative office space for both superintendents,

- a garage for storing our large equipment and work areas
- a full kitchen, and
- storage space to accommodate additional City equipment and materials, including items used for City events.

Public Works staff are recognized as first responders and play a critical role during emergency events such as hurricanes, freezes, and other severe weather conditions. The new facility would provide appropriate operational space and amenities to support staff working extended hours during emergency response efforts.

During construction, a temporary building would be installed to relocate Public Works operations. This approach allows the project to be completed as a single phase, avoids disruption to essential services, and results in cost savings by eliminating the need to divide the project into multiple construction phases.

The site design includes a controlled-access interface along the park boundary, with staff-only access to support efficient maintenance and emergency response activities. Public access to the facility is not proposed, as Public Works facilities are subject to state and federal safety and security requirements that require controlled access. The facility is not continuously occupied while staff perform duties throughout Spring Valley Village and contains sensitive operational areas, equipment, and secure systems. Limiting access to City staff supports operational safety, asset protection, and continuity of essential services

## Budget

The preliminary estimated cost for the project including architectural and civil design services is estimated at \$3.5 million. This cost will be funded via a 50/50 split between the General Fund and Utility Fund over the next two years. Approximately \$1.0 million is currently included in the FY26 adopted budget within the City’s Capital Improvement Program and funded 100% by the General Fund.

	General Fund	Utility Fund	Total Project Cost
FY2026	\$ 1,000,000	\$ -	
FY2027	\$ 750,000	\$ 1,750,000	
Total	\$ 1,750,000	\$ 1,750,000	\$ 3,500,000

Funding of this project through the General and Utility Funds will utilize excess revenue over expenditures in the related fiscal years and/or use of existing fund balance within each fund. Note that the estimated ending unrestricted fund balance for fiscal year 2026 is approximately \$9.9M - General Fund and \$7.7M - Utility Fund.

Financial Policy best practices recommend an at least \$25% "Rainy Day Fund" for unrestricted fund balance when comparing unrestricted fund balance to total fund expenditures for the fiscal year. Both estimated ending fund balances noted above are well in excess of this 25% best practices

measure. The funding of this project will not negatively affect other scheduled projects.

This item is scheduled for consideration and possible action at the February City Council meeting. **Approval is requested for the professional architectural and engineering services agreement in the amount of \$433,000.00.** Funding for these services will be provided from the \$1,000,000 currently budgeted in FY2026 for the Public Works Facility within the Capital Improvement Program.

### **Project Timeline**

Pending City Council approval, the project is anticipated to proceed according to the following timeline:

- Fall 2026: Project bidding and contractor solicitation
- January 2027: Award of construction contract
- March / April 2027: Construction mobilization and start of work
- December 2027: Substantial completion of construction

This schedule anticipates project completion by the end of December 2027, subject to final approvals, funding availability, and standard construction variables.

Attachments: Conceptual Design, Scope of Work, and Cost estimate



## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Jasmin Torres, City Secretary
<b>SUBJECT:</b>	<p><b>CONSIDERATION AND POSSIBLE ACTION</b></p> <p><b>CONCERNING:</b> Resolution Number 26-XX - a Resolution of the City Council of the City of Spring Valley Village, Texas, suspending the April 18, 2026, effective date of the proposal by Centerpoint Energy Resources Corp., d/b/a Centerpoint Energy Entex and Centerpoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, to implement interim grip rate adjustments for gas utility investment in 2025 and requiring delivery of this resolution to the company and legal counsel.</p>

<b>BACKGROUND:</b>	<p>On Tuesday, February 17, 2026, CenterPoint Gas made an Interim Rate Adjustment or “GRIP” filing with the cities in each of its service areas. This current filing will increase rates for residential customers by \$2.47 per month. This will increase the current residential customer charge from \$22.36 to \$24.83 per month. The increase is currently scheduled to go into effect on April 18, 2026.</p> <p>Under the GRIP statute, cities may suspend the effective date of the rate increase by forty-five (45) days. The proposed resolution would suspend the rate increase as allowed for customers within our city.</p>
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<b>ATTACHMENTS:</b>	CP GRIP Suspension Notification Letter, 2026 CenterPoint Energy GRIP Suspension Resolution
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<b>FUNDING:</b>					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

<b>RECOMMENDATION:</b>	Staff recommends approval of the Resolution.
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February 17, 2026

Mayor and City Council  
City of Tyler  
Tyler, Texas

**Delivered by Certified Mail**

Re: CenterPoint Energy 2026 Annual GRIP Adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas Geographic Rate Areas

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the tariffs and supporting documents, in electronic form, with the City of Tyler ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City's environs and cities of the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on April 18, 2026, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas; or (2) the issuance of

a final order in a rate setting proceeding for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas.

As detailed in the attached schedules and supporting material, the Company invested \$571,202,171 in its Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas in calendar year 2025 and the applicable IRA is:

**TABLE 1 - Houston and Texas Coast Geographic Rate Areas**

<b>Rate Schedule</b>	<b>Current Customer Charge</b>	<b>Proposed 2026 Interim Rate Adjustment</b>	<b>Adjusted Charge</b>	<b>Increase Per Bill</b>
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	\$22.36 per customer per month	\$2.47 per customer per month	\$24.83 per customer per month	\$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	\$35.12 per customer per month	\$4.18 per customer per month	\$39.30 per customer per month	\$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	\$450.89 per customer per month	\$55.23 per customer per month	\$506.12 per customer per month	\$55.23 per customer per month

**TABLE 2 – South Texas and Beaumont/East Texas Geographic Rate Areas**

<b>Rate Schedule</b>	<b>Current Customer Charge</b>	<b>Proposed 2026 Interim Rate Adjustment</b>	<b>Adjusted Charge</b>	<b>Increase Per Bill</b>
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	\$27.86 per customer per month	\$2.47 per customer per month	\$30.33 per customer per month	\$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	\$53.12 per customer per month	\$4.18 per customer per month	\$57.30 per customer per month	\$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	\$290.89 per customer per month	\$55.23 per customer per month	\$346.12 per customer per month	\$55.23 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

- (a) An earnings monitoring report showing the Company's earnings for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas during the 2025 calendar year (under the "Earnings Monitoring Report" section of the enclosed filing).
- (b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.
- (c) The Company's calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period imposed (under the "Interim Rate Adjustment Application" section of the enclosed filing).
- (d) Affidavits by Kristie Colvin, John Hudson and Cynthia Westcott (under the "Affidavits" section of the enclosed filing).
  - Ms. Colvin's affidavit verifies (i) that the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records related to the information in those reports.
  - Mr. Hudson's affidavit verifies the notice of the GRIP filing through customer bill inserts.
  - Ms. Westcott's affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hardcopy project files related to the new investment or retirements, please contact me at (713) 207-5946.

City of Tyler  
February 17, 2026  
Page 4

Notice of this proceeding will be provided to affected customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

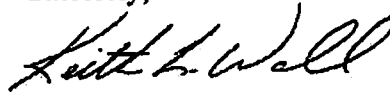
Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

Keith L. Wall  
1111 Louisiana Street  
CNP Tower 19<sup>th</sup> Floor  
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,



Keith L. Wall  
Director of Regulatory Affairs

**Attachments**

cc: Ms. Gracy Rodriguez  
Ms. Cynthia Westcott  
Mr. Darrell Williams

**RESOLUTION NUMBER 26-XX**

A RESOLUTION BY THE CITY OF SPRING VALLEY VILLAGE, TEXAS SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Spring Valley Village, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

1. The April 18, 2026, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19<sup>th</sup> Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this 24<sup>th</sup> day of March 2026.

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Marcus Vajdos, Mayor

ATTEST:

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Jasmin Torres, City Secretary



## Spring Valley Village City Council Agenda Item Data Sheet

**MEETING DATE:** March 24, 2026  
**SUBMITTING STAFF:** Jasmin Torres, City Secretary  
**SUBJECT:** **CONSIDERATION AND POSSIBLE ACTION**  
**CONCERNING:** Resolution Number 26-XX — A resolution of the City Council of the City of Spring Valley Village, Texas, appointing a Chief Municipal Court Prosecuting Attorney of the Spring Valley Village Municipal Court; and providing an effective date.

**BACKGROUND:** Pursuant to Chapter 29 of the Texas Government Code and Article 8.500, Municipal Judge, of the Code of Ordinances of the City of Spring Valley Village, the City Council appoints a Presiding Judge, Alternate/Associate Judges, Prosecutors, and the Clerk for the Spring Valley Village Municipal Court every two years, with such appointments occurring in the year that the Mayor is elected.

While it is not time for the Council to make all Municipal Court appointments, the current Municipal Court Chief Prosecutor, Christopher Gore, has notified the City of his departure, effective February 25, 2026, creating a vacancy in this essential role. To maintain continuity of municipal court operations and ensure the effective prosecution of cases within the court’s jurisdiction, Scott Sherman has been recommended for this role by Mr. Gore (email attached). Mr. Sherman (resume attached) has been a licensed attorney in Texas since November 2011, and currently serves as an Associate Municipal Court Judge for the City of Houston. Approval of this appointment will allow for a seamless transition and continued legal support for the Municipal Court.

The prosecutor's role falls under the City Attorney. Loren Smith, our City Attorney, has visited with Mr. Sherman and believes him qualified for the role.

**ATTACHMENTS:** Res - Chief MC Prosecutor Appointment, SJS Resume 2026, Recommendation of Scott Sherman

<b>FUNDING:</b>					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

<b>RECOMMENDATION:</b> Staff recommends approval of the Resolution.
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**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPOINTING A CHIEF MUNICIPAL COURT PROSECUTING ATTORNEY OF THE SPRING VALLEY VILLAGE MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:**

Section 1. Scott Sherman is appointed to the position of Chief Municipal Court Prosecuting Attorney of the Spring Valley Village Municipal Court.

Section 2. This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** on this the 24th of March 2026.

\_\_\_\_\_  
Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

\_\_\_\_\_  
Jasmin Torres, City Secretary  
City of Spring Valley Village, Texas

# SCOTT JORDAN SHERMAN

6114 Nicholas Grove Place ♦ Houston, Texas 77055 ♦ Phone: (832) 651-8432 ♦ Email: sherman.scottj@gmail.com

## LEGAL PROFESSIONAL

VISION | LEADERSHIP | PERFORMANCE

### AREAS OF EXPERTISE

Detail Oriented  
Well Organized  
Strong Work Ethic

Results Oriented  
Time Management  
Highly Ethical

Fast & Efficient  
Team Player  
Creative Problem Solver

Poised Under Pressure  
Skilled Negotiator  
Takes Initiative

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### PROFESSIONAL EXPERIENCE

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**SWR Consulting, Inc.**, Houston, TX, 12/2024-Present

#### **General Counsel**

Leverage over a decade of experience providing tailored legal solutions to businesses. Advise on operational legal matters, including licensing, contracts, and risk management, while advising on litigation involving liquor liability, employment disputes, and business conflicts. Develop and implement proactive strategies for business structure, governance, and compliance to mitigate risks.

**City of Houston Municipal Court**, Houston, TX, 11/2022 - Present

#### **Associate Municipal Court Judge (Part-time)**

Preside over Municipal Court, on an as needed basis, for all class C Misdemeanors. Handle arraignments, non-jury trials, City of Houston dockets at the Harris County Joint Processing Center, blood warrants, out of county magistrations and other matters under the jurisdiction of the Municipal Courts.

**RCI Management Services, Inc.**, Houston, TX, 06/2012- 12/2024

#### **General Counsel and Chief Compliance Officer**

Head of the corporate legal department for publicly traded corporation with overall responsibility for the legal and compliance affairs of the corporation and its subsidiaries. Provide legal counsel and support to Chief Executive Officer and other senior management. Handle a broad range of legal duties with a heavy emphasis on litigation and general corporate governance and compliance. Responsibilities include: assistance with legal issues at parent level and at operating subsidiaries, drafting of documents related to corporate formation and entity maintenance, trademark filings, assistance with Security Exchange Commission issues and compliance requirements and related governmental filings, communication with insurance carriers, third party administrators, licensing agencies and law enforcement and litigation management including supervision of and coordination with outside counsel.

## **Senior Associate**

Commercial litigation practice with a focus on representing large and mid-size businesses in a wide range of disputes, from minor business conflicts to complex commercial litigation. Handled matters related to general litigation, corporate structure and governance, corporate codes of conduct, ethics and compliance violations, inter-corporate and multiparty agreements, and analysis of state and federal regulations. Drafted pleadings, motions, discovery requests, and responses, and conducted extensive legal research using LexisNexis and Westlaw. Argued motions in courts nationwide, prepared and presented witnesses for depositions, and deposed plaintiffs, experts, and other parties. Played a key role in trial preparation and proceedings while managing projects and supervising junior attorneys and support staff.

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## **LICENSURE/ ADMISSIONS**

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- **State Bar of Texas**: Admitted: November 2001, Bar # 24033058
- **U.S. District Court for the Southern District of Texas**: Admitted: 2002
- **U.S. District Court for the Northern District of Texas**: Admitted: 2009
- **U.S. District Court for the Eastern District of Texas**: Admitted: 2010
- **U.S. District Court for the Western District of Texas**: Admitted: 2011
- **West Virginia State Bar**: Admitted: May 2007, Bar # 10447 (Inactive)
- **U.S. District Court for the Southern District of West Virginia**: Admitted: 2007 (Inactive)

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## **EDUCATION/ TRAINING**

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**Juris Doctorate**: University of Houston Law Center, Houston, TX, *Cum Laude Graduate*, 2001

**Bachelor of Science: Emergency Administration and Planning, Minor in History**:  
University of North Texas, Denton, TX, 1997

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## **ELECTED POSITIONS/ AFFILIATIONS**

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- City of Pearland; Councilmember, Pearland City Council (2009-2015)
- City of Pearland Mayor Pro Tem (June 2010- June 2011; January 2012- June 2012)
- Association of Corporate Counsel
- Houston Bar Association
- Texas Municipal Courts Association
- Former First Vice-President, Texas Municipal League Region 14
- Former Chair, Board of Directors-Adult Reading Center
- Former Board Member-City of Pearland Parks, Recreation and Beautification Board
- Former Vice President-Brazoria County Municipal Utility District #26
- Former Member- Association of Water Board Directors

## John McDonald

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**From:** Chris Gore <chris@ctgore.com>  
**Sent:** Wednesday, March 18, 2026 1:49 PM  
**To:** John McDonald; Jasmin Torres; Rolando Rodriguez  
**Subject:** Recommendation of Scott Sherman

Good Afternoon,

I would like to formally recommend Scott Sherman as the new City Prosecutor for the City of Spring Valley Village.

Scott is a former City Council Member in Pearland and is currently an Associate Judge at the City of Houston.

I have known Scott for over four years and he is a solid choice as my replacement.

If you should have any questions, do not hesitate to contact me by replying to this email or calling me on my cell at 713-471-9190.

Christopher T. Gore  
Attorney at Law  
1401 Richmond, Suite 240  
Houston, Texas 77006  
Ph: 713-223-1600  
Fax: 713-223-0131

## I appreciate referrals and reviews

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## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Kristina Watson, Public Works Director
<b>SUBJECT:</b>	<p><b>CONSIDERATION AND POSSIBLE ACTION</b></p> <p><b>CONCERNING:</b> Award of Competitive Sealed Bid Number 2026-01-101 for the Home Depot Lift Station Rehabilitation to McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc. in an amount not to exceed \$522,469.00 (Total Bid Amount)</p>

<b>BACKGROUND:</b>	<p>On January 7, 2026, Competitive Sealed Bid Number 2026-01-101 Home Depot Lift Station Rehab Project was issued by IDS Engineering Group, on behalf of the City of Spring Valley Village. The bid closed on February 4, 2026, and six bids were received.</p> <p>The Home Depot Lift Station Rehab Project includes:</p> <ul style="list-style-type: none"> <li>• Temporary bypass pumping to maintain wastewater service during construction.</li> <li>• Rehabilitation of the existing lift station including removal and replacement of pumps, piping, and valves, and application of protective coatings within the wet well and valve pit.</li> <li>• Replacement of the existing force main and installation of a temporary force main bypass connection.</li> <li>• Site improvements including replacement of pavement, fencing, and access gate.</li> <li>• Electrical and control system upgrades including replacement of the electrical service, control panel, instrumentation, lighting, and associated power and control wiring.</li> </ul> <p>IDS Engineering Group reviewed and evaluated all six bids</p>
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received for the project for completeness, accuracy, and responsiveness to the bid specifications. The engineer also verified references and contractor qualifications as part of their review. Based on this evaluation, IDS Engineering Group determined the bids to be in order and recommends award of the construction contract to McDonald Municipal & Industrial, a Division of C.F. McDonald Electric, Inc., as the lowest responsible bidder in the amount of \$522,469.00. McDonald Municipal & Industrial is also currently serving as the general contractor for the City's Water Plant Project, and the City has maintained a positive working relationship with the contractor. A copy of the recommendation from IDS Engineering Group, including the bid tabulation, is provided with this item.

This project was approved as part of the FY 2026 Capital Improvement Program (CIP). The project was budgeted in the amount of \$568,700.00, with the lowest responsive bid received from McDonald Municipal & Industrial, a Division of C.F. McDonald Electric, Inc., in the amount of \$522,469.00, which is below the approved project budget.

**ATTACHMENTS:** Recommendation of Award

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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**RECOMMENDATION:** Staff supports IDS Engineering Group's recommendation to award CSB# 2026-01-101 for the Home Depot Lift Station Rehab Project to McDonald Municipal and Industrial, in an amount not to exceed the total bid amount of \$522,469.00.



February 16, 2026

City of Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055

Attention: Ms. Kristina Watson

Reference: Home Depot Lift Station Rehabilitation,  
City of Spring Valley Village; Competitive Sealed Bid #2026-01-101

Dear Ms. Watson:

In accordance with your instructions, bids were opened and read on February 4, 2026, for construction of the above referenced project. A copy of the Bid Tabulation is attached.

We have examined the bids and find all of them to be complete and in order with the exception of minor mathematical errors which did not affect the outcome. The references and financial statements have been checked.

We, therefore, recommend award of the contract to the low bidder, McDonald Municipal and Industrial A Division of C.F. McDonald Electric Inc. in the amount of \$522,469.00. Attached is the Certificate of Interested Parties (Form 1295) completed by contractor recommended for award of the above referenced project.

If you have any questions or comments, please call.

Sincerely,



Marcel Khouw, P.E.  
Director

MK/kip

\\idseg\fs\Projects\2300\231600700 CoSVV Home Depot LS Rehab\CPS\060 Corres\Recommendation of Award\Recommendation of Award.docx

cc: Wayne Berkenmeier, McDonald Municipal & Industrial—A Division of C.F. McDonald Electric, Inc.  
Adam Cook, P.E.

**BID TAB**  
**CITY OF SPRING VALLEY VILLAGE**  
**HOME DEPOT LIFT STATION REHABILITATION**  
**IDS PROJECT NO. 2316-007-00, BID NO. 2026-01-101**  
**BIDS OPENED: FEBRUARY 4, 2026 AT 10:00 A.M.**

ITEM	DESCRIPTION	UNIT	QTY	Bidder No. 1 McDonald Municipal & Industrial - A Division of C.F. McDonald Electric, Inc.		Bidder No. 2 Up-Lift Contracting, LLC		Bidder No. 3 CROM CFG Industries		Bidder No. 4 Arreis Construction Group		Bidder No. 5 AR TurnKee Construction Company, Inc.		Bidder No. 6 R J Construction Company, Inc.	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
<b>BASE UNIT PRICE TABLE:</b>															
1	Mobilization	L.S.	1	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,500.00	\$ 25,500.00	\$ 42,000.00	\$ 42,000.00	\$ 37,000.00	\$ 37,000.00	\$ 60,000.00	\$ 60,000.00
2	Storm Water Pollution Prevention Implementation including Permitting, Proof of Payment, Maintenance, Inspections, and Reporting for Pollution Prevention Measures, Complete in Place	L.S.	1	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,900.00	\$ 3,900.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00
3	Bypass Pumping	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 27,000.00	\$ 27,000.00	\$ 40,000.00	\$ 40,000.00	\$ 22,600.00	\$ 22,600.00	\$ 37,000.00	\$ 37,000.00	\$ 50,000.00	\$ 50,000.00
4	Lift Station (Site) - Furnish and install proposed improvements including but not limited to, remove and replace existing asphalt pavement with concrete pavement, remove and replace existing chain link fence and gate, removal and replacement of two (2) pumps, removal and replacement of all piping and valves, protective coatings for wet well and valve pit surfaces, piping, valves, etc., removal and replacement of existing force main, and installation of force main bypass in accordance with contract plans and specifications, Complete in Place.	L.S.	1	\$ 194,869.00	\$ 194,869.00	\$ 292,227.00	\$ 292,227.00	\$ 345,000.00	\$ 345,000.00	\$ 438,900.00	\$ 438,900.00	\$ 483,700.00	\$ 483,700.00	\$ 737,500.00	\$ 737,500.00
5	Lift Station - Furnish and install proposed improvements including but not limited to, removal and replacement of electrical service meter, fused disconnect, manual transfer switch and support rack, removal and replacement of lift station control panel with autodialer and phone service, installation of new lighting, pump and instrumentation termination boxes with support rack, instrumentation, above ground raceway, ductbanks, and power and control conductors in accordance with contract plans and specifications, Complete in Place.	L.S.	1	\$ 230,000.00	\$ 230,000.00	\$ 130,566.00	\$ 130,566.00	\$ 120,000.00	\$ 120,000.00	\$ 73,400.00	\$ 73,400.00	\$ 121,000.00	\$ 121,000.00	\$ 110,000.00	\$ 110,000.00
<b>TOTAL BASE UNIT PRICES:</b>				\$ 494,969.00		\$ 480,793.00		\$ 536,500.00		\$ 580,800.00		\$ 680,700.00		\$ 962,500.00	
<b>EXTRA UNIT PRICE TABLE:</b>															
6	Extra Excavation as directed by the Engineer, Complete in Place	C.Y.	200	\$ 15.00	\$ 3,000.00	\$ 55.00	\$ 11,000.00	\$ 15.00	\$ 3,000.00	\$ 15.00	\$ 3,000.00	\$ 15.00	\$ 3,000.00	\$ 15.00	\$ 3,000.00
7	Furnish and install Extra Bank Sand Backfill, Complete in Place:	C.Y.	100	\$ 20.00	\$ 2,000.00	\$ 45.00	\$ 4,500.00	\$ 40.00	\$ 4,000.00	\$ 20.00	\$ 2,000.00	\$ 20.00	\$ 2,000.00	\$ 20.00	\$ 2,000.00
8	Furnish and install Extra Cement Stabilized Sand, Complete in Place:	C.Y.	100	\$ 25.00	\$ 2,500.00	\$ 120.00	\$ 12,000.00	\$ 50.00	\$ 5,000.00	\$ 25.00	\$ 2,500.00	\$ 25.00	\$ 2,500.00	\$ 25.00	\$ 2,500.00
9	Furnish and install extra 7-inch reinforced concrete pavement, including reinforcing steel, horizontal dowels, concrete, and appurtenances, Complete in Place.	C.Y.	50	\$ 100.00	\$ 5,000.00	\$ 500.00	\$ 25,000.00	\$ 300.00	\$ 15,000.00	\$ 100.00	\$ 5,000.00	\$ 100.00	\$ 5,000.00	\$ 100.00	\$ 5,000.00
10	Furnish and Install Extra Ductile Iron Fittings	TON	5	\$ 3,000.00	\$ 15,000.00	\$ 7,000.00	\$ 35,000.00	\$ 4,000.00	\$ 20,000.00	\$ 3,000.00	\$ 15,000.00	\$ 3,000.00	\$ 15,000.00	\$ 3,000.00	\$ 15,000.00
<b>TOTAL EXTRA UNIT PRICES</b>				\$ 27,500.00		\$ 87,500.00		\$ 47,000.00		\$ 27,500.00		\$ 27,500.00		\$ 27,500.00	
<b>TOTAL AMOUNT BID:</b>				\$ 522,469.00		\$ 568,293.00		\$ 583,500.00		\$ 608,300.00		\$ 708,200.00		\$ 990,000.00	

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

McDonald Municipal & Industrial A Division of C.F. McDonald Electric, Inc.  
Houston, TX United States

Certificate Number:  
2026-1414644

Date Filed:  
01/30/2026

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Spring Valley, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2026-01-101  
Home Depot Lift Station Rehabilitation

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Stephenson, Larry	Houston, TX United States	X	
Keller, Harry	Houston, TX United States	X	
Berkenmeier, Wayne	Houston, TX United States	X	
Dollar, Diane	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

### 6 UNSWORN DECLARATION

My name is Wayne Berkenmeier, and my date of birth is 05/15/1970.

My address is 5044 Timber Creek Drive, Houston, Texas 77017, USA.  
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 4th day of February, 2026.  
(month) (year)

Signature of authorized agent of contracting business entity  
(Declarant)



## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	March 24, 2026
<b>SUBMITTING STAFF:</b>	Kristina Watson, Public Works Director
<b>SUBJECT:</b>	<p><b>CONSIDERATION AND POSSIBLE ACTION</b></p> <p><b>CONCERNING:</b> Award of Competitive Sealed Bid # 2026-02-102 for the Tamy Ln Pedestrian Bridge Improvements Project to Castillo Aranda LLC, in an amount not to exceed \$203,325.000 (Total Bid Amount).</p>

<b>BACKGROUND:</b>	<p>On February 4, 2026, Competitive Sealed Bid Number 2026-02-102 Tamy Ln Pedestrian Bridge Improvement Project was issued by Cobb, Fendley &amp; Associates, on behalf of the City of Spring Valley Village. The bid closed on February 25, 2026, and four bids were received.</p> <p>The Tamy Ln Pedestrian Bridge Improvement Project includes:</p> <ul style="list-style-type: none"> <li>• Removal of existing asphalt, gravel, guardrail, and hardscape within the project area.</li> <li>• Installation of ADA-compliant pedestrian bridge railings and safety bollards.</li> <li>• Construction of new concrete pavement, curb, and pedestrian access improvements including detectable warning surfaces.</li> <li>• Installation of fencing and pedestrian amenities including a bench, trash receptacle, and pet waste station.</li> <li>• Installation of irrigation, landscaping, and site restoration including trees, shrubs, ground cover, mulch, and sod.</li> <li>• Construction of a small retaining wall and other associated site improvements.</li> </ul> <p>Cobb, Fendley &amp; Associates reviewed and evaluated all four bids received for the project for completeness, accuracy, and</p>
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responsiveness to the bid specifications. The engineer also verified references and contractor qualifications as part of their review. While MB Western Construction Company submitted the lowest bid, reference checks identified concerns related to construction schedule, communication with the client, and quality of work. As a result, the engineer does not recommend award to the lowest bidder.

Reference checks for Castillo Aranda, LLC were favorable, with prior clients noting quality workmanship, adherence to schedule, and effective communication. Based on this evaluation, Cobb, Fendley & Associates recommends awarding the construction contract to Castillo Aranda, LLC in the amount of \$203,325.00. A copy of the recommendation from Cobb, Fendley & Associates, including the bid tabulation, is provided with this item.

This project was approved as part of the FY 2026 Capital Improvement Program (CIP). The project was budgeted in the amount of approximately \$170,000.00 based on preliminary estimates at the time of budget preparation. The recommended contract amount of \$203,325.00 exceeds the original estimate; however, sufficient funds are available within the CIP budget to cover the difference between the estimated and bid amounts.

**ATTACHMENTS:** Ped bridge Bid Tabulation, Ped Bridge LOR

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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**RECOMMENDATION:** Staff supports Cobb, Fendley, & Associates' recommendation to award CSB# 2026-02-102 for the Tamy Ln. Pedestrian Bridge Improvement Project to Castillo Aranda LLC, in an amount not to exceed the total bid amount of \$203,325.000.

PROJECT: PEDESTRIAN BRIDGE IMPROVEMENTS

CLIENT: CITY OF SPRING VALLEY

DATE OF BID OPENING: FEBRUARY 25, 2026

TIME: 10:00 AM

CFA PROJECT NUMBER: 2512-040-01

BASE BID ITEMS				BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				MB WESTERN CONSTRUCTION CO		CASTILLO ARANDA LLC		SCOPE TWENTY EIGHT		D.L. MEACHAM	
Item No.	Item Description	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Mobilization, Bonds, Insurance, Construction Staking, etc. (5% max)	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,516.90	\$ 6,516.90	\$ 10,600.00	\$ 10,600.00
2	Installation of Project Sign	EA	2	\$ 1,475.00	\$ 2,950.00	\$ 5,500.00	\$ 11,000.00	\$ 1,552.50	\$ 3,105.00	\$ 600.00	\$ 1,200.00
3	Construction Material Testing. Pre-Approved geotechnical companies include Rone, Terracon, UES, and QC Laboratories.	LS	1	\$ 7,670.00	\$ 7,670.00	\$ 5,500.00	\$ 5,500.00	\$ 12,604.00	\$ 12,604.00	\$ 9,300.00	\$ 9,300.00
4	Provide and Install Concrete filled pipe Bollards, Complete in Place	EA	2	\$ 1,770.00	\$ 3,540.00	\$ 300.00	\$ 600.00	\$ 320.00	\$ 640.00	\$ 700.00	\$ 1,400.00
5	Install A.D.A Pedestrian Bridge Rail. Complete in Place	LF	90	\$ 194.70	\$ 17,523.00	\$ 300.00	\$ 27,000.00	\$ 370.60	\$ 33,354.00	\$ 288.00	\$ 25,920.00
6	Provide and Install New Signs, including "Pedestrian Access Only"	EA	2	\$ 1,121.00	\$ 2,242.00	\$ 750.00	\$ 1,500.00	\$ 287.50	\$ 575.00	\$ 500.00	\$ 1,000.00
7	Complete Removal and Proper Disposal of Asphalt/Gravel (Thickness Varies) Including Driveways, Walkways, Curb, and treated subgrade (minimum 8-inches thick)	SY	487	\$ 26.00	\$ 12,662.00	\$ 30.00	\$ 14,610.00	\$ 67.50	\$ 32,872.50	\$ 40.00	\$ 19,480.00
8	Removal of Landscaping Hardscape, Including Blocks, Bricks, Pavers, etc. Located Inside Road ROW and Stockpile Inside Road ROW	LS	1	\$ 2,950.00	\$ 2,950.00	\$ 5,000.00	\$ 5,000.00	\$ 7,187.50	\$ 7,187.50	\$ 700.00	\$ 700.00
9	Remove and Dispose Existing Guardrail	LF	90	\$ 53.10	\$ 4,779.00	\$ 10.00	\$ 900.00	\$ 15.30	\$ 1,377.00	\$ 57.00	\$ 5,130.00
10	Provide and Install 8-Inch Lime Stabilized Subgrade (7%), Including Lime, Manipulation, and Compaction, Complete in Place	SY	234	\$ 33.10	\$ 7,745.40	\$ 18.00	\$ 4,212.00	\$ 34.00	\$ 7,956.00	\$ 35.00	\$ 8,190.00
11	Utilize Existing Aggregate & Install per Drawings (Retain and Protect Existing Black Gravel Rocks)	SF	558	\$ 4.80	\$ 2,678.40	\$ 15.00	\$ 8,370.00	\$ 5.80	\$ 3,236.40	\$ 3.00	\$ 1,674.00
12	Provide and Install Slatted Steel Cast Iron Bench, Complete in Place	EA	1	\$ 2,950.00	\$ 2,950.00	\$ 1,250.00	\$ 1,250.00	\$ 3,103.60	\$ 3,103.60	\$ 4,100.00	\$ 4,100.00
13	Provide and Install Trash Receptacle, Complete in Place	EA	1	\$ 1,770.00	\$ 1,770.00	\$ 450.00	\$ 450.00	\$ 2,769.90	\$ 2,769.90	\$ 2,700.00	\$ 2,700.00
14	Purchase and Install Pet Waste Station, Complete in Place	EA	1	\$ 1,121.00	\$ 1,121.00	\$ 250.00	\$ 250.00	\$ 529.00	\$ 529.00	\$ 600.00	\$ 600.00

PROJECT: PEDESTRIAN BRIDGE IMPROVEMENTS

CLIENT: CITY OF SPRING VALLEY

DATE OF BID OPENING: FEBRUARY 25, 2026

TIME: 10:00 AM

CFA PROJECT NUMBER: 2512-040-01

BASE BID ITEMS				BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				MB WESTERN CONSTRUCTION CO		CASTILLO ARANDA LLC		SCOPE TWENTY EIGHT		D.L. MEACHAM	
Item No.	Item Description	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
15	Provide and Install Black Wrought Iron Fence, including all incidentals, complete in place	LF	30	\$ 106.20	\$ 3,186.00	\$ 55.00	\$ 1,650.00	\$ 57.50	\$ 1,725.00	\$ 192.00	\$ 5,760.00
16	Unit Paves on Cement Stabilized Base, including concrete pavers, mortar bed, polymeric bedding joint sand, edge restraints, cement stabilized sub-base, excavation, formwork, and waste disposal.	SF	58	\$ 64.90	\$ 3,764.20	\$ 20.00	\$ 1,160.00	\$ 17.10	\$ 991.80	\$ 83.00	\$ 4,814.00
17	Installation of 8" Concrete Paver Edge, Complete in Place	LF	36	\$ 21.30	\$ 766.80	\$ 55.00	\$ 1,980.00	\$ 15.00	\$ 540.00	\$ 30.00	\$ 1,080.00
18	Purchase and Installation of 6-Inch Concrete Pavement, Complete in Place	SY	199	\$ 141.60	\$ 28,178.40	\$ 90.00	\$ 17,910.00	\$ 98.00	\$ 19,502.00	\$ 85.00	\$ 16,915.00
19	Purchase and Installation of 6-Inch Concrete Curb, Complete in Place	LF	284	\$ 44.90	\$ 12,751.60	\$ 7.00	\$ 1,988.00	\$ 17.30	\$ 4,913.20	\$ 28.00	\$ 7,952.00
20	Install Concrete Pad With Detectable Warning Surface. Complete in Place	EA	2	\$ 2,596.00	\$ 5,192.00	\$ 550.00	\$ 1,100.00	\$ 975.20	\$ 1,950.40	\$ 1,700.00	\$ 3,400.00
21	Installation of Gray Concrete Polymer, Complete in Place	SF	16	\$ 76.70	\$ 1,227.20	\$ 35.00	\$ 560.00	\$ 20.70	\$ 331.20	\$ 89.00	\$ 1,424.00
22	Provide and Install Irrigation Tap (Meter Controller Backflow), Complete in Place	EA	2	\$ 3,776.00	\$ 7,552.00	\$ 3,500.00	\$ 7,000.00	\$ 9,041.90	\$ 18,083.80	\$ 4,400.00	\$ 8,800.00
23	Installation of 1" Irrigation Main Line, Complete in Place	LF	200	\$ 14.20	\$ 2,840.00	\$ 20.00	\$ 4,000.00	\$ 4.60	\$ 920.00	\$ 59.50	\$ 11,900.00
24	Installation of Irrigation Zones (For new plantings only) per landscaping subcontractor.	ZONE	5	\$ 1,298.00	\$ 6,490.00	\$ 1,000.00	\$ 5,000.00	\$ 2,861.20	\$ 14,306.00	\$ 4,616.00	\$ 23,080.00
25	Irrigation Bores	LF	75	\$ 53.10	\$ 3,982.50	\$ 70.00	\$ 5,250.00	\$ 40.30	\$ 3,022.50	\$ 73.00	\$ 5,475.00
26	Installation of Planting Mix for trees, shrubs, and ground covers, Complete in Place	CY	83	\$ 64.90	\$ 5,386.70	\$ 55.00	\$ 4,565.00	\$ 77.70	\$ 6,449.10	\$ 122.00	\$ 10,126.00
27	Provide and Install Ornamental Trees (65 Gallon), Complete in Place	EA	3	\$ 1,711.00	\$ 5,133.00	\$ 220.00	\$ 660.00	\$ 621.00	\$ 1,863.00	\$ 1,143.00	\$ 3,429.00

PROJECT: PEDESTRIAN BRIDGE IMPROVEMENTS

CLIENT: CITY OF SPRING VALLEY

DATE OF BID OPENING: FEBRUARY 25, 2026

TIME: 10:00 AM

CFA PROJECT NUMBER: 2512-040-01

BASE BID ITEMS				BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				MB WESTERN CONSTRUCTION CO		CASTILLO ARANDA LLC		SCOPE TWENTY EIGHT		D.L. MEACHAM	
Item No.	Item Description	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
28	Provide and Install Shrubs (3 Gallon at 24"-30" o.c), Complete in Place	EA	33	\$ 76.70	\$ 2,531.10	\$ 100.00	\$ 3,300.00	\$ 63.30	\$ 2,088.90	\$ 37.00	\$ 1,221.00
29	Provide and Install Ground Covers (1 Gallon at 18" o.c), Complete in Place	EA	896	\$ 7.10	\$ 6,361.60	\$ 50.00	\$ 44,800.00	\$ 13.50	\$ 12,096.00	\$ 11.90	\$ 10,662.40
30	Provide and install Mulch (4" Hardwood Bark), Complete in Place	CY	28	\$ 56.70	\$ 1,587.60	\$ 30.00	\$ 840.00	\$ 69.00	\$ 1,932.00	\$ 91.00	\$ 2,548.00
31	St. Augustine block sod, including fertilizer, vegetative watering, etc.	SF	390	\$ 3.00	\$ 1,170.00	\$ 4.00	\$ 1,560.00	\$ 5.80	\$ 2,262.00	\$ 1.40	\$ 546.00
32	Install Low Stone Retaining Wall with Cap, per Drawing Details	LF	78	\$ 206.50	\$ 16,107.00	\$ 120.00	\$ 9,360.00	\$ 55.30	\$ 4,313.40	\$ 281.00	\$ 21,918.00
<b>TOTAL BASE BID PRICE</b>					\$ 192,788.50		\$ 203,325.00		\$ 213,117.10		\$ 233,044.40

March 12, 2026

Ms. Kristina Watson  
Public Works Director  
City of Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

Re: **Recommendation of Award**  
Pedestrian Bridge Improvements  
CF Project No. 2026-02-102

Dear Ms. Watson,

Four bids for the referenced project were received on February 25, 2026. The attached bid tabulation includes all four bids.

<b>Bidder</b>	<b>Bid</b>
MB WESTERN CONSTRUCTION CO	\$192,788.50
CASTILLO ARANDA LLC	\$203,325.00
SCOPE TWENTY EIGHT	\$213,117.10
D.L. MEACHAM	\$233,044.40

CobbFendley called three references for MB Western Construction Company. One references responded with negative comments regarding the construction schedule, communication with client and quality of work. CobbFendley called three references for Castillo Aranda, LLC. All three reference spoke highly of their quality of work, construction schedule and communication with the client.

Based on our review of the bids and qualifications of the bidder, we recommend award of the contract to **Castillo Aranda LLC**, inclusive of the base bid for a total of **\$203,325.00**. If you have any questions or require additional information, I can be contacted at 713-485-8108.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



Jennifer Steen, P.E.  
Team Lead/Senior Project Manager